GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1919-20
Major Changes

Site Address
No. 25
Street/Site Name: Grove Road
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date
21/07/1998

Cons Man Plan

Precinct Name

Recorded By David Rowe

Current Site Name
House

Heritage Status

Register of the National Estate
Database No. | File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		

Overall Significance Level **Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

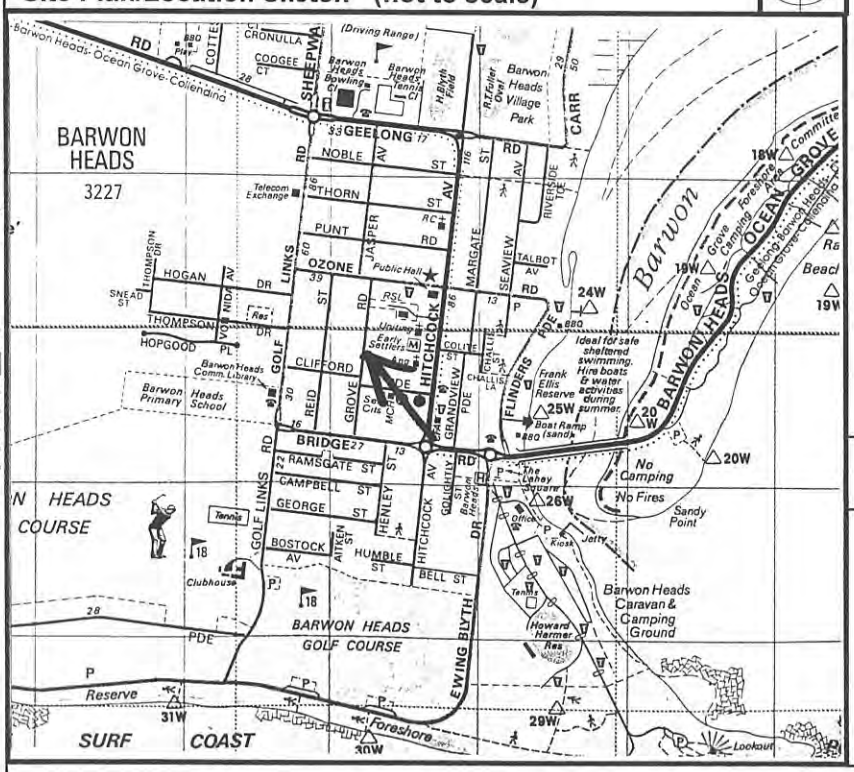
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
25	Grove Road

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280315km N 5759960km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable, Verandah
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	25	Grove Road	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 25 Grove Road is visually connected to other single storey, pitched roof houses of mixed styles and periods. This house has a substantial front setback and typical side setbacks, with a driveway along the side. These setbacks are shown on the 1975 BHSA Plan of Drainage.[6] The front is characterised by substantial shrubs and trees.

The asymmetrical, single storey, horizontal weatherboard interwar Californian Bungalow house is characterised by a dominant gable roof form and a minor gable that projects towards the street frontage. These roof forms appear to be clad in corrugated colorbond. A bullnosed verandah at the front is a recent addition. The early timber framed double hung windows are arranged in pairs? on the street facade.

History

The site at 25 Grove Road originally formed part of the landholdings owned by Frederick Challis in 1887, which had been a section of the Flinders Estate subdivision.[1] This site formed lot 49 as part of the subdivision by the Barwon Heads Estate Company Limited in 1901.[2] It was subsequently owned by G.F. Holden until c.1910[3] when it was sold to George Charles English of Whittington.[4] He had a house built on his neighbouring block prior to 1912.[4,5] In 1913-14, lot 49 was sold to a Ernest W. Johnson, a contractor.[4] In the following year, 1914-15, Johnson had buildings situated on this site, although details of these structures are not known.[4] By 1919-20, this interwar Californian Bungalow house was built for Johnson and he owned the property until at least the 1940s but in 1958-59 it was owned by Arthur Yvonne Bartram.[4] In 1975 the house was owned by G.R. and P. Rawling.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	25	Grove Road	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 25 Grove Road is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the intewar Californian Bungalow style. These qualities include the dominant gable roof form and a minor gable that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, and timber framed double hung windows arranged in pairs.

The house at 25 Grove Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 26 December, 1901.

Overall, the house at 25 Grove Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate subdivision, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, c.1910, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1911-12, 1912-13, 1913-14, 1919-20, 1924-25, 1926-27, 1928-29, 1932-33, 1933-34, 1935-36, 1936-37, 1938-39, 1943-44, 1958-59, 1959-60.
5. 'Complete plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1975, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1912
Major Changes:

Site Address
No.: 27
Street/Site Name: Grove Road
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: Cottage

Survey Date: 21/07/1998
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

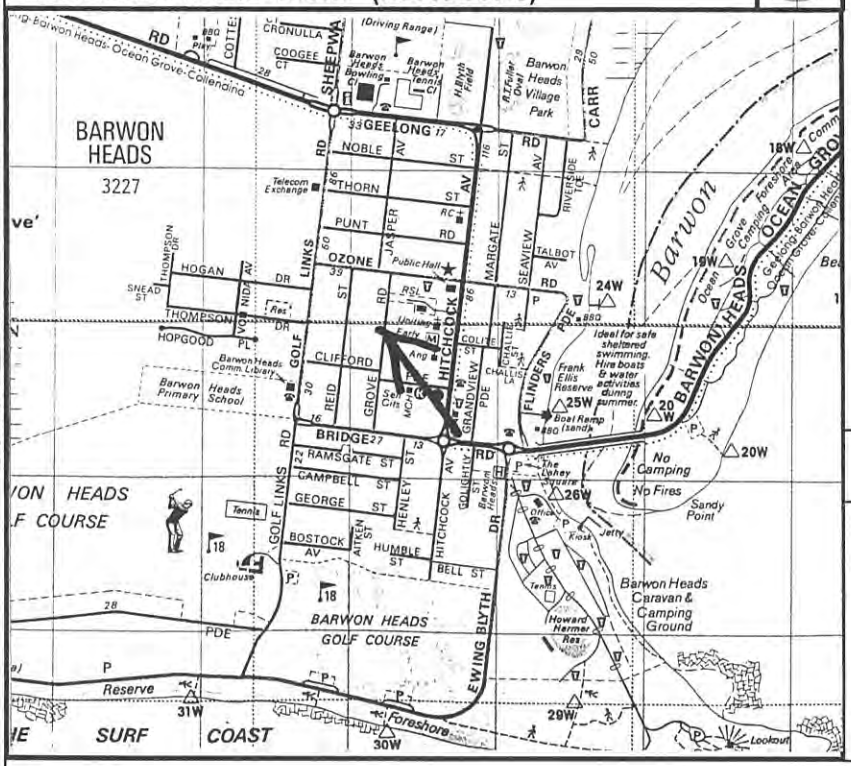
- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
27	Grove Road

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Cottage

Australian Map Grid Co-ordinates

E 280320km N 5760020km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime	mmBeaches		Community Life	clHomes	
Tourism	tmAccommodation		Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	
Decoration	Verandah
Finish	Painted
Stylistic Character	Late Victorian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	27	Grove Road	Barwon Heads	3227
		Site Name	Cottage	

CONTEXTUAL SHEET

Description

The site at 27 Grove Road is visually connected to other single storey, pitched roof houses of mixed styles and periods. This cottage has typical front setback and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[6]

The symmetrical, single storey, horizontal weatherboard Late Victorian cottage is characterised by a dominant gable roof form that traverses the site and a bullnosed verandah that projects towards the street frontage. These roof forms are clad in corrugated colorbond. Early timber framed six-paned double hung windows are symmetrically arranged about a timber and glazed door, which may also be early.

An early feature of the design is the verandah. It is supported by worked timber posts with decorative brackets and fretwork valance.

History

The site at 27 Grove Road originally formed part of the landholdings owned by Frederick Challis in 1887, which had been a section of the Flinders Estate subdivision.[1] This site formed lot 48 as part of the subdivision by the Barwon Heads Estate Company Limited in 1901.[2] It was subsequently owned by G.F. Holden until c.1910[3] when it was sold to W. Thorley, station keeper, in c.1911.[4,5] Thorley had this cottage built in 1912-13 and he owned the property until it was sold to Mrs W.G. Cartin in about 1935-36.[4] By 1958-59 the property was owned by Elizabeth Thacker, Alison Taylor and Mollie Jones, all of Camberwell,[4] and they continued to own the cottage at least until 1980, when it was purchased by Susan Ann Gange of Prahran.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	27	Grove Road	Barwon Heads	3227
			Site Name	Cottage

Comparative Listings

Statement of Cultural Significance

The house at 27 Grove Road is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of a Late Victorian style. These qualities include the dominant gable roof form that traverses the site and a bullnosed verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, timber framed six-paned double hung windows, timber and glazed door, worked timber verandah posts with recent yet appropriate decorative brackets and a fretwork valance.

The house at 27 Grove Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 26 December, 1901.

Overall, the house at 27 Grove Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate subdivision, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, c.1910, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1911-12, 1912-13, 1914-15, 1916-17, 1918-19, 1925-26, 1935-36, 1958-59, 1959-60.
5. 'Complete plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Drainage Plans, Inspectors' Reports and Certificate of Title, Barwon Heads Sewerage Authority, 1973, 1980, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1900c
Major Changes: 1943-44c, 1973

Site Address
No.: 33
Street/Site Name: Grove Road
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 21/07/1998
Cons Man Plan:
Precinct Name:
Current Site Name: Cottage
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

PAGE No. 4

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	33	Grove Road	Barwon Heads	3227
			Site Name	Cottage

CONTEXTUAL SHEET

Description

The site at 33 Grove Road is visually connected to other single storey, pitched roof houses of mixed styles and periods. This cottage has typical front setback and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[6] The front is characterised by a recent yet appropriate timber picket fence, approximately 1300mm high.

The single storey, horizontal weatherboard Late Victorian vernacular cottage is characterised by an irregular gable roof form that traverses the site, together with a convex front verandah. A c.1940s unpainted brick chimney adorns the roofline. The early timber framed double hung? windows are symmetrically located about a central timber? front door.

A feature of the design is the front verandah. It is supported by recent yet appropriate square timber posts with decorative timber brackets and valance.

