

Expert Witness Statement - Heritage
for
9 Bridge Road, Barwon Heads, Victoria
Greater Geelong Amendment C354



Figure 1: 9 Bridge Road, Barwon Heads (GJM Heritage, 14 December 2016)

21 February 2017

Prepared for and under the instruction of **Shelly Fanning of Coastal Planning**, by
Dr Leo Martin | Director

GJM Heritage

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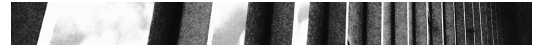
e: enquiries@gjmheritage.com

w: www.gjmheritage.com

a: Level 3, 124 Exhibition Street, Melbourne, VIC 3000

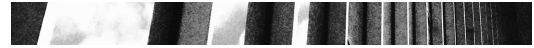
m: GPO Box 2634, Melbourne, VIC 3001

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1. INTRODUCTION

1.1 Name and address of expert

Dr Leo Mathwin Martin, Director, GJM Heritage
Level 3, 124 Exhibition Street, Melbourne, VIC 3000

1.2 Expert's qualifications and experience

I hold a Doctorate in Australian History from the University of Melbourne together with a Bachelor of Arts (with first class honours) from the University of Melbourne, a Bachelor of Planning and Design from the University of Melbourne and a Bachelor of Laws from Monash University. In 2005 I was awarded a scholarship to undertake my PhD at the University of Melbourne – my thesis involved a study of the evolution of the Castlemaine Market Square over 150 years and an analysis of the way in which a close reading of the site could challenge narratives around the evolution of the Victorian goldfields. In 2006 I was awarded a traveling scholarship to the University of Oxford where I worked on a research project investigating the forests and chases of Medieval England and Wales. I am a current member of the Professional Historians' Association (PHA) and of the Victorian Planning and Environmental Law Association (VPELA).

I have practiced as a property and planning lawyer at Deacons (now Norton Rose Fulbright) and as a historian and heritage consultant at Context. From 2011-12 I worked as the Hearings Manager of the Heritage Council of Victoria and from 2012-15 I served as the Manager of the Heritage Council's Secretariat. I established GJM Heritage with two colleagues in November 2015 and have worked as a Director at GJM Heritage since that time.

As an independent heritage consultant I have advised on heritage assessment, management and works to heritage places including private dwellings, places of worship, institutional and commercial buildings, and industrial properties.

1.3 Statement identifying the Expert's areas of expertise to make this report

I am an historian with expertise in the assessment of cultural heritage significance and the management of historical heritage places.

1.4 Statement identifying any other significant contributors to the report

There were no other significant contributors to the preparation of this report.

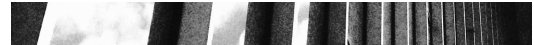
1.5 Instructions

I have been instructed by Shelly Fanning of Coastal Planning to provide my expert opinion on the cultural heritage significance of 9 Bridge Road, Barwon Heads, in the context of the proposed individual Heritage Overlay (HO1989). Ms Fanning is acting on behalf of Mr Robert Bain Thomas (the owner – together with Mr Fredrick Bain Thomas) of 35 Hitchcock Avenue, Barwon Heads.

This evidence considers the merits of the proposal to identify the property as an individually significant place within the Greater Geelong Planning Scheme.

1.6 Site inspection

I undertook an inspection of the subject site, and all sites used for the purposes of the comparative analysis contained within this report, on 14 December 2016. All properties were viewed from the public realm only.



1.7 Reports relied upon

The documents I have relied upon in the preparation of this report are:

- *Heritage Values Review, 9 Bridge Road, Barwon Heads*, RBA Architects + Conservation Consultants (May 2016) (the RBA Assessment)
- *Peer Review, Final Heritage Report, 9 Bridge Road, Barwon Heads*, Context Pty Ltd (29 June 2016) (the Context Assessment)
- *Proposed Heritage Overlay - 9 Bridge Road, Barwon Heads*, Planning and Development – Strategic Implementation, Council Agenda (28 July 2016)
- *Greater Geelong Planning Scheme Amendment C271* – amendment documents
- *Greater Geelong Planning Scheme Amendment C354* – exhibited documentation
- *Greater Geelong Planning Scheme Clause 22.09 – Cultural Heritage*
- *Greater Geelong Planning Scheme Clause 43.01 – Schedule to the Heritage Overlay*
- *Heritage Council of Victoria and Heritage Victoria – Criteria and Threshold Guidelines* (2012)
- *Applying the Heritage Overlay – Planning Practice Note 1* (July 2015)

1.8 Statement identifying the role the Expert had in preparing or overseeing the exhibited report(s)

I had no role in preparing or overseeing the exhibited report(s).

1.9 Facts, matters and assumptions upon which statement proceeds

In the preparation of this report, it is assumed that all documents referred to in 1.7 above, including the exhibited amendment documents, are current and correct in the information they contain.

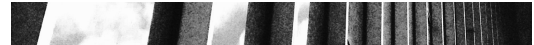
1.10 Any questions falling outside the Expert's expertise

Any matters that extend beyond the cultural heritage significance of the built fabric of the subject site fall outside my area of expertise.

1.11 Summary Opinion

It is my opinion that 9 Bridge Road, Barwon Heads demonstrates cultural heritage significance at a local level and satisfies Heritage Criteria A, D, E and H for the following reasons (in summary):

- It is of historical significance as one of the earliest houses in Barwon Heads. While altered in parts, much of its original external fabric remains (Criterion A).
- It is of historical significance as a representative example of a late Victorian-era residence in Barwon Heads (Criterion D).
- It is of aesthetic significance because it retains several significant built-form features and due to its prominent position – on a rise at the end of the main shopping strip (Hitchcock Avenue). The mature cypress tree in the front garden is also a key feature of the property and a local landmark (Criterion E).
- It is of historical significance for its association with both architect AJ Derrick and with WC Thomas and his son WCF Thomas and subsequently the Thomas family (Criterion H).



