‘Colern’, 3 Liebig Street
Warrnambool

Expert Witness Statement to Panel
Amendment C73 to the Warrnambool Planning Scheme

17 April 2015

Elizabeth Little

Prepared for Warrnambool City Council
1.0 Name and Address of Expert Witness

Elizabeth Little
Architect
Grieve Gillett Dimitty Andersen Architects
243 Pirie Street, Adelaide South Australia 5000

2.0 Qualifications and Experience

Bachelor of Architecture, University of Adelaide 1999
Bachelor of Design Studies, University of Adelaide 1997
Registered Architect No 2647, Architectural Practice Board South Australia
Registered Architect No 18248, Architects Registration Board of Victoria
Member, Australia ICOMOS
Member, APT Australian Chapter

I have been working in the heritage and conservation field since 1997 and have nearly 20 years’ experience in the identification, assessment, conservation and management of heritage places. I registered as an Architect in South Australia in 2004 and have undertaken a number of large and small scale conservation and adaptive reuse projects, as well as heritage assessments, the preparation of Conservation Management Plans, and heritage studies.

I have worked predominantly in private practice in South Australia and Victoria, as well as spending two years with the State Government Heritage Unit in South Australia. I have provided Heritage Advisory Services in South Australia and Victoria at State and Local Government level for over ten years.

I have been a Heritage Adviser to the Warrnambool City Council since 2010.

3.0 Area of Expertise to make the Report

I have provided heritage advice to the Warrnambool City Council and the Moyne Shire Council since 2010. In conjunction with my colleague Michael Queale (refer Section 4.0 of this report) I visit Warrnambool, Port Fairy and other places within Moyne Shire on a monthly basis, and provide the following services:

- Provision of heritage advice to owners, managers and custodians of places subject to a Heritage Overlay under the relevant Planning Scheme;
- Assessment of Planning Permit applications relevant to places within the Heritage Overlay;
- Policy advice to planning staff on heritage related matters;
- Preparation of guideline documents to assist owners of heritage places (Port Fairy Commercial Precinct Painting Guidelines, 2013);
- Review of Heritage Amendments to the Planning Scheme;
- Peer review of previous Heritage Studies and assessments;

Other recent projects of relevance to the assessment of places and provision of heritage advice include:

- Horsham Heritage Study Pt 1 (2012); Pt 2 (2014)
- West Wimmera Heritage Study Pt 1 (2014)

4.0 Significant Contributors to the Report

Michael Queale, Associate, Grieve Gillett Dimitty Andersen Architects

Michael has provided heritage advice to the Warrnambool City Council and the Moyne Shire Council since 2010. In conjunction with Elizabeth Little, Michael visits Warrnambool, Port Fairy and other places within Moyne Shire on a monthly basis, providing the following services:
- Provision of heritage advice to owners, managers and custodians of places subject to a Heritage Overlay under the relevant Planning Scheme;
- Assessment of Planning Permit applications relevant to places within the Heritage Overlay;
- Policy advice to planning staff on heritage related matters;
- Preparation of guideline documents to assist owners of heritage places (Port Fairy Commercial Precinct Painting Guidelines, 2013);
- Review of Heritage Amendments to the Planning Scheme;

Other recent projects of relevance to the assessment of places and provision of heritage advice include:
- Project team leader, Horsham Heritage Study Pt 1 (2012); Pt 2 (2014)
- Project team leader, West Wimmera Heritage Study Pt 1 (2014)
- Peer review of Warrnambool Planning Scheme Amendment C68 – Ocean Grove (2011)

Qualifications and Experience

Master of Cultural Heritage, Deakin University 2008
Bachelor of Architecture (Honours 1st class), University of Adelaide 1990
Bachelor of Architectural Studies, University of Adelaide 1987
Registered Architect No 2225, Architectural Practice Board South Australia
Registered Architect No 18249, Architects Registration Board of Victoria
Member, Australia ICOMOS
Member, South Australia Heritage Council

5.0 Instructions and Scope of the Report

Grieve Gillett Dimitty Andersen Architects (GGDAA) were requested in March 2015 by Steve Myers, Co-ordinator, City Strategy at Warrnambool City Council, to be available to attend the Heritage Amendment C73 Panel Hearing. Subsequently GGDAA were directed that Expert Reports were to be prepared for three properties for which objections had been received.