History

The site at 33 Grove Road originally formed part of the landholdings owned by Frederick Challis in 1887, which had been a section of the Flinders Estate subdivision.[1] This site formed lot 45 as part of the subdivision by the Barwon Heads Estate Company Limited in 1901.[2] It was subsequently owned by G.F. Holden until c.1910[3] when it was sold to F.C. Windmill., a builder from Newtown[4,5] In 1918-19, Windmill sold the land, together with part lots 43-44, to Mrs J.E. King.[4] She sold it to Mrs S. White of South Melbourne in 1927-28 and a year later the land was again sold, this time to William B. White, a salesman from St. Kilda.[4] It was not until 1941 that this house appears to have been relocated to this site by the then owner, George Chapman of East Geelong.[4,6] In the late 1960s the house was owned by R.A. Slipper and by 1973 J.R. and S.M. Blacket were the owners.[6] Rear extensions to the cottage seem to have been carried out in the 1960s and again in the early 1970s.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

☒ Similar Types	☒ Appropriate Bulk/Form
☐ Similar Styles	☒ Appropriate Architectural Detailing
☐ Similar Construction Dates	☒ Appropriate Materials & Finishes
☒ Appropriate Set Backs	☐ Appropriate Fence Designs & Locations

Urban Design

☒ Significant Historical Development	☐ Original Paving
☐ Significant Urban Focii	☒ Appropriate Allotment Sizes
☒ Significant Views	☐ Appropriate Street Furniture
☒ Original Kerbing	

Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	33	Grove Road	Barwon Heads	3227
			Site Name	Cottage

Comparative Listings

Statement of Cultural Significance

The cottage at 33 Grove Road is ***aesthetically*** significant at a **LOCAL** level. Although possibly relocated to this site and extended at the rear, the cottage still demonstrates some original design qualities of a Late Victorian vernacular style. These qualities include the irregular gable roof form that traverses the site, together with a convex front verandah. Other intact qualities include the timber framed windows and the structural configuration of the front verandah.

The house at 33 Grove Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 26 December, 1901.

Overall, the house at 33 Grove Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate subdivision, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, c.1910, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1914-15, 1916-17, 1917-18, 1918-19, 1921-22, 1923-24, 1927-28, 1932-33, 1934-35, 1935-36, 1937-38, 1943-44,1 1958-59, 1959-60..
5. 'Complete plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1941, 1973, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1912
Major Changes:

Site Address
No.: 35
Street/Site Name: Grove Road
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 21/07/1998
Cons Man Plan:
Precinct Name:
Current Site Name: Cottage
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

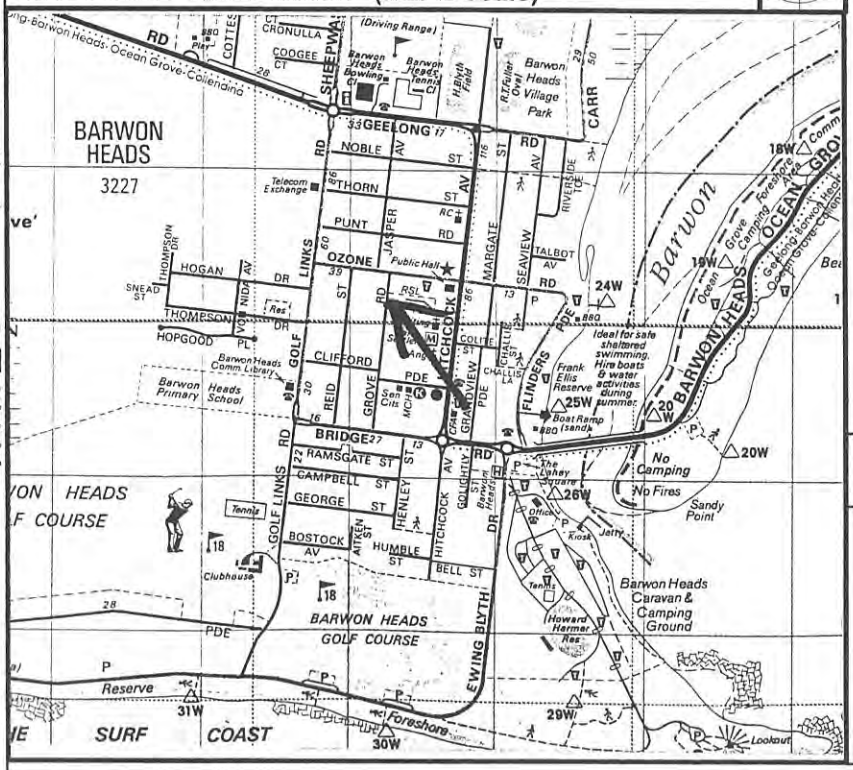
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
35	Grove Road

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Cottage

Australian Map Grid Co-ordinates

E 280325km N 5760045km

Map	Melway map 233
Scale	1:20,000

Ownership	Residential owner

Cadastral Location

County	Grant
Parish	Connewarre
Allotment	
Block	

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement	esDwellings		Industry		
Maritime			Community Life		
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous	misRelocation	

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Verandah
Finish	Painted
Stylistic Character	Late Victorian vernacular

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☒ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☐ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	35	Grove Road	Barwon Heads	3227

Site Name: Cottage

CONTEXTUAL SHEET

Description

The site at 35 Grove Road is visually connected to other single storey, pitched roof houses of mixed styles and periods. This cottage has a typical front setback and wide side setbacks, with a driveway along the side. These setbacks are shown on the 1979 BHSA Plan of Drainage.[6]

The symmetrical, single storey, horizontal weatherboard Late Victorian vernacular cottage is characterised by a gable roof form that traverses the site and a skillion verandah that projects towards the street frontage. These roof forms are clad in corrugated colorbond. Early timber framed twelve-paned double hung windows are symmetrically arranged about a timber and glazed door, which does not appear to be original. A galvanised chimney flue that adorns the roofline is also a recent addition.

An early feature of the design is the verandah. It is supported by worked timber posts with decorative brackets.

History

The site at 35 Grove Road originally formed part of the landholdings owned by Frederick Challis in 1887, which had been a section of the Flinders Estate subdivision.[1] This site formed lots 43-44 as part of the subdivision by the Barwon Heads Estate Company Limited in 1901.[2] It was subsequently owned by G.F. Holden until c.1910[3] when it was sold to Thomas Horwood in c.1911.[4,5] Horwood had this cottage built in 1912.[4] By 1958-59 the cottage was owned by Albert White[4] and in 1979 it was owned by P.T. Longney.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☒ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	35	Grove Road	Barwon Heads	3227
			Site Name	Cottage

Comparative Listings

Statement of Cultural Significance

The cottage at 35 Grove Road is ***aesthetically*** significant at a **LOCAL** level. Although altered, it demonstrates original design qualities of a Late Victorian vernacular style. These qualities include the gable roof form that traverses the site and a skillion verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, timber framed twelve-paned double hung windows, and the worked timber verandah posts with decorative brackets.

The house at 35 Grove Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 26 December, 1901.

Overall, the house at 35 Grove Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate subdivision, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, c.1910, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1911-12, 1912-13, 1914-15, 1958-59, 1959-60.
5. 'Complete plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1979, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1924-25
Major Changes

Site Address
No. 6
Street/Site Name: Henley Street
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 20/07/1998
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe
Current Site Name: House

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☒ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Regional
Historic value	A.4	Local
Scientific value		
Social value		

Overall Significance Level: Regional

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

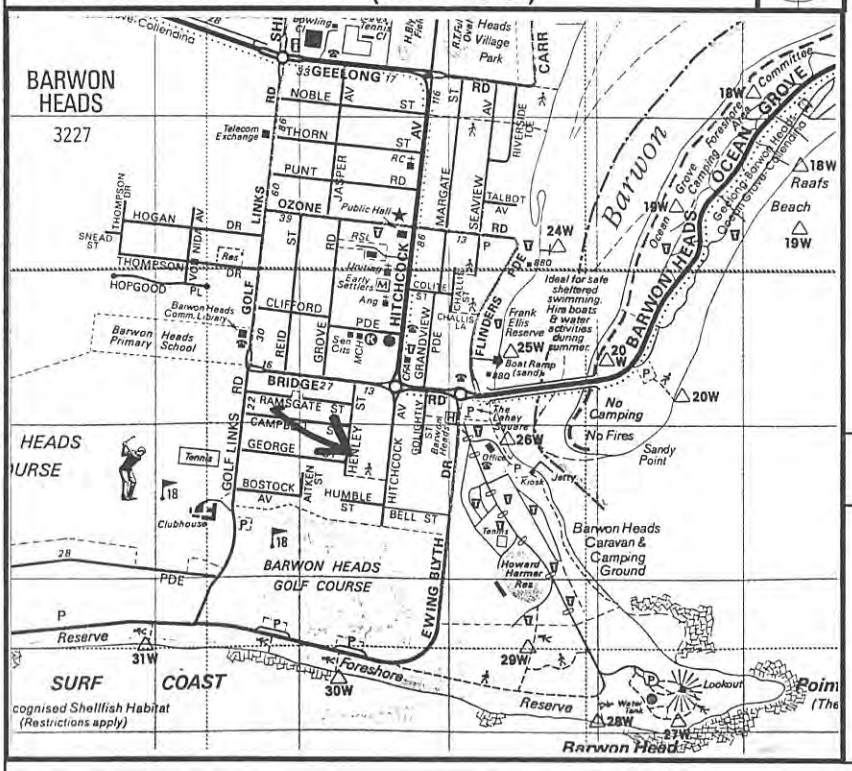
- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
6	Henley Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280375km N 5759475km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☒ Other Prominent Elevations
- ☐ Appropriate Fence
- ☒ Early Garden

Roof	Form & Finish
Openings	Doors & Windows
Decoration	Gable, Ver., L. Light
Finish	Painted & Stucco
Stylistic Character	Interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	6	Henley Street	Barwon Heads	3227
			Site Name	House

Description

The site at 6 Henley Street has visual connections to other predominantly single storey, pitched roof houses of mixed styles and periods. This house has a typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1976 BHSA Plan of Drainage.[6] Three substantial cypress trees are located in the front yard. The front is bound by an inappropriate, horizontal paling fence, approximately 1800mm high.

The asymmetrical, single storey, rough cast interwar Bungalow house is characterised by a gambrel roof form with a projecting minor gablet and a recessed verandah. These roof forms are clad in galvanised corrugated iron. An early roughcast chimney adorns the roofline. Wide overhangs supported by early worked and substantial timber brackets are a feature of the eaves. The early timber framed windows appear to be double hung, and there is an early round arched window on the southern end of the street facade. Original timber and glazed doors are situated on the chamfered corner under the verandah.

A feature of the design is the recessed verandah at the front. It is supported by an imposing early roughcast pillar with early worked vertical timber fretwork members forming a valance. A capped timber balustrade forms the verandah boundary.

Another early decorative feature of the design is the timber shingling within the roof gablet.

History

The site at 6 Henley Street originally formed part of the Flinders Estate subdivision of 1887.[1] In 1901, as part of the subdivision by the Barwon Heads Estate Company Limited, R. Robinson purchased a considerable section of land including this site.[2] In 1906, this land formed lots 43-44 of the Ozone Estate Subdivision[3] which was subsequently purchased by H.C. Cameron in 1912.[4] He sold them to Malcolm Cameron, farmer from Connewarre East in 1913-14.[5] By 1920, they were under the ownership of George Golightly, hotel keeper and significant land holder in the town.[5] Five years later in 1925-26, Golightly sold them to Arthur Collins, who was possibly the grandson of William Henry Collins, woollen magnate of Collins Bros. Mills, Newtown.[5,7] This house was built in the same year, most likely to a design by the architects Laird and Buchan.[5,8] Collins owned the house until the early 1940s, and then it was owned by Fred Grimwade, and by 1958-59 it was under the ownership of his son, Peter N. Grimwade, a grazier.[5,6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	6	Henley Street	Barwon Heads	3227
			Site Name: House	

Comparative Listings

Statement of Cultural Significance

The house at 6 Henley Street is ***aesthetically*** significant at a **REGIONAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the gambrel roof form with a projecting minor gablet and a recessed verandah. Other intact qualities include the roughcast wall cladding, galvanised corrugated iron roof cladding, roughcast chimney, wide eaves supported by worked and substantial timber brackets, timber framed windows including the round arched window, timber and glazed doors situated on the chamfered corner and to the side, imposing roughcast verandah pillar with worked vertical timber fretwork members forming a valance, capped timber balustrade, and the timber shingling within the roof gablet. The substantial cypress trees contribute to the significance of the place.