It is my view that the large Cypress tree (*Cupressus Macrocarpa*) in the front garden contributes to the significance to the subject site and that; as a result, tree controls should be triggered under the Schedule to the Heritage Overlay.

1.12 Statement identifying if the exhibited report is incomplete or inaccurate in any respect

The Context Assessment identifies that, in addition to Heritage Criteria A, D, E and H, the place also satisfies Criteria C at a local level. For the following reason I disagree with this proposition:

- The photographs referred to in the Context Assessment do not form part of the subject site and cannot be the subject of a heritage control under the Planning Scheme (Criterion C).

It is also my view that other amendments and corrections to the exhibited Statement of Significance are required. These are provided in Section 4.

2. Proposed Individual Heritage Overlay (HO1989)

2.1 Background

Planning Scheme Amendment C354 seeks to implement the findings of the Context Assessment, dated 29 June 2016. The Amendment seeks to apply a permanent Heritage Overlay to 9 Bridge Road, Barwon Heads.

The place has been assessed by Context P/L as being of historical, architectural and aesthetic significance to the City of Greater Geelong and satisfying Heritage Criteria A, C, D, E and H.

2.2 Proposed Statement of Significance

The proposed Statement of Significance for the place is as follows:

What is significant?

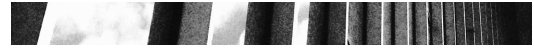
The house and cypress tree (*Cupressus Macrocarpa*) at 9 Bridge Road, Barwon Heads comprising a late Victorian cottage built c1890, and including the modifications made to the place up until c1930s is significant. Significant elements include the single storey gabled roof forms clad in corrugated sheet metal roofing, rendered chimneys, timber bargeboards with timber vertically slatted gable infill and timber finials, timber weatherboard wall cladding, verandah, mature cypress tree. The siting and substantial setback of the house and the open front garden are also significant aspects of the place.

How is it significant?

The house and cypress tree at 9 Bridge Road, Barwon Heads is of local historic, architectural and aesthetic significance to the City of Greater Geelong.

Why is it significant?

9 Bridge Road is historically significant as a result of its early date of construction (c1890) and its association with the initial development of the township of Barwon Heads. It is one of a relatively small group of nineteenth century timber houses and public buildings that have survived to enable interpretation of the first settlement of the township. This historic significance is embodied in the late Victorian design elements of the house.



9 Bridge Road is historically significant for its association with prolific Geelong architect AJ Derrick who is credited with the design of the house; but also a prominent member of the Wesley Church, Geelong and the architect of Wesleyan churches in Barwon Heads, Wallington, Ocean Grove and Drysdale. Derrick's successful practice in Geelong contributed the largest number of buildings in the area during 1860 – 1900. Derrick's later career as founding secretary of the Central Methodist Mission at Wesley Church, Melbourne resulted in his life being memorialised in a stained glass window at Wesley Church, Yarra Street, Geelong. (Criterion A)

9 Bridge Road is historically significant for its long association with the Thomas family who owned the property from 1901 to 1992 and used it for holiday purposes. The historical significance of the house is therefore also embodied in the early 20th century changes made to the house under the custodianship of the Thomas family. William Charles Thomas was the founder of WC Thomas & Sons, a successful and highly regarded milling company with mills in Murtoa, Beaufort, Ballarat, Newport and throughout the Wimmera and Mallee in Victoria. WC Thomas and Sons were significant exporters to the UK, South Africa and various Asian countries. WC Thomas is an important figure as an early adopter of the eight-hour day in the milling industry, a Councillor and later President of the Shire of Ripon and a lay preacher of the Methodist Church. (Criterion H)

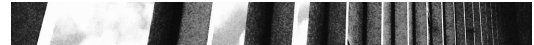
The cypress tree (the remaining one of a pair planted in c1930s) is historically significant as part of the early twentieth century phase of the house under the proprietorship of the Thomas family. (Criterion A)

Early photographs in the possession of the Thomas family are significant as an associated collection and have the potential to further illuminate aspects of the property's evolution. (Criterion C)

As a late Victorian dwelling, the single story house at 9 Bridge Road is architecturally significant in demonstrating the surviving design qualities from 1891, together with the changes made to the place in c.1930. The house is a representative example of late Victorian architecture in Barwon Heads, a style characterised by the architectural form of main traversing gable roof and intersecting gabled wing decorated with timber slats and finial, horizontal weatherboard cladding, corrugated iron roof cladding and a cement rendered chimney with terracotta pots, the early nineteenth century changes made to the place by the Thomas family, including the addition of the gabled wing and front verandah (subsequently enclosed), are representative of the types of modifications made to coastal holiday retreats. (Criterion D)

9 Bridge Road and the cypress tree (*Cupressus Macrocarpa*), are aesthetically significant for their prominent raised siting and landmark qualities at the end of Hitchcock Avenue. The house is aesthetically significant as part of the work of Geelong based architect AJ Derrick whose modest Carpenter Gothic Churches at Wallington, Ocean Grove, Barwon Heads and Drysdale are connected stylistically to the architecture of 9 Bridge Road.