The following information has been reviewed as part of the report preparation:
- Plans for Colern held by Warrnambool City Council;
- Warrnambool City Council Planning Scheme;
- Warrnambool City Council Heritage Guidelines;
- Warrnambool Planning Scheme Amendment C57 Panel Report, December 2008;
- Statement of Heritage Evidence Amendment C57, prepared by John Briggs Architect, October 2008;
- Expert Evidence to the Panel Considering the Proposed Individual Heritage Overlay Listing Amendment of David Bick, October 2008;
- Evidence of Expert Witness by Dr. Timothy Hubbard, re: Warrnambool Planning Scheme Amendment C57, October 2008;
- Former Sandilands Guest House, 1a Liebig Street, Warrnambool: an opinion, by Neil Cleerehan, Architect;
- Photographs of the subject site held in the State Library of Victoria pictorial collection.

A site visit was undertaken on April 8th 2015. Internal access was not provided.

In 2012, Grieve Gillett Dimitty Andersen Architects undertook a peer review of the Warrnambool City Council Gap Study (Stage 3B) and prepared a report providing revised Heritage Citation Reports for each of the individual places assessed, including the subject property at 3 Liebig Street, Warrnambool. A copy of the Heritage Citation Report is provided at Appendix A.
6.0 Existing Conditions

The subject site, known as ‘Colern’, is located at 3 Liebig Street, Warrnambool. It is located in the General Residential Zone (GRZ1).

6.1 Heritage Controls

Colern was identified in the Warrnambool City Council Heritage Gap Study, Stage 3B (Heritage Matters, 2007). It was reviewed as part of the Warrnambool City Council Heritage Study, Stage 3B (GGDAA, 2012). It was determined that the building was of sufficient heritage significance to be included in the Heritage Overlay to the Warrnambool Planning Scheme as an individually listed place.

The site is immediately adjacent HO226, Street Tree Precinct which covers the road reserve in Liebig Street, and Artillery Crescent.

The place is not entered on the Victorian Heritage Register.

The place is not subject to any other heritage controls.

6.2 Physical Fabric

Colern is a two storey dwelling, with a substantial single storey wing to the west. The dwelling was originally designed as two maisonettes, but was later converted to a single residence without significant change to the exterior. The 1939 dwelling is constructed of cream/salmon coloured bricks with feature brown glazed brick banded detailing to corners, the entry porch and the two chimneys. The main roof is hipped in form and is clad in terracotta tiles. A flat roof features to the upper floor portion of the garage. Windows are timber framed, fixed pane or double hung sashes with horizontal glazing bars. Distinctive wrap-around windows feature to the south-west corner of the two storey part of the dwelling.

The single storey section of Colern has been modified (date unknown), altering the original layout and south facade in part¹. Additions forward of the south wall incorporate a bay window and bring the facade of the dwelling further towards Merri Street. The original window and door configuration and feature porthole window have been lost as part of these alterations. The extension repeats existing materials and finishes used in the original dwelling. It is not readily discernible as later work, although there is a join in the brickwork which indicates the point from which the building was extended.

More recently, window frames, shutters and gutters have been painted in a dark colour, a departure from the original light (white) scheme evident in the early photographs. The original balustrade to the balcony facing east has also been replaced with precast concrete balusters. Further, a later fence of masonry piers and steel infill panels has been erected to the front of the property, to replace an early low timber picket fence.

The drawings dated 1939 illustrate the proposed design for Colern. These drawings also show a second pair of dwellings of similar layout on the site of the recently demolished ‘Sandilands’ building, but these were never built.

Design changes from the drawings made before/ during the construction of Colern include:

- The flat deck roof above the garage does not appear on the working drawings;
- The entry porch as constructed does not contain the porthole window and semi-enclosed section as drawn;
- The width of the garage facing Liebig Street is wider than shown on the drawing;
- The upper floor plan and south elevation drawings feature an open balcony. This was enclosed with fenestration/ screens at an early date.
- Any internal changes are unknown, internal access was not granted by the owner.