The house at 6 Henley Street is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887, Barwon Heads Estate Company subdivision of 1901 and the Ozone Estate subdivision of 1906. The house is also ***historically*** significant for its associations with Arthur Collins of Collins Bros. Woollen Mills and the architects Laird and Buchan.

Overall, the house at 6 Henley Street is of **REGIONAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. Ozone Estate subdivision plan, 26 December, 1906, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1913-14, 1920-21, 1924-25, 1925-26, 1934-35, 1942-43, 1958-59, 1959-60.
6. Drainage Plans and Inspectors' Report, Barwon Heads Sewerage Authority, 1976, Barwon Water Profis system.
7. See Brownhill & Wynd, *The History of Geelong & Corio Bay With Postscript 1955-1990*, The Geelong Advertiser, Geelong, 1990, p.320.
8. Arthur Collins, Barwon Heads, is listed in the 'Index of Buchan, Laird and Buchan Drawings, Specifications, Letters and Contract, Day and Cash Books', Geelong Historical Records Centre.
9. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1901-02
Major Changes

Site Address
No. 39
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: Cottage & Outbuilding

Survey Date: 20/07/1998
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, C.2	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☒ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	39	Hitchcock Avenue	Barwon Heads	3227

Site Name: Cottage & Outbuilding

CONTEXTUAL SHEET

Description

The site at 39 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with other single storey residential and commercial buildings of mixed styles and periods. This cottage has a narrow side setback but typical front setback, as shown on the 1978 BHSA Plan of Drainage.[6] The front is bound by a timber capped aluminium fence, approximately 1200mm high.

The single storey, symmetrical, horizontal weatherboard Late Victorian vernacular cottage is characterised by a gable roof form that traverses the site, together with a skillion verandah that projects towards the street frontage. These roof forms appear to be clad in corrugated colorbond. A c.1900? unpainted brick chimney adorns the roofline. Two early timber framed double hung windows (with recent sashes) are symmetricaly located about a recent central doorway.

A feature of the design is the skillion verandah. It is supported by early recent columns and is accentuated by a timber fretwork valance.

The rear, Victorian vernacular horizontal weatherboard outbuilding has a galvanised corrugated iron gable roof form.

History

The site at 39 Hitchcock Avenue was owned by a Mr Johnstone from 1887, which he had purchased as part of the Flinders Estate subdivision.[1] This land was further subdivided by the Barwon Heads Estate Company Limited in 1891.[2] This lot was purchased by W. Nicholson.[2] By 1901, this block and the neighbouring north and south blocks had been purchased by Thomas and Sarah Lilian Abernathy, a fisherman and boarding house keeper respectively.[3,4] It is recorded in the Rate Books that they had a wood house on the land (lots 19-22) as early as 1901-02.[4] An early (1910) photograph/sketch of a timber cottage owned by Abernathy indicates that the cottage was nearer to the Barwon River foreshore, and not in its present location.[5] Although this cottage may have been moved to its current location in the 1910s or 1920s, it is unknown whether the present house is this same building. By 1907-08, the Abernathys had sold this allotment to Arthur H. Vines, manager of the Western Stage Company that operated Cobb and Co.[4] Stabling was constructed on this block at that time.[4] Some of this stabling may have included the timber outbuilding towards the rear of the cottage. In the 1940s, the cottage was occupied by Rene Davis.[7]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	39	Hitchcock Avenue	Barwon Heads	3227

Site Name: Cottage & Outbuilding

Comparative Listings

Statement of Cultural Significance

The cottage at 39 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. Although the cottage appears to have been relocated and has been altered, it still demonstrates some original design qualities of a Late Victorian vernacular style. These qualities include the gable roof form that traverses the site and the skillion verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, timber framed double hung windows, timber verandah columns, and the timber fretwork valance.

The cottage and rear outbuilding at 39 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891. It is also associated with the Western Stage Company and Cobb and Co., as the site of horse stables.

Overall, the cottage and rear outbuilding at 39 Hitchcock Avenue are of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1901-02, 1902-03, 1904-06, 1907-08, 1909-10, 1911-12, 1912-13.
5. Photograph/sketch of Abernathy's cottage, c.1910, Geelong Historical Records Centre.
6. Drainage Plans and Inspectors Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Suburban Residential

Survey Date
23/09/1999

Cons Man Plan

Key Dates
Original
1936
Major Changes
1946-47

Site Address
No. 52
Street/Site Name Hitchcock Avenue
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name

Current Site Name
St. Ann Lodge

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- [ ] Victorian Heritage Register
- [ ] Victorian Heritage Inventory
- [ ] Register of the National Estate
- [ ] HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value		
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- [ ] Excellent
- [ ] Good
- [ ] Fair
- [ ] Poor
- Ruinous
- [ ] Unexposed

Integrity of the site

- [ ] Excellent
- [ ] Good
- [ ] Fair
- [ ] Poor
- [ ] Partially excavated
- [ ] Fully excavated

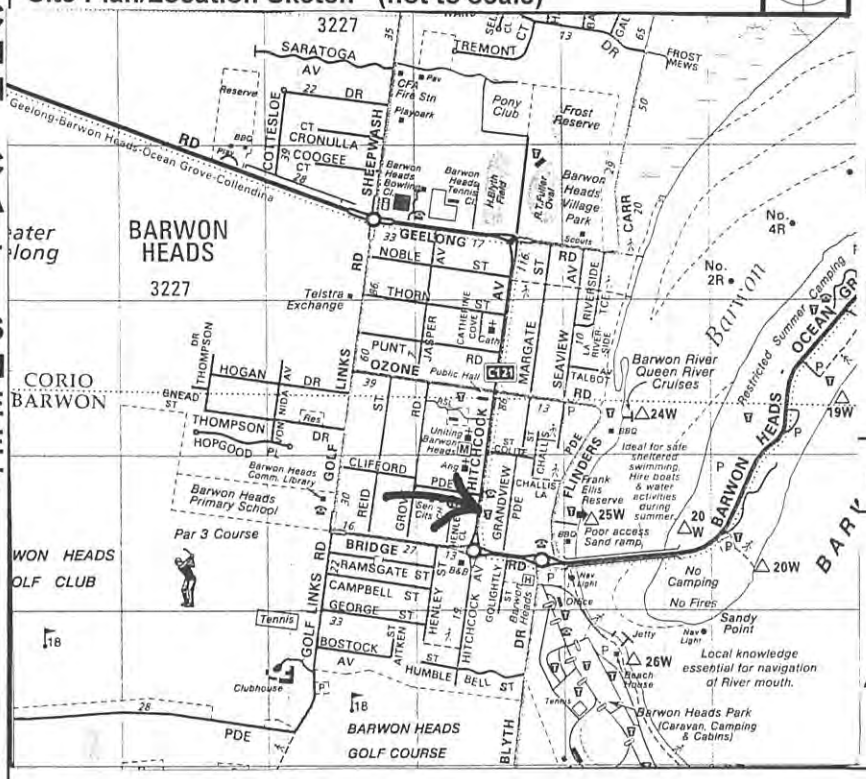
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
52	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: St. Ann Lodge

Australian Map Grid Co-ordinates

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☐ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof

Openings

Decoration

Finish

Stylistic Character: Postwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☐ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	52	Hitchcock Avenue	Barwon Heads	3227
			Site Name	St. Ann Lodge

Description

The house known as St Ann Lodge at 52 Hitchcock Avenue is set on a large allotment, with a substantial garden and exotic trees at the front. The house has a lengthy front setback, and but typical side setbacks.

The single storey, horizontal weatherboard, postwar Bungalow is characterised by a dominant hipped roof form, with projecting minor hips to the south-west. These roof forms are clad in tiles. Wide overhangs are a feature of the eaves. The early timber framed windows are double hung, and there are other, introduced timber windows around the house.

History

The site at 52 Hitchcock Avenue was owned by E.R. Walker in 1943-44.[1] In 1946, this block was sold to Lawrence Diggins for L475.[1] He also purchased the kiosk and shed in the Barwon Heads Park and had them relocated to this site in 1946-47.[1] The kiosk had been constructed for the Barwon Heads Park Trust in 1936 by Henry Wall at a cost of L101-16-6.[2] The minor projecting hipped roof of this house are claimed to be the original kiosk structure, which was integrated into the construction of the house. Diggins was still listed as the owner in the late 1950s.[1]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	52	Hitchcock Avenue	Barwon Heads	3227
			Site Name	St. Ann Lodge

Comparative Listings

Statement of Cultural Significance

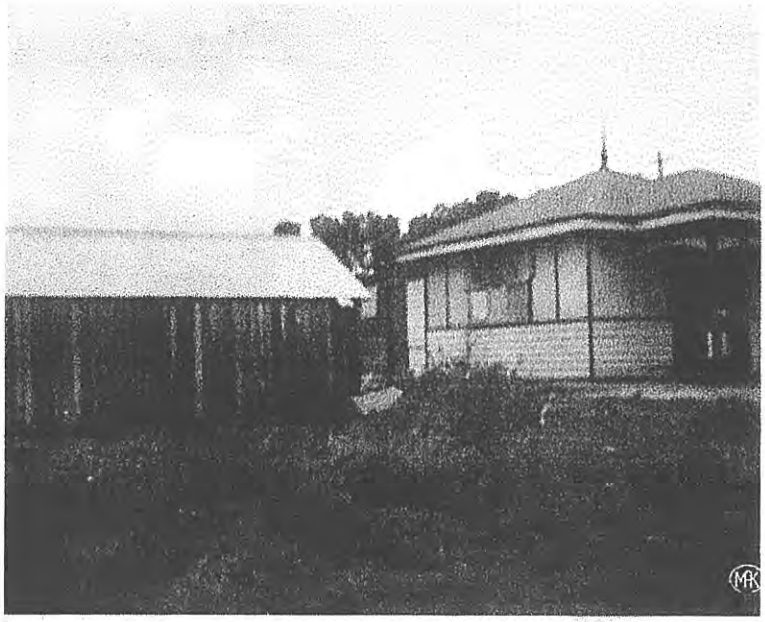
The house at 52 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It has associations with the Barwon Heads Park, for the kiosk that was constructed in the Park in 1936 is now integrated into the overall design of this house.

Overall, the house at 52 Hitchcock Avenue is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1943-44, 1945-46, 1946-47, 1947-48, 1948-49, 1952-555, 1955-58.
2. Barwon Heads Park Trust Minute Books, 1923-1949.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000



St. Ann Lodge, 52 Hitchcock Avenue, Barwon Heads.
Original kiosk & shed from the Barwon Heads Park, 1947. The kiosk was to be incorporated into the design of the present house.
Source: Martin Klabbers Photographic Collection.