Whilst having undergone extensions and alterations from the 1930s to the 1990s, the house still retains its late Victorian gable roofed form, decorative gable ends and its symmetrical composition as a result of the alterations carried out in the 1930s. When compared with other nineteenth century houses surviving in Barwon Heads (and on the HO), 9 Bridge Road is comparable in terms of its integrity given that such changes to beach houses were commonplace and exhibited by almost all other examples of nineteenth century houses. (Criterion E)



3.2 Subject site history

The citation for the place prepared by Context P/L relies, in part, upon the detailed historical research provided in the RBA Assessment and material from the 'City of Greater Geelong Outer Areas Heritage Study' (Authentic Heritage Services, 2000). The history that follows is drawn from these three sources, but has been supplemented where necessary by additional research.

3.2.1 Subdivision of the land

The land on which Barwon Heads is located was first sold in 1871 in one and two acre lots; however, 'there were only two buyers, both local farmers who bought six and ten acres respectively. There were further sales in 1885, 1886 and 1890; this time the buyers were mainly well known Geelong businessmen'.¹ The Township Plan of Barwon Heads reveals that the land on which the subject site is situated was sold on 22 June 1886 to Alfred Roadknight (Valuer and Estate Agent, Geelong) for £27. The land was transferred to Albert James Derrick (Architect, Geelong) and John Alexander Dawson (Electrician, Geelong) on 11 December 1888. Derrick and Dawson subdivided the allotment, selling the western portion – including the subject land.² The Context Assessment notes that 'The 1890 rate book records show AJ Derrick and JA Dawson as owning a weatherboard cottage' and conclude that 'this is likely to be a reference to the subject house'.³

The land and house were sold in 1892 to Joseph Gell (a tailor from Geelong) and again in 1901 – to William Charles Thomas (a noted mill owner from Murtoa). Thomas first appears in the rate books in 1902, when he is noted as owning a house and boatshed – evidence of which is also provided in a 1912 plan of the town (Figure 3). Thomas died in 1919, following which probate of his estate was granted to his son – William Charles Frederick Thomas and Frederick James Thomas – both of 19 Queen Street Melbourne and Emma Elizabeth Thomas of 200 Pascoe Vale road, Moonee Ponds. The title of the land was transferred to W.C. Thomas & Sons Propriety Limited (also of 19 Queen Street, Melbourne) on 28 November 1924.⁴

¹ *City of Greater Geelong, Outer Areas Heritage Study* (Authentic Heritage Services, 2000, pp.15-17).

² *Heritage Values Review: 9 Bridge Road, Barwon Heads*, (RBA Architects and Conservation Consultants, pp2-3).

³ *Heritage Report: 9 Bridge Road, Barwon Heads*, (Context, 29 June 2016, p.10)

⁴ *Certificate of Title Vol: 2418 Fol 542*

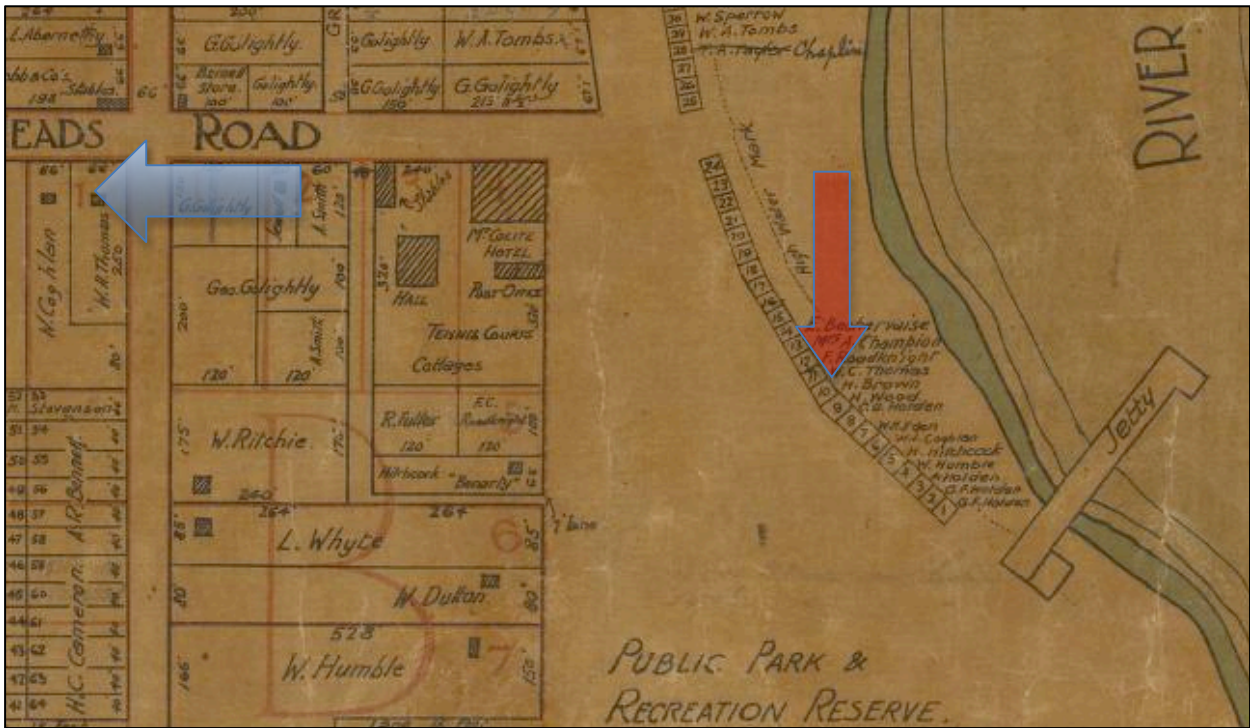


Figure 3: Complete plan of Barwon Heads, 1912 (SLV) – subject site indicated with blue arrow. Boathouse indicated with red arrow.