The fact that the building was not constructed completely in accordance with the drawings is of interest but is not considered to diminish its significance.

¹Refer photographs of the building for initial appearance – Rose Series P10915 P2008, P10917 (State Library of Victoria)
Original building details documented and constructed include:
- Glazed slim profile glazed brick detail to ground floor building corners, entry porch opening, and as horizontal bands around the brick chimneys;
- Face stretcher bond cream/salmon colour brickwork;
- Tapered face brickwork chimneys with banded detail as noted above and rendered cap;
- Brick dentil ‘frieze’ detailing below the eaves line;
- Recessed brick detailing to chimney breast at first floor level;
- Marseilles terracotta tiled roof, featuring angled hip ridge tiles (eliminating the need for standard raised capping tiles);
- Double hung timber sash windows with single horizontal glazing bar per sash;
- Timber shutters to windows over entry porch and garage;
- Wrap-around corner windows to ground and first floor facing south-west;
- The absence of a header course or concrete lintel to door and window openings generally. Structural support for openings is not expressed in detailing.
- Attached garage facing Liebig Street entry;
- Freestanding garage facing Merri Street.

6.3 Architectural Analysis

Colern was constructed (commencing in 1939) by local builder Ernest Harris. Original plans (copies held by Warrnambool City Council) and early photographs of the building confirm that the building retains a high degree of integrity, with most design features still extant today, with the exception of those alterations noted in 6.2 above.

As with most towns and cities in 1930s Australia, Warrnambool suffered the effects of The Depression, with high unemployment and low investment activity. Warrnambool in fact fared better than many towns in Victoria, relying on agriculture, fishing and the dairy industry for economic support during this depressed period. As The Depression slowly ended and investment confidence and building activity increased, many buildings in the city were replaced with new ‘moderne’ style buildings – such as the T&G building, Walter House, several churches and the Criterion Hotel. The city underwent a small building boom, fuelled by the growth in agricultural and industrial prosperity of the immediate region. This growth was halted by the commencement of World War Two and associated building restrictions, in force from 1940. Colern was erected during this brief period of prosperity.

Designed by Melbourne architect Robert Demaine, Colern was initially conceived as two attached residential flats, comprising a single storey dwelling to the west, and a two storey dwelling to the east. The original working drawings note the proposal as ‘Residences at Warrnambool for E. Stanley Harris Esq’ and are dated June 1939. The property has since been converted to a single residence, although this did not affect the external appearance of the building. The drawing included illustration of a further pair of ‘residential flats’ to the west of the site, on the location of now-demolished Sandilands Guest House of same period. These dwellings were not built. The proposed two pairs of dwellings suggest that the project was initially speculative in nature, but, once complete, Harris occupied the dwellings as his family residence.

Referencing ‘What House is That’ prepared by the Heritage Council of Victoria, Heritage Victoria and the Building Commission in 2011, the style of the building can be categorised as ‘Interwar (1918-1939)’ in period, which encompasses a substantial time scale and a wide range of architectural styles. The publication describes buildings of this period as “exhibiting simplicity of style that reflects both economic stringency and the move towards modernism. Porches replace verandahs. Building forms are simple and fairly austere with limited embellishment, although the influence of a number of decorative styles such as Spanish Mission, Georgian Revival and Art Deco is apparent”.

---

3 ‘Moderne’ – definition in Goad P & Willis, J “Encyclopaedia of Australian Architecture 2012 (p462)
4 prepared by the Heritage Council of Victoria, Heritage Victoria and the Building Commission in 2011
5 ibid
Falling at the very end of this period, Colern is considered to be an example of the Moderne style, erected towards the end of the Interwar period.

Moderne is “characterised as its interest in the expression of progress, often through reference to modern vehicles, speed and other machinery, with plain, reductive detailing and simple, bold forms. … Significant emphasis was placed on the horizontal and/or vertical composition of the building.”6 The definition continues, “The Moderne also encompassed brick designs that were inspired by the work of Dutch Architect Willem Dudok7, but with more decorative examples of the style reflecting ‘jazz age’ or ‘art deco’ influences.