ADMINISTRATIVE SHEET

Existing Use/Type: Religious

Survey Date: 20/07/1998

Cons Man Plan:

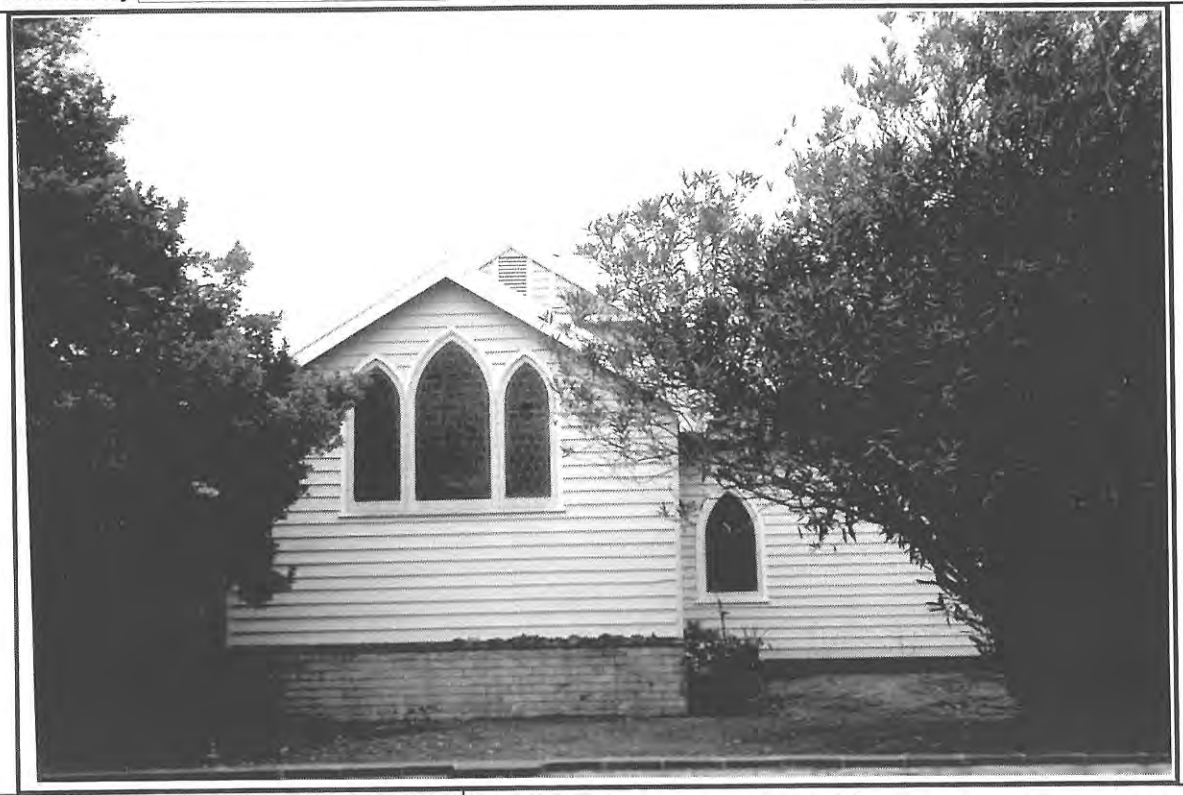
Recorded By: David Rowe

Key Dates
Original: 1907
Major Changes: Several

Precinct Name:

Site Address
No.: 61
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Current Site Name: All Saints Anglican Church



Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value		
Historic value	A.4	Local
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	61	Hitchcock Avenue	Barwon Heads	3227

Site Name: All Saints Anglican Church

CONTEXTUAL SHEET

Description

The site at 61 Hitchcock Avenue has visual connections with the large pine trees and avenue of gum trees at the north end, and to other single storey residential, commercial and religious buildings of mixed styles and periods. This church complex is situated on a deep allotment, with typical front and side setbacks. The building also contributes to the single storey, pitched roof streetscape.

The single storey, horizontal weatherboard (and part brick) Federation and interwar Carpenter Gothic Church building is characterised by a central dominant gable roof form, with projecting gables and other roofs establishing a cruciform plan of including a sanctuary (east), chancels and vestries. Early ventilation stacks adorn the roofline. Wide overhangs are a feature of the eaves. The timber framed and pointed leadlight windows are recent (1950s) additions, but contribute to the aesthetic character of the building.

An early decorative feature of the design is the gable ventilator on the main gable.

Inside the church, displayed on a mount, is the former bell of the Earl of Charlemont.

History

The site at 61 Hitchcock Avenue was originally part of the landholdings of J. Johnstone, which he had purchased in the Flinders Estate subdivision in 1887.[1] In 1891, this land was again subdivided by the Barwon Heads Estate Company Limited and was purchased by S. Wrathall?[2] By 1912, the allotment was owned by S. Smith and it was possibly this owner that sold the land to the Anglican Diocese in February, 1926.[3,4] It was in the 1920s that action was taken to provide an Anglican Church in Barwon Heads, which was at the time meeting in the (former) Mt Colite Public Hall.[4]

With the arrival of the Reverend D.D. Carruthers to the Marshall Parish in 1935 came a major development in building the church.[4] 'On one of his visits to Sparrovale Farm at Marshall, the home of his friend Mr Stradbroke Fowler, he saw the possibility afforded by Mr Fowler's wondering what to do with his old woolshed, now that the farm was going over to dairying, and the next meeting agreed that Mr Carruthers purchase the building for L105.'[4] This woolshed (which may have been a dining room or men's quarters instead) was moved to the Barwon Heads site soonafter, where it was left for some months and only used for the odd meeting.[4] Much of the early restructuring of the Sparrovale building into a Church was carried out by the local builder, Harold Leach.[4] He arranged for his men to use any spare time they had between other jobs on reconstructing the building.[4] They constructed a porch, introduced ventilation, remodelled the windows into Gothic pointed arches, lined the room with masonite and remodelled the west end into an alter.[4] On 24 December, 1937, the Church was in use.[4]... Continued under Comparative Analysis ...

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	61	Hitchcock Avenue	Barwon Heads	3227

Site Name: All Saints Anglican Church

Comparative Listings

History conintued ...
A major flood in 1952 caused some damage to the Church as the building was flooded to a depth of about two feet.[4] During the second half of 1952, Harold Leach added a sanctuary at the East end of the building, and interior timber panelling was also installed at this time.[4] A memorial window was dedicated at the Church in 1956, and was installed from donations received when the Centenary Service was held and the Cairn erected on the Bluff.[5]
In 1963 further works were carried out on the building, according to designs by Alec Chomley, architect.[4] The wall between the nave and vestry was removed and the Sanctuary was relocated further forward so that a chancel and vestry could be inserted at each side.[4] This design was largely adopted, except that the nave was moved further west.[4] These extensions were built as a War memorial and were dedicated by Archdeacon Douglas Blake on 12 January, 1964.[4]
In 1977, fundraising was carried out to raise money to brick the church.[4] This fundraiser was postponed several times and in 1985 quotes were again sought for the work.[4] The bricklaying was carried out as far as the porches only.[4]
In the 1980s, a Memorial Garden was planted on the north side of the Church, with ashes interred in the garden, together with plaques.[4] Because of concerns about the legality of the garden, a new garden was in the process of design in the mid 1990s.[4] The Earl of Charlemont Bell inside the Church was mounted on a display board designed by the architect, Neil Wallace, in November, 1983.[4] The mount was dedicated to the memory of Mr Leslie Bean.[4]

Statement of Cultural Significance

All Saint's Anglican Church at 61 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with Sparrovale Farm, Marshall, as an outbuilding, and later with the Anglican Church at Barwon Heads, as a Church building. The site is also associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891.

All Saint's Anglican Church at 61 Hitchcock Avenue is ***socially*** significant at a **LOCAL** level. It is recognised and valued by the community for religious associations with the Anglican church.

Overall, All Saint's Anglican Church at 61 Hitchcock Avenue is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
4. *All Saints Barwon Heads: Sixty Years of Worship*, 2nd edition, Barwon Heads.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1927-28c
Major Changes

Site Address
No. 66
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date
20/07/1998

Cons Man Plan

Precinct Name

Current Site Name
House

Recorded By David Rowe

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, H.1	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

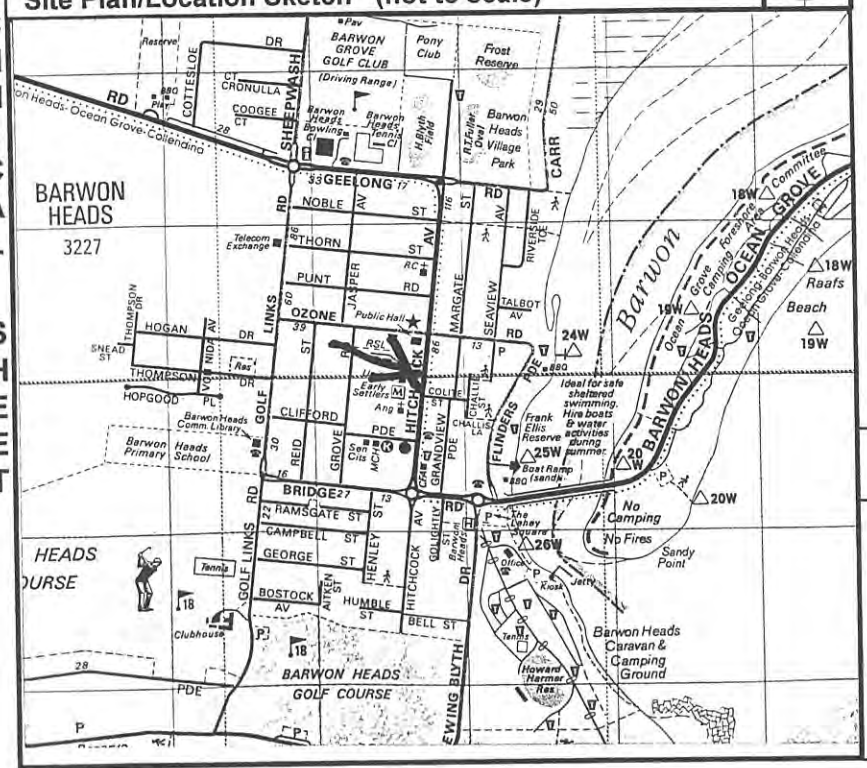
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
66	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280525km N 5759905km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	66	Hitchcock Avenue	Barwon Heads	3227
			Site Name	House

Description

The site at 66 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with other single storey residential, religious and commercial buildings of mixed styles and periods. This house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1979 BHSA Plan of Drainage.[6] The front is bound by gum trees.

The single storey, symmetrical, horizontal weatherboard interwar Californian Bungalow house is characterised by a simple gable roof form which appears to be clad in galvanised corrugated iron. Wide overhangs and exposed rafters are features of the eaves. The windows appear to be timber framed and double hung.

A feature of the design is the recessed front verandah. The decorative timber fretwork valance appears to be recent.