A portion of land to the west of the house was subdivided from the main block in 1943.⁵ A second portion, to the rear of the subject site, was subdivided in 1968 leaving the current block of approximately 945m².⁶

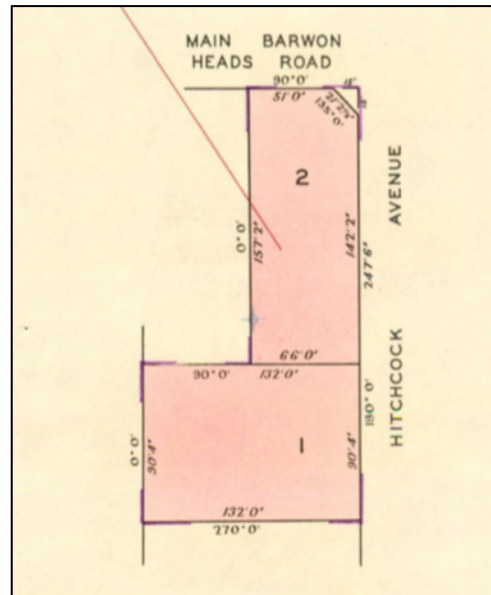
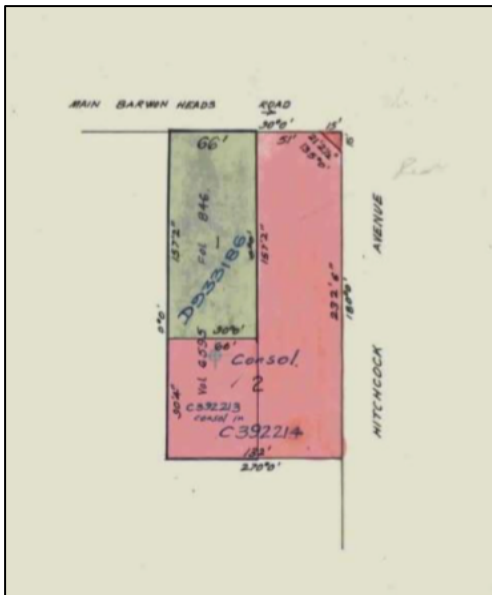


Figure 4 - Subdivision of land to the west (1943) **Figure 5:** Subdivision of land to the south (1968)

⁵ Certificate of Title: Vol 6595 Fol 846

⁶ Certificate of Title: Vol 8606 Fol 126

An aerial image from 1950 shows the subject site after the subdivision of the land to its west but prior to the subdivision of land to the rear (figure 6).



Figure 6: Aerial Image of Barwon Heads, 20 April 1950. Subject site is indicated with a blue arrow.

Despite subdividing off parts of the site, the Thomas family (either directly or through W.C. Thomas & Sons) retained ownership of the subject site until 1992 when it was transferred to Suzette Gallagher of East Malvern. The lot to the rear of the subject site (subdivided from the larger lot in 1968) remains in the possession of a descendant of the Thomas family.

3.2.2 William Charles Thomas

William Charles Thomas was born in Cornwall in 1837 and arrived in South Australia on the ship 'Phoebe' in 1844. On the discovery of gold he travelled with his parents to Victoria. WC Thomas participated in the gold rushes at Forrest Creek and Daisy Hill before joining a flour milling business with Mr W Cadwallader in Talbot in 1865. WC Thomas started his own milling business in 1870 in Beaufort and opened a mill in Murtoa in 1876. The expansion of the business over subsequent years saw the establishment of additional operations at Warracknabeal, Minyip, Ballarat, Beulah and Rainbow.⁷ A 1902 report in the 'Cyclopedia of Victoria' provides an indication of the scale of operations by the start of the Twentieth Century:

W.C.Thomas, Flour miller and, 31 Queen Street, Melbourne; also at Beaufort, Ballarat, Murtoa, Minyip, and Warracknabeal. This old and well-known firm was established in the early sixties by Mr. W. C. Thomas, sen., at Talbot where he started his first mill in conjunction with the late Messrs. Cadwallader and Toe. Since then he has established businesses at the abovementioned places, and

⁷ *The Horsham Times*, 24 October 1919, p.8.

has just erected and started another complete roller mill at Newport. Lately the firm has purchased the large brick mill in Armstrong Street, Ballarat ... and, on the Farmer's Loan and Agency Company going into liquidation, acquired all their machinery, thus securing the whole of the flour manufacturing trade in the Ballarat district. The firm has a splendid reputation all over Australasia, and unquestionably does the largest trade in Victoria.

The expansion led W.C. Thomas (referred to in the above extract as WC Thomas Senior) to establish a company W.C. Thomas & Sons in 1904. He seems to have remained involved in the business to some degree until close to his death in 1919, although control of the business's operations gradually passed to his son – W.C.F Thomas from the early 1900s.⁸

3.2.3 William Charles Frederick Thomas

William Charles Frederick Thomas (1863-1943) took over the operation of the milling business from his father (WC Thomas) in the early 1900s.

In addition to running the operations of the milling business; from about 1917, WCF Thomas also began to take an increasingly active role in the business community of Victoria. He was a member of the council of the Victorian Chamber of Manufacturers in 1917 (representing the flour milling industry) and went onto become a member of the executive in 1922, the deputy president in 1922, vice-president in 1927 and president in 1935. In 1924 he also became a director of the Chamber Insurance Company and in 1921 he became a Charter Member of the Rotary Club of Melbourne.