Colern is a well-executed example of Moderne domestic architecture of the late 1930s (Post-Depression) period in Warrnambool.

The architectural design uses a restrained and simple palette of materials and features, with understated decorative devices such as the brick ‘dentils’ under the eaves and the selective use of glazed feature bricks within the entry porch, corner detailing and chimney bands. The absence of header beams or brick header courses as lintels contributes to the unadorned presentation of the building. Brick detailing and the arrangement of fenestration highlight the horizontal emphasis of the design, responding to common Moderne styling features.

Windows are arranged in bands across the facades, with sills, heads and horizontal glazing bars aligning to support the horizontal emphasis of, in particular, the two storey section of the dwelling. Corner windows feature in the south and west facade of the two storey section of the dwelling. This is a window feature typical to Moderne styled dwellings – a device which emphasised the horizontal form, illustrated the new structural possibilities of construction and opened up internal spaces to allow the blending of inside/outside.

The hipped roof form is not particularly representative of the Moderne style. A flat roof would be a more common, non-historicist response. Such roof forms were not often popular for housing though and hip roofs behind parapets or simply detailed pitched roofs were more common. Colern has such a roof. The roof is hipped, but simple in detail, incorporating angled hip ridge tiles, eliminating the need for standard capping tiles.

The alterations to the south elevation of the single storey wing have resulted in the loss of the porthole window detail and brick entry porch detail, and the later concrete balustrade to the east balcony does not contribute to the heritage significance of the dwelling. Beyond these alterations, Colern retains a high degree of integrity and displays most of its original architectural detailing intact and unaltered.

6.4 Analysis - Historic and Associative Links

Colern is a physical representation of the life and work of Ernest Stanley Harris, standing as his own residence and constructed by his building company. The name ‘Colern’ is understood to have been derived from an amalgamation of the christian names of Harris and his business partner Colin Dunn.

Harris was a prominent citizen in 20th Century Warrnambool, responsible for the construction of many buildings in the City in the interwar period, including various buildings within the Warrnambool Hospital and the Criterion Hotel (now demolished). He was also a Councillor and initiated and supported the establishment of a major aged care facility in Warrnambool.

7.0 Proposed Heritage Overlay

7.1 Proposed Overlay

The Statement of Significance for ‘Colern’ within the Heritage Citation Report prepared as part of the Warrnambool City Council Heritage Study (Stage 3B) reads as follows:

What is Significant?

The elements of heritage value representing the aesthetic (and associative) significance of Colern include:

---

6 moderne’ – definition in Goad P & Willis, J "Encyclopaedia of Australian Architecture 2012 (p462)
7 ibid
Two storey and adjacent single storey dwelling, including tiled roof, flat roof sections, brick chimneys, timber sash windows and entry porch

Balcony balustrade and front fence not of heritage value

How is It Significant?
Colern, 3 Liebig Street, Warrnambool is of aesthetic and associative significance to the City of Warrnambool.

Why is It Significant?
Colern, 3 Liebig Street, Warrnambool is:

- Of local associative significance, associated with owner Ernest Stanley Harris, master builder and Warrnambool City Councillor as his long term family home. (Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history)

- Of local aesthetic significance, as a well-executed example of ‘Interwar Moderne’ domestic architecture within Warrnambool, designed by notable Melbourne architect Robert Snowden Demaine. (Criterion E: Importance in exhibiting particular aesthetic characteristics) and (Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period).

The fence and later concrete balustrade are clearly excluded from the extent of listing.

The Citation proposed external paint controls; no internal controls were proposed to be applied.

7.2 Comparative Analysis

Warrnambool’s post-Depression increase in building activity in the late 1930s resulted in a number of prominent buildings being constructed at the end of the Interwar period, including some excellent examples of the Moderne style. The T&G Building (1940), Walter House, 159 Liebig Street (1939), the Methodist Church (1938), the Congregational Church Complex in Lava Street (1939) and the Criterion Hotel (c1938-40, demolished c2012) are all excellent examples of the style. It is noted that these are all commercial or religious buildings.