History

The site at 39 Hitchcock Avenue was owned by Frederick Challis from 1887, which he had purchased as part of the Flinders Estate subdivision.[1] This land was further subdivided by the Barwon Heads Estate Company Limited in 1901.[2] By 1911-12, this lot, no.10, had been purchased by Robert & Thomas Shugg, wood merchants.[3,4] An earlier house appears to have been built at this time.[3] By 1916-17, Robert Shugg continued to occupy the house, but it had been sold to Mrs Sarah Jane Farquhar of Adelaide.[4] She sold it to Albert Thomas in 1922-23 and by 1927-28 the Net Annual Value of the property had increased from L18 to L30.[4] This suggests that the present Californian Bungalow house was built at this time. By 1943-44 the house was occupied by Mrs Winter and owned by a Mr Spriggins.[4] It appears that Mrs Winter ran a boarding house in the 1940s which was known as "Tallangie".[5] By 1979 the house was owned by J.W. Wilkinson.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	66	Hitchcock Avenue	Barwon Heads	3227
			Site Name: House	

Comparative Listings

Statement of Cultural Significance

The house at 66 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates some original design qualities of the interwar Californian Bungalow style. These qualities include the simple gable roof form which appears to be clad in galvanised corrugated iron and the wide eaves with exposed rafters. Other intact qualities include the horizontal weatherboard wall cladding, timber framed double hung windows. The house also contributes to the single storey, pitched roof streetscape of this part of Hitchcock Avenue.

The house at 66 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887, Barwon Heads Estate Company Limited subdivision of 1901, and with Mrs Mary Winter who ran the "Tallangie" guest house in the 1940s.

Overall, the house at 66 Hitchcock Avenue is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
3. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1911-12, 1912-13, 1913-14, 1916-17, 1922-23, 1927-28, 1943-44.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Religious

Survey Date: 20/07/1998

Cons Man Plan: High Priority

Recorded By: David Rowe

Key Dates
Original: 1873
Major Changes: 1891, 1942,47

Precinct Name:

Site Address
No.: 71
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: Barwon Heads Uniting Church

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Regional
Scientific value		
Social value	G.1	Local

Overall Significance Level: Local

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

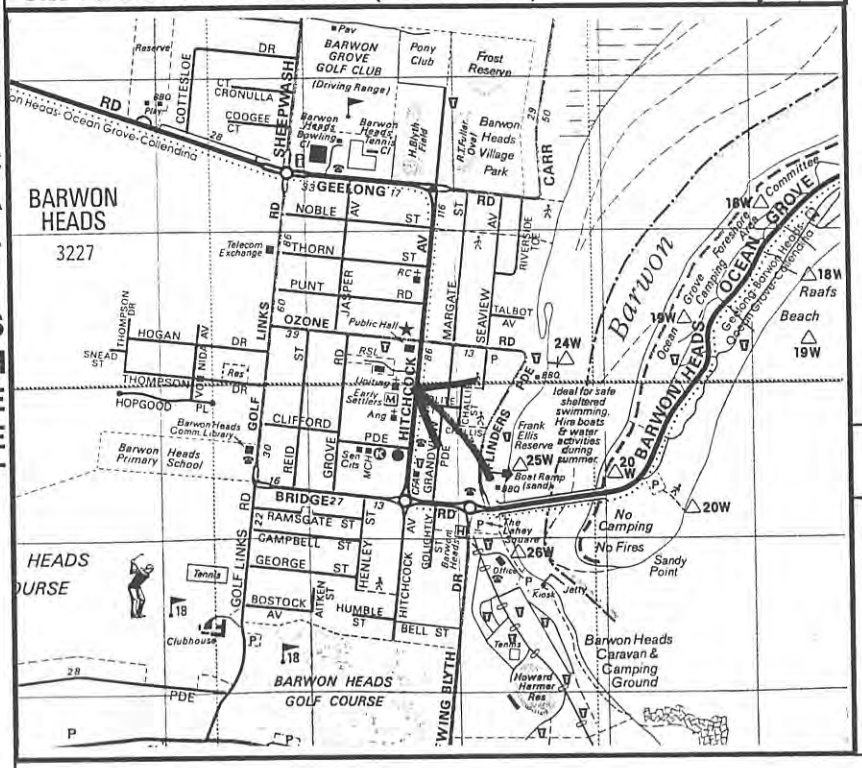
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
71	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Barwon Heads Uniting Church

Australian Map Grid Co-ordinates

E 280500km N 5760025km

Map: Melway map 233

Scale: 1:20,000

Ownership: Private

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☐ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☒ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clChurches
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☒ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Gable, Lead Light
Finish	Painted
Stylistic Character	Victorian Carpenter Gothic

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	71	Hitchcock Avenue	Barwon Heads	3227

Site Name: Barwon Heads Uniting Church

Description

The site at 71 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, gotether with single storey residential, religious and commercial buildings of mixed styles and periods. This Church building has large front and side setbacks, due to the substantial size of the land. These setbacks are shown on the 1994 Barwon Water Amended Plan of Drainage.[4]

The single storey, symmetrical, horizontal weatherboard Victorian Carpenter Gothic building is characterised by a central gable roof form, with a minor porch gable projecting towards the street frontage and transept gables projecting at the sides. These roof forms appear to be clad in galvanised corrugated iron. Timber framed and pointed leadlight windows adorn the elevations. An early pointed timber entrance door is situated on the north projecting transept, while a recent door is located on the front porch.

Early decorative features of the design include the timber flying gable fretwork and finial.

The Church property apparently also accommodates a bell, which was originally from the "Sussex" vessel that was wrecked off the coast in 1872.[5]

History

The site at 71 Hitchcock Avenue was owned by a Mr Johnstone from 1887, which he had purchased as part of the Flinders Estate subdivision.[1] This land was further subdivided by the Barwon Heads Estate Company Limited in 1891 and lots 4-5 were reserved for the Methodist Church.[2] It was also in 1891 that the present Church building was relocated on a jinker drawn by horses.[3] It had originally been erected as a Methodist Church at Connewarre in 1873.[3]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	71	Hitchcock Avenue	Barwon Heads	3227

Site Name: Barwon Heads Uniting Church

Comparative Listings

Statement of Cultural Significance

The Barwon Heads Uniting Church building at 71 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the Victorian Carpenter Gothic style. These qualities include the central gable roof form, with a minor porch gable projecting towards the street frontage and transept gables projecting at the sides. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed and pointed-arch leadlight windows, pointed-arch timber entrance door, timber flying gable fretwork and finial. The Church building also makes a signficant contribution to the single storey, pitched roof streetscape.

The Barwon Heads Uniting Church building at 71 Hitchcock Avenue is ***historically*** significant at a **REGIONAL** level. It is associated with the development of the Methodist Church at Connewarre in 1873 and in Barwon Heads in 1891. The Church building is also ***historically*** signficant at a **LOCAL** level for its associations with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891. The bell within the Uniting Church property is ***historically*** significant at a **LOCAL** level for its associations with the ship wreck, the "Sussex".

The Barwon Heads Uniting Church building at 71 Hitchcock Street is ***socially*** significant at a **LOCAL** level. It is recognised and valued by the local community for religious reasons.

Overall, the Barwon Heads Uniting Church building at 71 Hitchcock Avenue is of **LOCAL** significance.

It is highly recommended that a Conservation Management Plan be carried out on the property.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. J. Pescott, *South Barwon 1857-1985,* City of South Barwon, Belmont, 1985.
4. Drainage Plans and Inspectors' Reports, 1978, 1994, Barwon Heads Sewerage Authority ahd Barwon Water, Barwon Water Profis system.
5. *Geelong Advertiser*, 6 January, 1923 & 10 February, 1934.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Public

Survey Date: 20/07/1998

Cons Man Plan: High Priority

Key Dates
Original: 1934
Major Changes: 1954

Site Address
No.: 77
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Recorded By: David Rowe

Precinct Name:

Current Site Name: Barwon Heads Public Hall

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

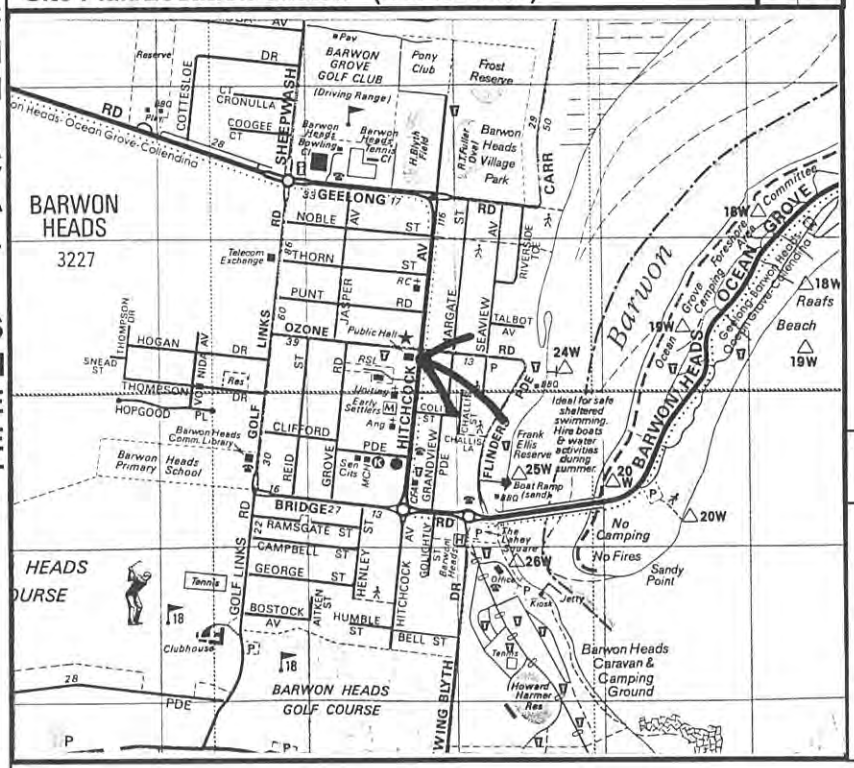
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
77	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Barwon Heads Public Hall

Australian Map Grid Co-ordinates

E 280500km N 5760085km

Map: Melway map 233

Scale: 1:20,000

Ownership: State

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

- ☐ monument
- ☐ recreational
- ☐ residential
- ☐ aviation
- ☐ gate
- ☐ landscape
- ☒ building
- ☐ industrial
- ☒ public
- ☐ infrastructure
- ☐ relic/ruin
- ☐ tree(s)
- ☐ religious
- ☐ educational
- ☐ agricultural
- ☐ commercial
- ☐ maritime
- ☐ fence
- ☐ garden
- ☐ machinery
- ☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clLibraries, galleries	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☒ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form & Finish
Openings	Doors & Windows
Decoration	Gable
Finish	Painted & Unpainted
Stylistic Character	Interwar Hall Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	77	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Barwon Heads Public Hall

CONTEXTUAL SHEET

Description

The site at 77 Hitchcock Avenue has visual connections to the tall pine trees along the north end of Hitchcock Avenue and to the avenue of gum trees to the north of Hitchcock Avenue. The site also has visual connections with predominantly single storey, pitched roof houses of mixed styles and periods. This building has typical front and side setbacks, although it is situated on a substantial block. A flag pole is also located on the east end of the site.

The single storey, brick and cement rendered, interwar Hall Bungalow styled building is characterised by a dominant gable roof form that terminates into a small, central projecting hipped roof wing on the east end. These roof forms are clad in concrete? tiles. A smaller additional brick wing is situated to the west. A series of early galvanised iron ventilation stacks adorn the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed? windows along the north and south facades have nine lights, while the windows on the east facade are recent additions. The doors on the east facade, including the booth openings, have timber frames and doors.