In 1924 WCF Thomas was appointed by the Commonwealth Government of Australia, under Prime Minister Stanley Bruce, to represent the employers' interests at the International Labour Conference of the League of Nations in Geneva; a position that he filled again at the 1930 Conference.

Thomas's reputation was by this time significant because when in 1925 the Australian Dried Fruits Export Control Board was established he was appointed as the Government representative, a position that he held for many years. In recognition of his services to the Dried Fruits Board, Thomas was awarded the Order of the British Empire – Commander (Civil) [C.B.E] on 3 July 1926.⁹

3.2.4 AJ Derrick

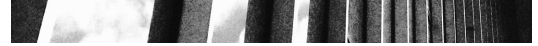
The ownership of the subject land by Albert James (AJ) Derrick (a prominent Geelong-based architect) in c1890 when the house was built strongly suggests that he was the architect. Certainly, Derrick was fairly prolific at the time – the Context Assessment notes that tenders advertised in Derrick's name appear from 1888 and cover several houses, offices and shops and a hotel in Geelong.¹⁰ The Context Assessment also notes Derrick's significant impact 'on the architecture of the wider Geelong area', particularly in 'the late 1880s and 1890s, when his architectural output in this period included houses in Belmont, Grovedale and Geelong, as well as three churches on the Bellarine Peninsula, including the Wesleyan Church at Drysdale.' Derrick left his architectural practice in 1893 to be the founding secretary of the Central Methodist Mission at Wesley Church, Melbourne.¹¹

⁸ Kim Torney, *William Charles Frederick Thomas: 1863-1943*, (ANZ Trustees, April 2006, pp.4-5).

⁹ Kim Torney, *William Charles Frederick Thomas: 1863-1943*, (ANZ Trustees, April 2006, p.6).

¹⁰ *Heritage Report: 9 Bridge Road, Barwon Heads*, (Context, 29 June 2016, pp.10-11)

¹¹ *Heritage Report: 9 Bridge Road, Barwon Heads*, (Context, 29 June 2016, p.11)



3.3 Description of the property

I inspected the exterior of 9 Bridge Road, Barwon Heads from the public realm on 14 December 2016. The subject site contains a single storey weatherboard dwelling. The property faces north – with two gable ends on the eastern and western sides of the house. Both gable ends retain their timber detailing and finials and feature tripartite windows comprised of a single glass pane with sash windows to either side. The roof has been clad in corrugated iron and a single rendered chimney with a terracotta pot has been retained to the property's rear. A contemporary deck with low wooden balustrade extends across the property's northern façade. A flat/skillion-roofed section to the rear of the property appears to be a modification or later addition. A flat roofed freestanding carport is located adjacent to the gate providing access to Hitchcock Avenue.

The subject site has a relatively steep incline and the property is set well back, meaning that it is a prominent feature when viewed from across the road – and is also clearly visible from the north – along Hitchcock Avenue. A contemporary, but sympathetic, picket fence runs across the front of the property. The fence is supported by a bluestone wall, which appears to have been constructed in the mid-late twentieth century.

The front garden is dominated by a mature cypress tree (the remaining one of a pair planted in the c1940s). The tree is large and, because of its size and prominent location, can be seen from both Bridge Road and Hitchcock Avenue.

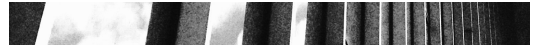


Figure 7: Subject site from Hitchcock Avenue, looking south (GJM Heritage, 14 December 2016)

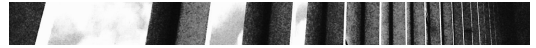


Figure 8: Subject site from Hitchcock Avenue, looking south-west (GJM Heritage, 14 December 2016)



Figure 9: Subject site – rear viewed from rear entrance – to Hitchcock Avenue (GJM Heritage, 14 December 2016)

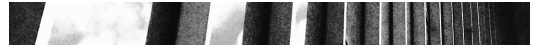


Figure 10: Subject site from driveway of adjoining property – (11 Bridge Road) (GJM Heritage, 14 December 2016)

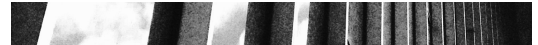


Figure 11: Subject site – viewed from western side of Hitchcock Avenue (GJM Heritage, 14 December 2016)

3.4 Integrity

As noted, the subject site has been subject to a number of alterations and additions over time. An image contained within the RBA Assessment of the house from c1900 shows the subject site in what is likely to be its original form. An image taken during my site inspection has been added immediately below.

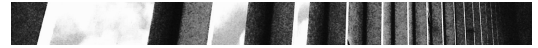


Figure 12: Image of the subject site c1900 (taken from RBA Report)



Figure 13: Image of the subject site today (GJM Heritage, 14 December 2016)

The most significant changes, along with an indication of the date at which they were made, are listed below:

- Addition of gable end to western end – to match eastern end (1900-1930)
- Relocation of entrance from central position to the eastern end of the verandah (1900-1930)
- Window replaces former door opening (1900-1930)
- Replacement of verandah posts and frieze (probably 1900-1930)
- Front verandah extended forward of the gable ends and enclosed with weatherboards to the lower part and slightly arched window openings to the upper part – probably used as a sleep-out (c1937)

- Gable end windows replaced with tripartite windows with double hung sash windows to either side (1940s)
- Entrance to verandah relocated to the eastern end and glass windows fitted to the western section (1940s)
- Planting of two large cypress trees (one of which remains) 1940s
- Addition of flat/skillion roofed extension to the rear (unknown)
- Addition of carport to rear – (unknown)

While a number of changes have been made to the subject site – they were generally undertaken early in the history of the building (whilst it was in the ownership of WC Thomas, WCF Thomas or WC Thomas & Sons) and are broadly sympathetic. The building remains legible as a late Victorian-era house.