Several residential examples of the period are described below to better understand the architectural context of Colern in a domestic framework.

- 259 Lava Street, Warrnambool

Part of Congregational Church complex designed 1939 by architects Marsh Michaelson, this dwelling is comparable in age and material selection to Colern. As an example of domestic Moderne design, the dwelling lacks horizontal feature brickwork, windows are traditionally set (no corner windows) and the roof tiling is traditional in detail. Colern incorporates more Moderne features for the period in Warrnambool.
• **257 Koroit Street, Warrnambool**

Circa 1940 dwelling features several Moderne features – brick trims around windows, cantilevered sunshades over windows, central abstracted detailed centre element to building. Colern exhibits similar features and is a larger and more accomplished example of the style for Warrnambool.

• **1 Henna Street, Warrnambool**

Constructed 1939, single storey example of the Moderne style in Warrnambool. Good example of the style, incorporating many Moderne features. Comparable to Colern, except is a smaller example and is rendered instead of displaying the face brickwork finish.

• **5 Wildwood Crescent, Warrnambool**

Two storey dwelling typical of the late Moderne style in Warrnambool – but dates from c1950 – so post dates Colern by over ten years.

Colern stands as the best intact example of domestic, Moderne architecture in Warrnambool of the post-Depression Interwar period – in scale and architectural detailing.
7.3 Discussion and Conclusion

7.3.1 Summary table of assessment against criteria

<table>
<thead>
<tr>
<th>HERCON Criteria</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Criterion A: Importance to the course, or pattern, of our cultural or natural</td>
<td>Not claimed</td>
</tr>
<tr>
<td>history</td>
<td></td>
</tr>
<tr>
<td>Criterion B: Possession of uncommon, rare or endangered aspects of our</td>
<td>Not claimed</td>
</tr>
<tr>
<td>cultural or natural history</td>
<td></td>
</tr>
<tr>
<td>Criterion C: Potential to yield information that will contribute to an</td>
<td>Not claimed</td>
</tr>
<tr>
<td>understanding of our cultural or natural history</td>
<td></td>
</tr>
<tr>
<td>Criterion D: Importance in demonstrating the principal characteristics of a</td>
<td>Not claimed</td>
</tr>
<tr>
<td>class of cultural or natural places or environments</td>
<td></td>
</tr>
<tr>
<td>Criterion E: Importance in exhibiting particular aesthetic characteristics</td>
<td>Colern is of aesthetic significance, as a well-executed example of Moderne domestic architecture of the late 1930s period in Warrnambool, and therefore represents design styles and accommodation needs of the local Post-Depression, Interwar period. The style and integrity of the dwelling is rare in Warrnambool today</td>
</tr>
<tr>
<td>Criterion F: Importance in demonstrating a high degree of creative or technical</td>
<td>Not claimed</td>
</tr>
<tr>
<td>achievement at a particular period</td>
<td></td>
</tr>
<tr>
<td>Criterion G: Strong or special association with a particular community or</td>
<td>Not claimed</td>
</tr>
<tr>
<td>cultural group of social, cultural or spiritual reasons</td>
<td></td>
</tr>
<tr>
<td>Criterion H: Special association with the life or works of a person, or group of</td>
<td>Colern is associated with the life and works of owner Ernest Stanley Harris, master builder and Warrnambool City Councillor as his long term family home. Harris made a significant contribution to the economic and civic life of Warrnambool in the 20th Century and his family home illustrates his professional impact and reminds us of his role in the civic affairs of the Council. (Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history)</td>
</tr>
<tr>
<td>persons, of importance in our history</td>
<td></td>
</tr>
</tbody>
</table>

7.3.2 Summary of Significance

The Warrnambool 3B report attributes Associative and Aesthetic Significance to the 1939 dwelling, Colern, 3 Liebig Street, Warrnambool. Both have been considered again and I confirm:

- Colern is of considered as a dwelling of local associative significance. It is associated with owner Ernest Stanley Harris, master builder and Warrnambool City Councillor as his long term family home. Harris made a significant contribution to the economic and civic life of Warrnambool in the 20th Century and his family home illustrates his professional impact and reminds us of his role in the civic affairs of the Council. (Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history)

- Colern is of aesthetic significance, as a well-executed example of Moderne domestic architecture of the late 1930s period in Warrnambool, and therefore represents design styles and accommodation needs of the local Post-Depression, Interwar period.
styles and accommodation needs of the local Post-Depression, Interwar period. The style and integrity of the dwelling is rare in Warrnambool today. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

7.3.2 Change in Advice – from previous advice

Previous advice noted that Colern was considered of ‘local aesthetic significance’ under both Criterion E and Criterion F. While the dwelling is a well-executed example of a Moderne residence of the immediate Post-Depression period in Warrnambool, (Criterion E), it is now considered that the dwelling does not ‘exhibit a high degree of creative or technical achievement’ (Criterion F). The dwelling exhibits features typical of the Moderne style for Warrnambool. The architectural composition and detailing of the place has been well executed and is true to stylistic precepts for dwellings of the period, but is representative, rather than highly creative in execution.

7.3.3 Discussion on Proposed Controls

No internal controls are proposed for the place; internal alterations and modifications would not require a Planning Permit unless triggered by other provisions in the Planning Scheme.

External paint controls are proposed, and under the provisions of the Heritage Overlay a Planning Permit would be required for various development proposals. However this does not preclude alterations, upgrades and development from occurring to the dwelling and site.

8.0 Declaration

I have made all the inquiries that I believe are desirable and appropriate in the preparation of this report, and no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.

Elizabeth Little

Appendices

A: Heritage Citation Report for 3 Liebig Street, Warrnambool – prepared by Grieve Gillett Dimitty Andersen Architects, 2012
## HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>Colern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3 Liebig Street WARRNAMBOOL</td>
</tr>
<tr>
<td>Place Type</td>
<td>House</td>
</tr>
<tr>
<td>Citation Date</td>
<td>2009</td>
</tr>
<tr>
<td>Significance Level</td>
<td>Local</td>
</tr>
</tbody>
</table>

**Recommended Heritage Protection**

VHR - HI - PS Yes

### Integrity

The house is intact and has a high level of integrity.

### History and Historical Context

Colern, 3 Liebig Street Warrnambool stands on land originally addressing Artillery Crescent, which was part of the civic precinct and formerly occupied by the offices of the Shire of Warrnambool. Those buildings were demolished when the Shire relocated its offices in 1937.[1] As a result, the vacant land, formerly Allotment 2 of Section 4, was sold to Ernest Stanley Harris on 27 March 1939 for £800 and subdivided into two lots.[2]

Harris, a master builder who was to become one of the largest and most successful builders in the region, immediately began developing both lots in partnership with Colin Dunn, a racing car driver from Warrnambool. Harris and Dunn engaged the distinguished Melbourne firm of architects, R.S. Demaine and Russell to design two pairs of maisonettes on
the land. The western pair was cancelled and a large guest house (or private hotel) was proposed on the western lot (now known as 1A Liebig Street). The two-storey guesthouse was called 'Sandilands', while the adjacent maisonettes were called 'Colern', an amalgamation of Harris and Dunn's first names. Tragically, Dunn was killed in a car crash at Cowes in 1940, only a short time into the project. Both buildings capitalised on the magnificent views across Lake Pertobe to the Southern Ocean beyond.

Harris won the tender for the Marcus Saltau Wing at the Warrnambool Base Hospital, which caused his move to Warrnambool. In 1939, he worked on the new Villiers Wing, an extension of the existing nurses home, designed by Leighton Irwin. Harris and Demaine also worked together on the new Lady Bay Hotel. Harris also built the new Criterion Hotel in Kepler Street although the architect responsible for that design is not certain. A third, much larger multi-storey Nurses Home was constructed at the rear of the existing buildings, designed by R S Demaine and Russell and commenced by R S Harris in 1949 but, through no fault of the builder, not completed until 1953. Further buildings were constructed by Harris including, finally, the multi-storey centerpiece of the 1943 Demaine master plan. The partnership between builder, as both contractor and client, and architect lasted until at least 1958. Harris did much work in the Western District, including important war work, over the next thirty-five years. An almost complete archive of the firm's work survives.