Early decorative features of the design include the unpainted red brickwork to sill level (along the north and south facades and parts of the east facade) and to door height (on the projecting wing of the east facade), with a cement rendered finish above. Other decorative features include the Barwon Heads Hall signage, stringcourse on the central east wing, and the gable infill (panelling and battening).

History

The first public hall in Barwon Heads was situated to the south-east of the hotel, having been constructed between 1887 and 1891.[1] The land on which the present hall is situated was owned by A. Smith in c1906 and at least until 1912.[1] At some stage after 1912, another hall was built on the present site, but it was destroyed by fire in 1930.[2] This building was constructed in 1934 and the *Geelong Advertiser* reported its completion as an improvement to Barwon Heads. The report further stated: "This is the most recent addition to the public building at Barwon Heads and is easily the best hall in the Geelong district. Its construction which was carried out in brick and concrete cost £1150. The furnishings cost £200 and the land on which it is built £100. It has a clear floor space of 2400 square feet, a stage of 20 ft. by 12 ft. and on either side of the stage there are two dressing rooms 10 ft. by 12 ft. There is a modern biograph box and a well equipped kitchen. The number of entertainments held in the hall and the patronage accorded them since it was opened furnishes abundant proof of the need there was for such a building at the popular seaside resort. The committee has recently entered into the regular screening of talkie pictures in the hall."[3] In 1954, a supper room and new kitchen were added.[2]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	77	Hitchcock Avenue	Barwon Heads	3227

Site Name: Barwon Heads Public Hall

Comparative Listings

Statement of Cultural Significance

The Barwon Heads Public Hall at 77 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates design qualities of the interwar Hall Bungalow style including the dominant gable roof form that terminates into a small, central projecting hipped roof wing on the east end. Other intact qualities include the concrete? tile roof cladding, series of galvanised iron ventilation stacks, wide eaves and exposed rafters, windows along the north and south facades, timber framed doors and openings doors on the east facade, unpainted red brickwork to sill level (along the north and south facades and parts of the east facade) and to door height (on the projecting wing of the east facade) with a cement rendered finish above, Barwon Heads Hall signage, stringcourse on the central east wing, and the gable infill (panelling and battening).

The Barwon Heads Public Hall at 77 Hitchcock Avenue is ***historically*** and ***socially*** significant at a **LOCAL** level. It is of importance for its association with the development of Barwon Heads into a seaside resort in the early twentieth century and is recognised and valued by the community for its associations with recreational pursuits.

Overall, the Barwon Heads Public Hall at 77 Hitchcock Avenue is of **LOCAL** significance.

It is highly recommended that a Conservation Management Plan be carried out on the property.

References

1. The hall does not feature on the 'Plan of the Flinders Estate', 1887, but is present on the map of the 'Barwon Heads Estate', 30 March, 1891. These maps are in the collection of the Geelong Historical Records Centre.
2. J. Pescott, *South Barwon 1857-1985*, City of South Barwon, Belmont, 1985, p.159.
3. 'Barwon Heads Improvements', in the *Geelong Advertiser,* 30 June, 1934.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Religious

Key Dates
Original: 1939
Major Changes:

Site Address
No.: 101
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 20/07/1998
Cons Man Plan: High Priority
Precinct Name:
Recorded By: David Rowe
Current Site Name: Holy Family Catholic Church

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, H.1	Local
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

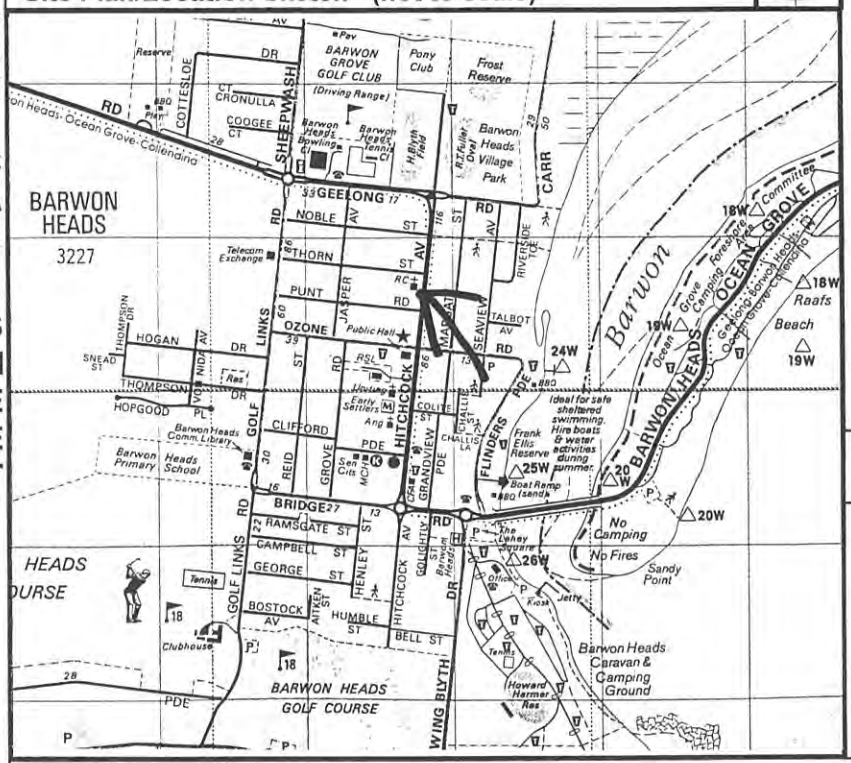
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)


BARWON HEADS
3227
GEELONG
BARWON GROVE GOLF CLUB
Pony Club
Frost Reserve
Barwon Heads Village Park
BARWON HEADS GOLF COURSE
Barwon Heads Caravan & Camping Ground
Barwon Heads Comm. Library
Barwon Primary Heads School
Clubhouse
Tennis
Jetty
Sandy Point
No Camping
No Fires
Boat Ramp (sand)
Ideal for safe sheltered swimming. Hire boats & water activities during summer.
Frank Ellis Reserve
Howard Harmer Res
Beach
Raafs
Committee
Ocean Grove
Barwon Heads
SHEEPWASH
COTTESLOE
CRONULLA
COOGEE
CARR
NOBLE
THORN
PUNT
JASPER
OZONE
HOGAN
THOMPSON
HOPGOOD
CLIFFORD
REID
GROVE
HITCHCOCK
FLINDERS
SEAVIEW
TALBOT
MARCIA
RIVERSIDE
BRIDGE
RAMSGATE
CAMPBELL
GEORGE
BOSTOCK
HUMBLE
BELL
HENLEY
AITKEN
GOLF LINKS
WING BLYTH
GOLLIGHTLY
GRANDVIEW
CHALLIS
LINKS
Barwon Heads Village Park
Barwon Heads Bowling
Barwon Heads Tennis
Public Hall
RSL
Early Settlers
Telecom Exchange
Res
Tennis
Office
Kiosk
The Lahey Reserve
Howard Harmer Res
Barwon Heads Caravan & Camping Ground
Ocean Grove Camping Reserve
Geelong Bowls Club
Ocean Grove Bowls Club
Ocean Grove Golf Course
Ocean Grove Primary School
Ocean Grove Community Centre
Ocean Grove Library
Ocean Grove Post Office
Ocean Grove Shopping Centre
Ocean Grove Hotel
Ocean Grove Caravan Park
Ocean Grove Lake
Ocean Grove Beach
Ocean Grove Foreshore
Ocean Grove Reserve
Ocean Grove Camping Reserve

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	101	Hitchcock Avenue	Barwon Heads	3227

Site Name: Holy Family Catholic Church

Description

The site at 101 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with single storey residential, religious and commercial buildings of mixed styles and periods. This Church building has large front and side setbacks, due to the substantial size of the land. These setbacks are shown on the 1978 BHSA Plan of Drainage.[4] Early and substantial cypress trees are located on the site.

The single storey, asymmetrical, horizontal weatherboard interwar Carpenter Gothic building is characterised by a crow-stepped parapetted gable roof, with a minor parapetted gable porch projecting to the side (north). These roof forms appear to be clad in corrugated zincalume. Early, timber framed, multi-paned round arched windows are regularly arranged on the longitudinal sides, while the east wall is adorned by a triple round-arched lancet window with worked consoles. The round arched timber porch door also appears to be early.

Early decorative features of the design include the gable ventilation portal and the crosses at the apex of the major and minor gables.

History

The site at 101 Hitchcock Avenue originally formed part of the landholdings of a Mr Johnstone after the Flinders Estate subdivision in 1887.[1] In 1891 this land was further subdivided by the Barwon Heads Estate Company Limited and it appears that this block formed part of the land purchased by a Mr McArthur.[2,3] His landholdings were sold as the McArthur Estate subdivision in December, 1916.[3] On 16 September, 1938, Monsignor Benson turned the first sod for the construction of a Catholic Church on this site.[4] In earlier years, services had been held in the Mt. Colite Hall.[5] Towards the end of 1938, the Catholic architect, Cyril C. Kelly designed this Church building and a drawing of it was published in the *Geelong Advertiser*.[4] The builder for the work was B. Murphy.[4] To pay for the building, Monsignor Benson had appointed Father J. Cleary of Drysdale to direct an appeal for funds.[4] Archbishop Daniel Mannix presided at the opening ceremony on New Years Day, 1939.[4,5] The Misses Rice, who owned the Racecourse Hotel at Marshall, donated two statues.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	101	Hitchcock Avenue	Barwon Heads	3227

Site Name: Holy Family Catholic Church

Comparative Listings

Statement of Cultural Significance

The Holy Family Catholic Church building at 101 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Carpenter Gothic style. These qualities include the crow-stepped parapetted gable roof, with a minor parapetted gable porch projecting to the side (north). Other intact qualities include the horizontal weatherboard wall cladding, timber framed, multi-paned round arched windows and the triple round-arched lancet window with worked consoles, round arched timber porch door, gable oculus ventilator and the crosses at the apex of the major and minor gables. The substantial cypress trees contribute to the significance of the place. The Church building also makes a substantial contribution to the single storey, pitched roof streetscape.

The Holy Family Catholic Church building at 101 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the development of the Catholic Church in Barwon Heads, together with the Flinders Estate subdivision of 1887 and the McArthur Estate subdivision of 1916. The Church building is also associated with the architect, Cyril Kelly, and the builder, B. Murphy.

The Holy Family Catholic Church building at 101 Hitchcock Avenue is ***socially*** significant at a **LOCAL** level. It is recognised and valued by the Barwon Heads community for religious reasons.

Overall, the Holy Family Catholic Church building at 101 Hitchcock Avenue is of **LOCAL** significance.