3.5 Comparative Analysis

PPN01 provides that: ‘in order to apply a threshold some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have been previously been included in a heritage register or overlay.’

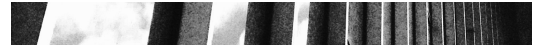
There are a number of other buildings within Barwon Heads that are of comparative age and integrity to the subject site that are already included on the Schedule to the Heritage Overlay. Three examples are provided below.

3.5.1 11 Grove Road, Barwon Heads



Figure 14: 11 Grove Road, Barwon Heads (GJM Heritage, 14 December 2016)

The house at 11 Grove Road, Barwon Heads is constructed from weatherboard with a corrugated sheet metal gable roof and a concave verandah. It is thought to have been re-located to the site in 1916/17.



Alterations are identified in the Context Assessment as including the addition of a chimney (c.1916) and a two-storey addition to the rear. The front windows are identified as having possibly also been replaced.

The Statement of Significance for 11 Grove Road, Barwon Heads provides that:

The house at 11 Grove Road is aesthetically significant at a LOCAL level. Although this house has possibly been relocated and extensions carried out, it still demonstrates design qualities of the Late Victorian vernacular style. These qualities include the gable roof form that traverses the site and the structural configuration of the concave front verandah. Other intact qualities include the horizontal weatherboard cladding, painted brick chimney, timber framed double hung single windows, and the front panelled timber door. The house at 11 Grove Road is historically significant at a LOCAL level. It is associated with the Flinders Estate subdivision of 1887 and the 1901 subdivision by the Barwon Heads Estate Company Limited. Overall, the house at 11 Grove Road is of LOCAL significance.

3.5.2 31 Ozone Road, Barwon Heads

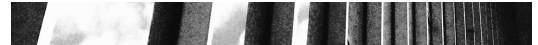


Figure 15: 31 Ozone Road, Barwon Heads (GJM Heritage, 14 December 2016)

The house at 31 Ozone Road, Barwon Heads was built in c1890. It is also thought to have been re-located to its site – in c1918-19. It is constructed from weatherboard with a corrugated sheet metal gable roof, a skillion front verandah and timber finials. Alterations are identified in the Context Assessment as including the addition of the chimneys, verandah posts and brackets.

The Statement of Significance for 31 Ozone Road, Barwon Heads provides that:

The house at 31 Ozone Road is aesthetically significant at a LOCAL level. Although it has been relocated to this site and undergone various alterations, it still demonstrates some design qualities of the Late Victorian style. These qualities include the recessed gable roof form that traverses the site, together with a skillion front verandah and gable that projects towards the street frontage.



Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roofs, two appropriate (c.1918) painted brick chimneys, timber framed double hung windows, and window hood. The worked timber finials on the gable ends also contribute to the aesthetic significance of the design. This house also makes a significant contribution to the residential, pitched roof streetscape. The house at 31 Ozone Road is historically significant at a LOCAL level. It is associated with the Flinders Estate subdivision of 1887 and the land sale by Thomas Roadknight and Co. in 1912. Overall, the house at 31 Ozone Road is of LOCAL significance.

3.5.3 29 Seaview Avenue, Barwon Heads



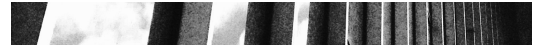
Figure 16: 29 Seaview Avenue, Barwon Heads (GJM Heritage, 14 December 2016)

The house at 29 Seaview Avenue, Barwon Heads was built in c1891. It is a weatherboard house, with parallel gable roof forms clad in corrugated sheet metal, projecting gable to front verandah and with a chimney to the rear. Alterations are identified in the Context Assessment as including: verandah posts and aluminium sliding windows. The site inspection undertaken by GJM Heritage on 14 December 2016 indicates further changes – including the introduction of bi-fold doors onto the front verandah.

The Statement of Significance for 29 Seaview Avenue provides that:

The house at 29 Seaview Avenue is aesthetically significant at a LOCAL level. Although altered, the house still demonstrates some original design qualities of a Late Victorian style. These qualities include the two gable roof forms that traverse the site, a gable that projects towards the street frontage and a front skillion verandah. Other intact qualities include the horizontal weatherboard wall cladding, painted galvanised corrugated iron roof cladding, rendered brick and corbelled chimney with two terra cotta pots, and the four paneled timber door with sidelights.

The house at 29 Seaview Avenue is historically significant at a LOCAL level. It is associated with the Barwon Heads Estate subdivision of 1891 and is one of the earliest houses to be constructed as part



of this subdivision. It is also significant for its association with the Dann family, long term owners of the property. Overall the house at 29 Seaview Avenue is of LOCAL significance.

3.5.4 The Subject Site

The subject site was constructed in c1890 and is almost identical in age to each of the places detailed above. Unlike the buildings at 11 Grove Road and 31 Ozone Road, it was constructed on site (rather than being re-located) – which enhances its historical significance. The long-standing ownership of the house by WC Thomas and the Thomas family (sometimes via W.C. Thomas & Sons) further enhance its significance.