Ernest Harris was a Warrnambool councillor but is perhaps best known for his initiation and long-term support of Lyndoch, a major aged care facility in Warrnambool. Harris bought the land, which included a large old residence, in 1952. From that time, with Stan Berlyn, the vice-president and treasurer, they 'presided over Lyndoch's expansion, which included a major building programme, until the two had a falling out when Harris's firm was not awarded a contract to build the new Lyndoch Day Hospital in 1970.' Forth suggests that the cause was Berlyn's dominant style of leadership which matches the opinion of Jayne Harris who describes her grand-father as 'modest' and 'a quiet leader in the community'. Interestingly, Ernest Harris is not mentioned in By These We Flourish, C S Sayers's history of Warrnambool. He had wound up his construction business by the early 1970s.

Robert Snowden Demaine started his articles at Bates, Peebles and Smart in 1913 as well as studying at the Melbourne University Atelier. He became head draughtsman with Stephenson & Meldrum, a firm which became Stephenson and Turner, the leading hospital architects in Australia. As well as hospital work, Demaine designed single residences, flats, offices and factories. His career prospered so much that in 1945 the Melbourne Argus noted that 'Mr. Robert S. Demaine, newly elected president of Royal Victorian Institute of Architects, is an authority on hospital and industrial building design, and has been responsible for many projects of this kind throughout Victoria. As a commissioned officer he served in Egypt and France in the last war. He was admitted to the institute in 1923, and commenced private practice in 1937.' By late 1952, Demaine was Federal President of the RAIA. In 1964 the firm, then called Demaine Russell Trundle Armstrong & Orton was responsible for BP House in St Kilda Road Melbourne, described by Philip Goad as 'one of the most important office buildings to be built along St Kilda Road in the 1960s'. The firm continues as the Demaine Partnership, which, in association with Edmund & Corrigan, was responsible for the dramatic Building 8 at RMIT, Melbourne.

Robert Demaine was not an innovative architect in his early career, although the incorporation of a garage within the building at Colern is an early example. He also used special recently patented roof tiles on both Colern and Sandilands, a product first used on maisonettes flats he had designed in Toorak which the tile company used in its illustrated advertising. Rather, Colern is a conservative design which combines traditional, even neo-Georgian forms and details with up-to-date but safe motifs such as portholes and corner windows. There is a discreet hint of Art Deco styling. The style seems to have suited his client, Ernest Harris well. While originally designed as two dwellings, with one entrance facing Liebig Street and the other facing Merri Street, the building has long been converted to a single residence. The only other example of such a pair of maisonettes known to survive in Warrnambool is at 259 Lava Street, part of the former Congregational Church complex, designed in 1939 by Marsh Michaelson, architects. Colern became the Harris' private residence and he and his family occupied it until his death in 1998. Some of the original timber windows
have been replaced. Otherwise, the building has been added to sympathetically and remains in excellent condition.

References:


[3] Plans for Colern (but curiously, not Sandilands) held by the City of Warrnambool, accessed 2008. There is some doubt that Demaine designed Sandilands. If he didn't, Harris blatantly plagiarised the detailing, materials and form of Colern.


[13] At least three were built at the Fletcher Jones Factory in Warrnambool in 1952, work supervised by local Architect, Tag Walters according to a plan held by the City of Warrnambool.