It is highly recommended that a Conservation Management Plan be carried out on the property.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. The McArthur Estate subdivision plan, December, 1916, Geelong Historical Records Centre.
4. Geelong Advertiser, 17 September, 1938, 3 December, 1938, 2 January, 1939, 7 January, 1939.
5. J. Pescott, South Barwon 1857-1985, City of South Barwon, Belmont, 1985.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1915c
Major Changes: 1923-24

Site Address
No.: 105
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 20/07/1998
Cons Man Plan:
Precinct Name:
Current Site Name: Maxwelton
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

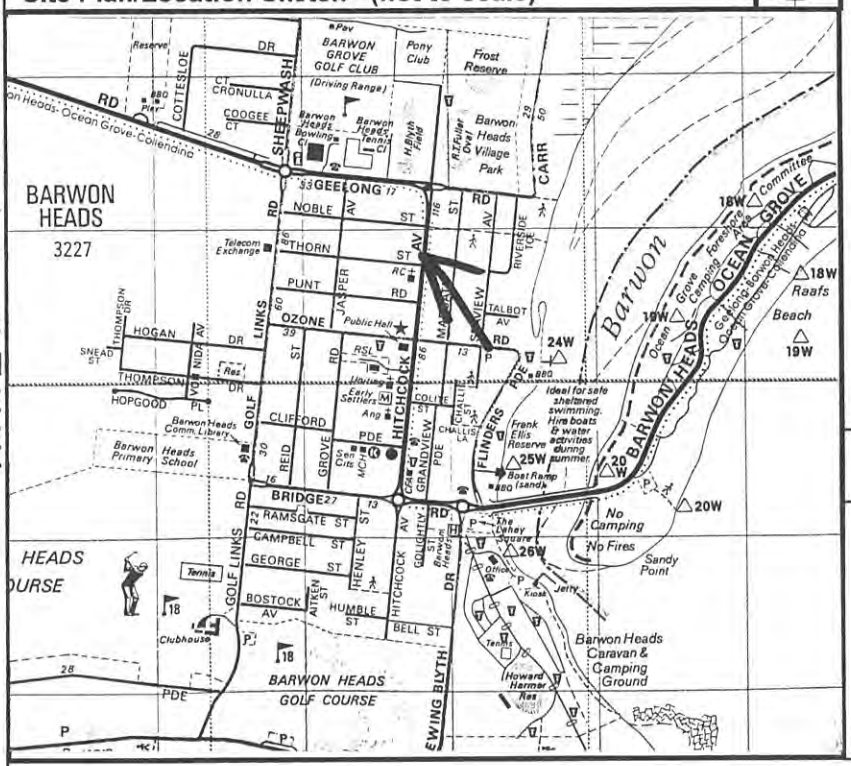
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
105	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Maxwelton

Australian Map Grid Co-ordinates

E 280540km N 5760320km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Verandah, W. hood
Finish	Painted
Stylistic Character	Edwardian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	105	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Maxwelton

CONTEXTUAL SHEET

Description

The site at 105 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with other single storey residential, religious and commercial buildings of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1975 BHSA Plan of Drainage.[5] The front is characterised by substantial trees and shrubs.

The single storey, asymmetrical, horizontal weatherboard Edwardian house is characterised by a recessed dominant hipped roof and a concave verandah and gable that project towards the street frontage. These roof forms appear to be clad in corrugated colorbond. An early, unpainted brick chimney with terra cotta pot adorns the roofline. The early timber framed windows are double hung and the window under the projecting gable has decorative timber frames and leadlighted side lights. Above it is a window hood supported by worked timber brackets. The four panel timber door with side lights also appears to be original.

A feature of the design is the front verandah, supported by worked timber columns with worked timber brackets and a decorative timber fretwork valance.

History

The site at 105 Hitchcock Avenue was owned by a Mr Johnstone from 1887, which he had purchased as part of the Flinders Estate subdivision.[1] This land was further subdivided by the Barwon Heads Estate Company Limited in 1891.[2] By 1901, a considerable section of this land was sold to George Hague, woolbroker.[2] Upon his death in 1909, this land formed the Monomeeth Estate subdivision and this house is situated on lots 1-2.[3] William Dobson, Cab proprietor, appear to have purchased these lots soon after.[4] These house appears to have been built for him about this time.[7] In 1923-24, he sold the property to Murdock McLean, a gentleman.[4] By 1938-39, McLean had sold the house to Mary Elizabeth Abbott of Highton.[4] The property was owned by Mrs Fanny Terrier in 1943-44,[4] and Les and Gwen Hands lived there in the 1950s.[7] In 1975, M. Luke was the owner, while G. Kelly and Karyn Howie owned the property in the early 1990s.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	105	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Maxwelton

Comparative Listings

Statement of Cultural Significance

The house at 105 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the recessed dominant hipped roof and a concave verandah and gable that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted brick chimney with terra cotta pot, timber framed double hung windows with the window under the projecting gable having decorative timber frames and leadlighted side lights, window hood, front four panel timber door and sidelights, worked timber verandah columns with timber brackets and a decorative timber fretwork valance. The house also makes a significant contribution to the single storey, pitched roof streetscape.

The house at 105 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Monomeeth Estate subdivision of 1909.

Overall, the house at 105 Hitchcock Avenue is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited Plan, 26 December, 1901, Geelong Historical Records Centre.
3. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Company, 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1911-12, 1915-16, 1923-24, 1927-28, 1938-39, 1943-44.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1975, 1991, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1925-26
Major Changes

Site Address
No. 111
Street/Site Name: Hitchcock Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date
20/07/1998

Cons Man Plan

Precinct Name

Current Site Name
House

Recorded By David Rowe

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☒ Poor
- ☐ Partially excavated
- ☐ Fully excavated

PAGE 1 of 4

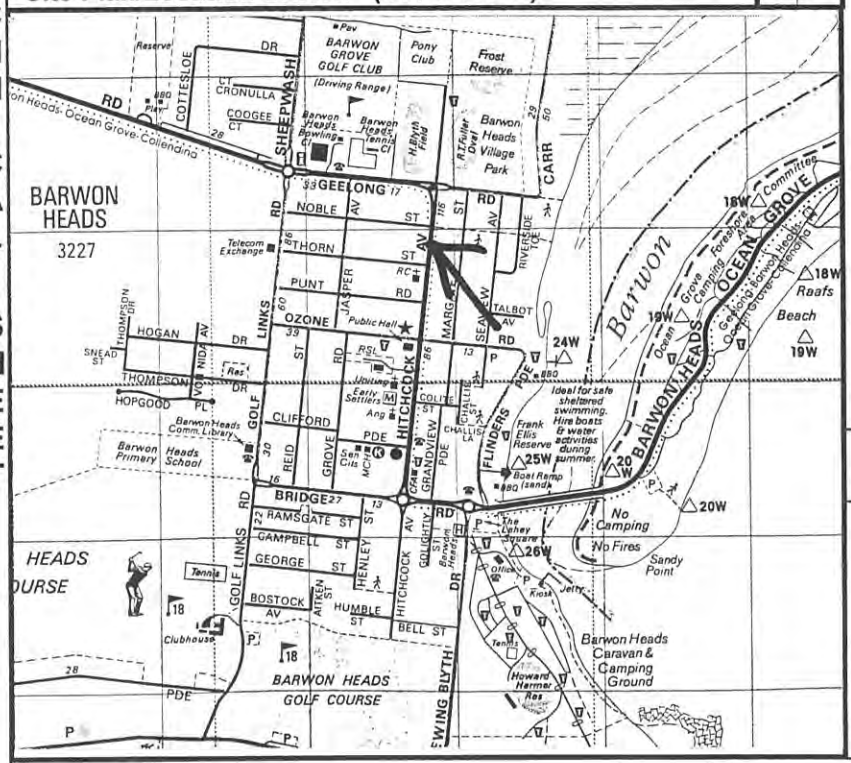
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
111	Hitchcock Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280590km N 5760365km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☒ fence	☒ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☒ Appropriate Fence
- ☒ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	111	Hitchcock Avenue	Barwon Heads	3227
			Site Name	House

Description

The site at 111 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with other single storey residential, religious and commercial buildings of mixed styles and periods. This house has a typical front setback and wide side setbacks, due the large size of the block. These setbacks are shown on the 1973 BHSA Plan of Drainage.[6] The front is bound by an early substantial hedge, approximately 2000mm high.

The single storey, asymmetrical, horizontal weatherboard interwar Californian Bungalow house is characterised by a recessed dominant gable roof form that traverses the site, and a minor gambrel roof that projects towards the street frontage. These roof forms appear to be clad in corrugated zincalume. An early painted brick chimney with an elongated terra cotta pot adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are double hung, and some have six paned sashes.

Early decorative features of the design include the gable ventilators.

History

The site at 111 Hitchcock Avenue was owned by a Mr Johnstone from 1887, which he had purchased as part of the Flinders Estate subdivision.[1] This land was further subdivided by the Barwon Heads Estate Company Limited in 1891.[2] By 1901, a considerable section of this land was sold to George Hague, woolbroker.[2] Upon his death in 1909, this land formed the Monomeeth Estate subdivision and this house is situated on lot 4.[3] Soon after 1909, this block was sold to Alfred Roadknight, auctioneer.[4,5] He sold it to Phillip Moir, carpenter, in 1919-20.[5] This house was built in 1925-26,[5] possibly by Moir. Two years later in 1927-28, the property had been sold to Frederick and Mary Ann Hitchins.[5] They lived there until the early 1940s when it was sold to George Rowland Dixon of King Street, Geelong.[5] By 1973 the property was owned by D.H. Joseph.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	111	Hitchcock Avenue	Barwon Heads	3227
			Site Name	House

Comparative Listings

* 6 Campbell Street, Barwon Heads

Statement of Cultural Significance

The house at 111 Hitchcock Avenue is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed dominant gable roof form that traverses the site, and minor gambrel roof that projects towards the street frontage. Other intact qualities include the painted brick chimney with an elongated terra cotta pot, wide eaves and exposed rafters, timber framed double hung windows (some have six panes), and the gable ventilators. The substantial hedge at the front boundary contributes to the significance of the place. The house also makes a significant contribution to the single storey, pitched roof streetscape.

The house at 111 Hitchcock Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Monomeeth Estate subdivision of 1909.