The subject site has undergone a series of alterations – which are broadly comparable in scale to the changes made to 11 Grove Road, 31 Ozone Road and 29 Seaview Road. The most transformative changes made to the subject site (in particular the addition of the eastern gable end) occurred relatively early in its life and illustrate the early history of the building – while in the ownership of WC Thomas, WCF Thomas or WC Thomas & Sons. In its intactness the subject site is comparable to each of the places listed above.

The prominent location of the subject site – at the end of the Hitchcock Avenue shopping strip – and the retention of the large Cypress tree in the front yard mean that it has a landmark quality which the other three comparative sites do not.

4 Changes recommended to the Statement of Significance

Guidance about the application of the Heritage Overlay is provided in Planning Practice Note 1 ‘Applying the Heritage Overlay’ (PPN01). My review of the exhibited Statement of Significance is based upon the principles outlined in PPN01 and the guidance on heritage criteria provided in the Heritage Council of Victoria and Heritage Victoria’s ‘Victorian Heritage Register: Criteria and Thresholds Guidelines’ (2012).

In light of the previous analysis, it is my view that the Statement of Significance as currently drafted is incorrect in its finding that the place satisfies Criterion C. Criterion C relates to the ‘potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)’. The Statement of Significance identifies ‘early photographs in the possession of the Thomas family’ as satisfying Criterion C – by having the ‘potential to yield information that will contribute to an understanding of Greater Geelong’s cultural history’. It is unclear what additional information would be yielded from a closer analysis of the photographs, but in any case the photographs do not form part of the subject site and cannot be afforded protection through the application of the Heritage Overlay. I recommend that reference to Criterion C be deleted from the Statement of Significance.

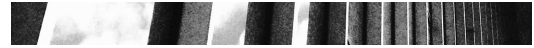
It is also my view that changes to the building fabric have compromised its architectural integrity to the extent that it cannot be considered to be of architectural significance at a local level. Reference to the architectural significance of the subject site should also be deleted.

Further, it is my view that some criteria have been incorrectly applied and that the Statement of Significance should be updated as follows (bold text represent inclusions and strikethrough represents deletions):

The ‘What is significant?’ section of the Statement of Significance should remain unchanged.

The ‘How is it significant?’ section of the Statement of Significance should be amended to read

The house and cypress tree at 9 Bridge Road, Barwon Heads is of local historic, ~~architectural~~ and aesthetic significance to the City of Greater Geelong.



The 'Why is it significant?' section of the Statement of Significance should be amended to read:

9 Bridge Road is historically significant as a result of its early date of construction (c1890) and its association with the initial development of the township of Barwon Heads. It is one of a relatively small group of nineteenth century timber houses and public buildings that have survived to enable interpretation of the first settlement of the township. This historic significance is embodied in the late Victorian design elements of the house (**Criterion A**).

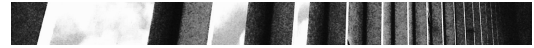
[Text moved] The cypress tree (the remaining one of a pair planted in the c1930s) is historically significant as part of the early twentieth century phase of the house under the proprietorship of the Thomas family (Criterion A).

9 Bridge Road is historically significant for its association with prolific Geelong architect AJ Derrick who is credited with the design of the house; but also a prominent member of the Wesley Church, Geelong and the architect of Wesleyan churches in Barwon Heads, Wallington, Ocean Grove and Drysdale. Derrick's successful practice in Geelong contributed ~~the largest~~ a significant number of buildings in the area during 1887-1900. Derrick's later career as founding secretary of the Central Methodist Mission at Wesley Church, Melbourne resulted in his life being memorialised in a stained glass window at Wesley Church, Yarra Street, Geelong (Criterion AH).

9 Bridge Road is historically significant for its long association with the Thomas family who owned the property from 1901 to 1992 and used it for holiday purposes. The historical significance of the house is therefore also embodied in the early 20th century changes made to the house under the custodianship of the Thomas family. William Charles Thomas was the founder of WC Thomas & Sons, a successful and highly regarded milling company with mills in Murtoa, Beaufort, Ballarat, Newport and throughout the Wimmera and Mallee in Victoria. WC Thomas ~~and~~ Sons were significant exporters to the UK, South Africa and various Asian countries. WC Thomas is an important figure as an early adopter of the eight-hour day in the milling industry, a Councillor and later President of the Shire of Ripon and a lay preacher of the Methodist Church (Criterion H). **His son, WCF Thomas, was also a prominent agriculturalist, who was appointed by the Commonwealth Government to represent the employers' interests at the International Labour Conference of the League of Nations in Geneva in 1924 and 1930. On 3 July 1926, WCF Thomas was awarded the Order of the British Empire – Commander (Civil) [C.B.E], for services to the Dried Fruits Board (Criterion H).**

~~Early photographs in the possession of the Thomas family are significant as an associated collection and have the potential to further illuminate aspects of the property's evolution. (Criterion C)~~

As a late Victorian dwelling, the single storey house at 9 Bridge Road is ~~architecturally~~ historically significant in demonstrating the surviving design qualities from ~~c1890~~ c1890-1, together with the changes made to the place in c.1930. The house is a representative example of late Victorian architecture in Barwon Heads, a style characterised by the architectural form of main traversing gable roof and intersecting gabled wing decorated with timber slats and finial, horizontal weatherboard cladding, corrugated iron roof cladding and a cement rendered chimney with terracotta pots ~~the early nineteenth century changes made to the place by the Thomas family, including the addition of the gabled wing and front verandah (subsequently enclosed), are representative of the types of modifications made to the coastal holiday retreats.~~ (Criterion D).