[15] Name and date on church foundation stone. E.S. Harris was not the builder of the complex.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Colern, 3 Liebig Street Warrnambool:

8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.12: Living in and around Australian homes
Description

Physical Description

Colern, the former Harris residence is located on the south-west corner of Liebig Street and Merri Street at one of the highest points of central Warrnambool with spectacular views across Lake Pertobe towards the Southern Ocean. It stands beside its fraternal twin, the former Sandilands Private Hotel. It was designed originally as two maisonettes, with one entrance facing Liebig Street and the other facing Merri Street, but was converted to a single residence. The partly one and two storey building is built with salmon coloured bricks, but includes fine details of darker terracotta shingles, used as nominal quoins at ground floor level and in the chimney stacks. The chimneys are subtly tapered, with the bands of tiles dividing the steps above the eaves line. Other special brick detailing includes a slight depressions in the chimney stack below the eaves line and a simple dentilated frieze immediately under the eaves. The roof is clad with terracotta Marseilles tiles, including angled edge tiles which eliminate the need for capping tiles. The windows are all timber, mostly double hung sashes with each sash divided horizontally by a glazing bar. The Liebig Street elevation, although asymmetrical, is more formally arranged with a porch, a tall hall window above and an attached garage to the north. The hall window and the window of the room above the garage have timber louvre shutters, identical to those which appear in an early photograph of the building. The porch has been altered by the addition of a concrete balustrade above. The Merri Street elevation is less formal with corner windows, picture windows, a porthole window associated with the former entrance and a large upstairs window which has since been altered. There is a garage at the western end of the elevation. The masonry pier and iron railing fence is recent.

Physical Condition

The house is in excellent condition.

Physical Description

Extent of Registration:

Lot 1 TP835814

. Two storey and adjacent single storey dwelling, including tiled roof, flat roof sections, brick chimneys, timber sash windows and entry porch.

Balcony balustrade and front fence not of heritage value.

Comparative Analysis

Colern at 3 Liebig Street, Warrnambool can be compared with:

Sandilands 1a Liebig Street Warrnambool

259 Lava Street, Warrnambool

Statement of Significance

What is Significant?
The elements of heritage value representing the aesthetic (and associative) significance of Colern include:

. Two storey and adjacent single storey dwelling, including tiled roof, flat roof sections, brick chimneys, timber sash windows and entry porch.

Balcony balustrade and front fence not of heritage value.

**How is it Significant?**

Colern, 3 Liebig St Warrnambool is of aesthetic and associative significance to the City of Warrnambool.

**Why is it Significant?**

Colern, 3 Liebig St Warrnambool is:

. of local associative significance, associated with owner Ernest Stanley Harris, master builder and Warrnambool City Councillor as his long term family home. *(Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history)*

of local aesthetic significance, as a well-executed example of 'Interwar Moderne' domestic architecture within Warrnambool, designed by notable Melbourne architect Robert Snowden Demaine. *(Criterion E: Importance in exhibiting particular aesthetic characteristics) and (Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period)*

**Recommendations 2009**

<table>
<thead>
<tr>
<th>External Paint Controls</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Alteration Controls</td>
<td>-</td>
</tr>
<tr>
<td>Tree Controls</td>
<td>-</td>
</tr>
<tr>
<td>Fences &amp; Outbuildings</td>
<td>-</td>
</tr>
<tr>
<td>Prohibited Uses May Be Permitted</td>
<td>-</td>
</tr>
<tr>
<td>Incorporated Plan</td>
<td>-</td>
</tr>
<tr>
<td>Aboriginal Heritage Place</td>
<td>-</td>
</tr>
</tbody>
</table>
HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>Former Spring Vale Stone Dairy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Logans Beach Road WARRNAMBOOL</td>
</tr>
<tr>
<td>Place Type</td>
<td>Dairy, Cool room</td>
</tr>
<tr>
<td>Citation Date</td>
<td>2009</td>
</tr>
</tbody>
</table>

Significance Level: Local

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

While the dairy has been renovated in recent years, it retains a fair degree of integrity.

History and Historical Context

The land on which the Stone Dairy at 2 Logans Beach Road stands was purchased from the Crown by John Slade Manning in 1850. [1] John Manning and his brother Frederick had been farming and occupying the land, on an unofficial basis, from about 1840. [2] The property was named Spring Vale and comprised a stone house, constructed by stonemason Thomas Holland of stone quarried on the property, and approximately 148 acres of agricultural land which produced prize winning crops of wheat, barley and potatoes. [3] By 1861 John Manning leased the land, but resided in the stone house. The property was offered for sale in 1864, when John Manning left Warrnambool and resettled in the Riverina district. [4]