9 Bridge Road and the cypress tree (*Cupressus Macrocarpa*), are aesthetically significant for their prominent raised siting and landmark qualities at the end of Hitchcock Avenue (**Criterion E**).

Whilst having undergone extensions and alterations from the 1930s to the 1990s, the house still retains its late Victorian gable roofed form, decorative gable ends and its symmetrical composition as a result of the alterations carried out in the 1930s. When compared with other nineteenth century houses surviving in Barwon Heads (and on the HO), 9 Bridge Road is comparable in terms of its integrity given that such changes to beach houses were commonplace and exhibited by almost all other examples of nineteenth century houses (Criterion E).

5. Conclusion

Having regard to the guidance established in PPN01, I am of the view that the extant house and cypress tree at 9 Bridge Road are of local heritage significance for their historic and aesthetic values. It is my view that the place satisfies Criteria A, D, E and H at a local level and that the application of the Heritage Overlay to the extent of the title boundaries is warranted. It is also my view that the Cypress tree in the front garden contributes to the significance of the house and warrants the triggering of tree controls under the Schedule to the Heritage Overlay.

An updated version of the Statement of Significance, incorporating the proposed changes, appears below:

What is significant?

The house and cypress tree (*Cupressus Macrocarpa*) at 9 Bridge Road, Barwon Heads comprising a late Victorian cottage built c1890, and including the modifications made to the place up until c1930s is significant. Significant elements include the single storey gabled roof forms clad in corrugated sheet metal roofing, rendered chimneys, timber bargeboards with timber vertically slatted gable infill and timber finials, timber weatherboard wall cladding, verandah, mature cypress tree. The siting and substantial setback of the house and the open front garden are also significant aspects of the place.

How is it significant?

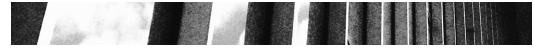
The house and cypress tree at 9 Bridge Road, Barwon Heads is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it significant?

9 Bridge Road is historically significant as a result of its early date of construction (c1890) and its association with the initial development of the township of Barwon Heads. It is one of a relatively small group of nineteenth century timber houses and public buildings that have survived to enable interpretation of the first settlement of the township. This historic significance is embodied in the late Victorian design elements of the house. (Criterion A).

The cypress tree (the remaining one of a pair planted in the c1930s) is historically significant as part of the early twentieth century phase of the house under the proprietorship of the Thomas family. (Criterion A).

9 Bridge Road is historically significant for its association with prolific Geelong architect AJ Derrick who is credited with the design of the house; but also a prominent member of the Wesley Church, Geelong and the architect of Wesleyan churches in Barwon Heads, Wallington, Ocean Grove and



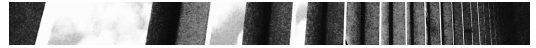
Drysdale. Derrick's successful practice in Geelong contributed a significant number of buildings in the area during 1887 – 1892. Derrick's later career as founding secretary of the Central Methodist Mission at Wesley Church, Melbourne resulted in his life being memorialised in a stained glass window at Wesley Church, Yarra Street, Geelong. (Criterion H).

9 Bridge Road is historically significant for its long association with the Thomas family who owned the property from 1901 to 1992 and used it for holiday purposes. The historical significance of the house is therefore also embodied in the early 20th century changes made to the house under the custodianship of the Thomas family. William Charles Frederick Thomas was the founder of WC Thomas & Sons, a successful and highly regarded milling company with mills in Murtoa, Beaufort, Ballarat, Newport and throughout the Wimmera and Mallee in Victoria. WC Thomas & Sons were significant exporters to the UK, South Africa and various Asian countries. WC Thomas is an important figure as an early adopter of the eight-hour day in the milling industry, a Councillor and later President of the Shire of Ripon and a lay preacher of the Methodist Church. (Criterion H). His son, WCF Thomas, was also a prominent agriculturalist, who was appointed by the Commonwealth Government to represent the employers' interests at the International Labour Conference of the League of Nations in Geneva in 1924 and 1930. On 3 July 1926, WCF Thomas was awarded the Order of the British Empire – Commander (Civil) [C.B.E], for services to the Dried Fruits Board (Criterion H).

As a late Victorian dwelling, the single storey house at 9 Bridge Road is historically significant in demonstrating the surviving design qualities from 1890, together with the changes made to the place in c.1930. The house is a representative example of late Victorian architecture in Barwon Heads, a style characterised by the architectural form of main traversing gable roof and intersecting gabled wing decorated with timber slats and finial, horizontal weatherboard cladding, corrugated iron roof cladding and a cement rendered chimney with terracotta pots. (Criterion D).

9 Bridge Road and the cypress tree (*Cupressus Macrocarpa*), are aesthetically significant for their prominent raised siting and landmark qualities at the end of Hitchcock Avenue. The house is aesthetically significant as part of the work of Geelong based architect AJ Derrick whose modest Carpenter Gothic Churches at Wallington, Ocean Grove, Barwon Heads and Drysdale are connected stylistically to the architecture of 9 Bridge Road. (Criterion E).

Whilst having undergone extensions and alterations from the 1930s to the 1990s, the house still retains its late Victorian gable roofed form, decorative gable ends and its symmetrical composition as a result of the alterations carried out in the 1930s. When compared with other nineteenth century houses surviving in Barwon Heads (and on the HO), 9 Bridge Road is comparable in terms of its integrity given that such changes to beach houses were commonplace and exhibited by almost all other examples of nineteenth century houses. (Criterion E).



6. Declaration

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

Dr Leo Martin, Director
GJM Heritage

21 February 2017