Overall, the house at 111 Hitchcock Avenue is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited Plan, 26 December, 1901, Geelong Historical Records Centre.
3. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Company, 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1915-16, 1916-17, 1919-20, 1925-26, 1927-28, 1928-29, 1930-31, 1935-36, 1940-41.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 17/07/1998

Cons Man Plan:

Recorded By: David Rowe

Key Dates
Original: 1922-23
Major Changes: 1970c

Precinct Name:

Site Address
No.: 95
Street/Site Name: Lings Road
Town/Suburb: Barwon Heads
Postcode: 3227

Current Site Name: Fr Manager's House - Asp. Farm

Heritage Status

Register of the National Estate
Database No.: File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, H.1	Regional
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☒ Poor
- ☐ Partially excavated
- ☐ Fully excavated

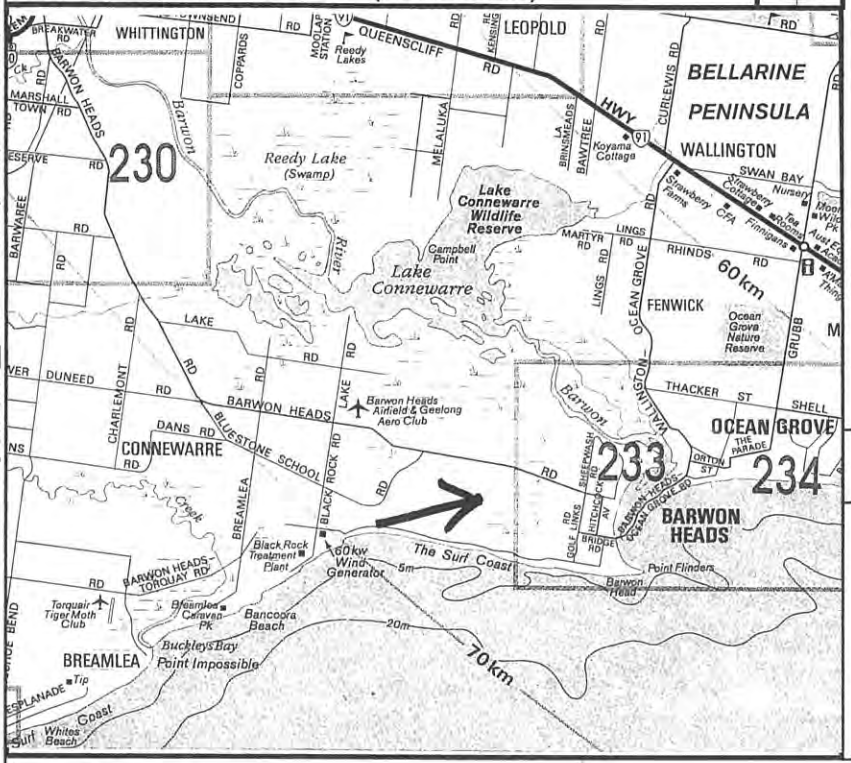
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
95	Lings Road

Town/Suburb: Barwon Heads — Postcode: 3227

Site Name: Fr Manager's House - Asp. Farm

Australian Map Grid Co-ordinates

E 278200km N 5760300km

Map: Connewarre 7721-2-1

Scale: 1:25,000

Ownership: Private

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	inFarming
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	lpsRural
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☒ Early Garden

Roof	Form
Openings	Windows
Decoration	Verandah
Finish	Painted
Stylistic Character	Interwar Vernacular

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	95	Lings Road	Barwon Heads	3227

Site Name: Fr Manager's House - Asp. Farm

Description

The interwar Bungalow former manager's house at 95 Lings Road is characterised by an early gabe roof form with a recent minor gable roof projecting to the north. These roof forms are clad in recent corrugated colorbond and have wide eaves. An early chimney adorns the roofline. The verandah posts and brackets, as well as the timber framed windows appear to be recent replacements.

The stables building at 95 Lings Road is characterised by a single, low pitched galvanised corrugated iron gable roof form, with galvanised corrugated iron wall cladding. Recent corrugated iron sliding doors are located on the north gable, while a single early timber framed and corrugated iron? door is located on the west facade. The north gable end also has vertical weatherboard cladding above the doors.

History

The former Manager's house and stables building at 95 Lings Road is situated on land that appears to have originally formed part of the pre-emptive right of John McVean from 1854.[1] By 1898-99, Henry Challis owned 30 acres of this land and had a house on lot C, section 23.[2] Henry Challis was a market gardener, and by 1904-05, he and his son? Harry owned a further 35 acres, bringing their total landholdings to 65 acres.[2] By 1909-10, the land was owned by another relative, Edwin Collins, who also owned all or part of the Murtna Ghurt Swamp.[2] In 1910-11, Challis sold the property to Walter Higgins, bulb merchant, and with neighbouring land he owned, the total acreage of the property reached 88 acres.[2] In 1921-22, Higgins purchased additional land, and his holdings totalled 122 acres at this time.[2] Soon after, the farm was purchased by A.M. Robinson of Melbourne for £7600. Robinson appears to have acted for the Australian Jam Compay (AJC).[2,3] It was leased to Messrs Neilson and Neilson of Geelong before George and Walter Foster, asparagus farmers took over the management of the property in 1922-23.[2] It is likely that manager's house and stables building were constructed around this time. Alterations and additions were carried out to the house when the farm was subdivided into smaller allotments. These changes to the house were carried out by Doug Hocking, present owner, in the 1970s.[4] In c.1968 the then owner of the property, raised the building off the ground onto stumps.[4]
(see record sheet for the Alexander Shanks & Son diesel engine for further historical details)

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	95	Lings Road	Barwon Heads	3227

Site Name: Fr Manager's House - Asp. Farm

Comparative Listings

Statement of Cultural Significance

The former manager's house at 95 Lings Road is **aesthetically** significant at a **LOCAL** level. It has undergone extensive changes, although the major gable roof form, chimney, wide eaves and horizontal weatherboard wall cladding are all early interwar Bungalow design qualities.

The former manager's house and stables building at 95 Lings Road is ***historically*** significant at a **REGIONAL** level. It is associated with the asparagus farm operated by George and Walter Foster for the Australian Jam Company from the early 1920s.

Overall, the former manager's house and stables building at 95 Lings Road is of **LOCAL** significance.

References

1. Parish Plan of Conewarre, 1903, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1898-99, 1899-1900, 1900-01, 1904-04, 1909-10, 1910-11, 1911-12, 1914-15, 1915-16, 1916-17, 1919-20, 1921-22, 1922-23, 1923-24, 1924-25, 1925-26, 1926-27, 1930-31, 1936-37, 1943-44.
3. Interview by Cheryl Timbury with Cobden Martin, former employee of the AJC asparagus farm between 1938-42, on 5 July, 1999.
4. Oral information from Doug Hocking, current owner, 1998.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Stable building, former Asparagas Farm, 95 Lings Road, Barwon Heads.
Exterior. Note that the building has been raised off the ground.

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 20/07/1998

Cons Man Plan:

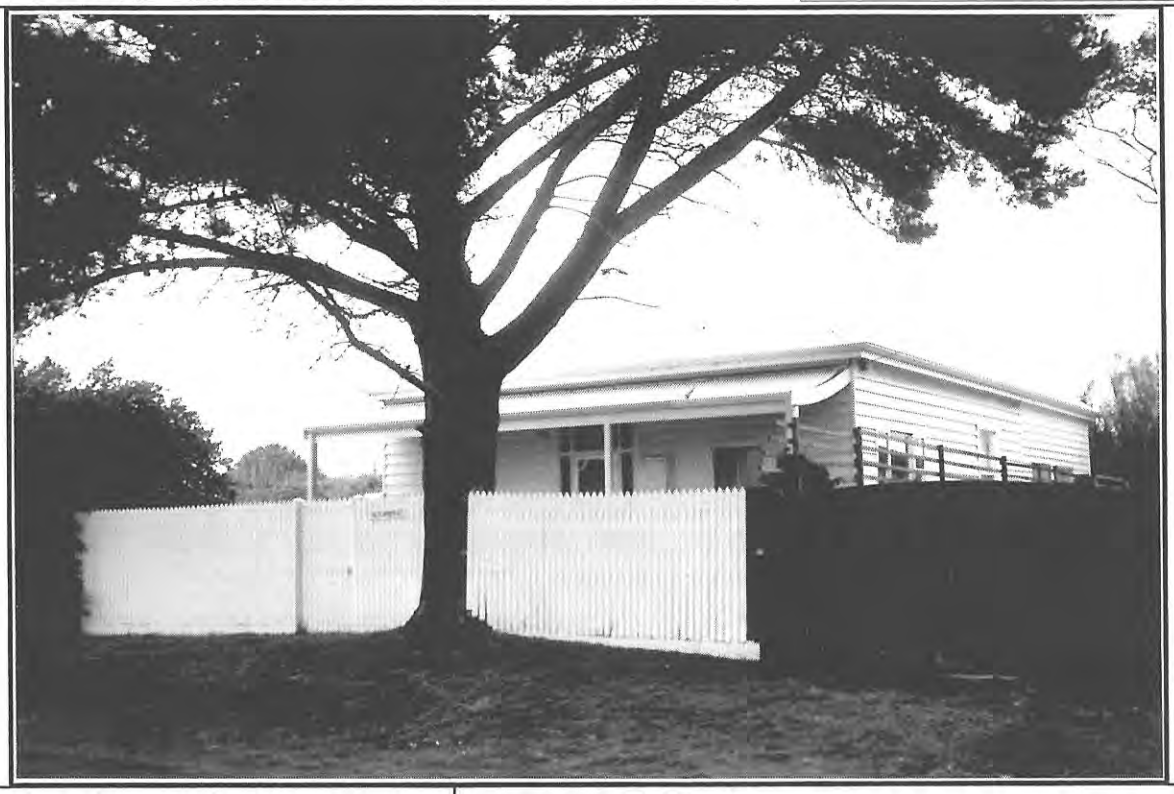
Key Dates
Original: 1875c
Major Changes: 1918-19, 1978

Site Address
No.: 1
Street/Site Name: Margate Street
Town/Suburb: Barwon Heads
Postcode: 3227

Recorded By: David Rowe

Precinct Name: Flinders

Current Site Name: Narruc



Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

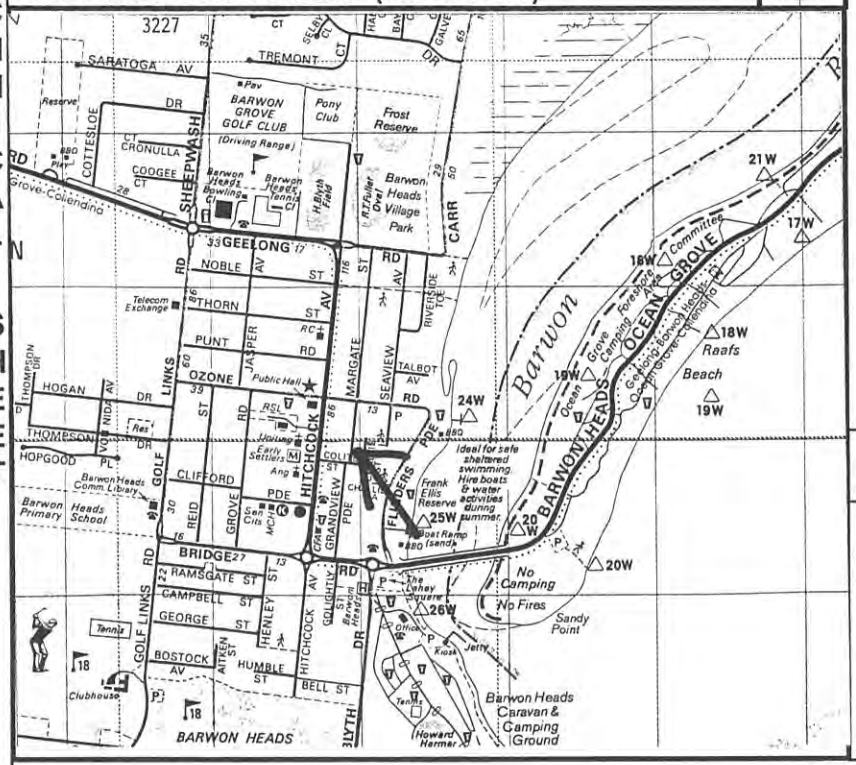
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
1	Margate Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Narruc

Australian Map Grid Co-ordinates

E 280600km N 5760005km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☒ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☒ Appropriate Fence
- ☒ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	
Finish	Painted
Stylistic Character	Victorian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Margate Street	Barwon Heads	3227

Site Name: Narruc

Description

The site at 1 Margate Street has visual connections to other pitched roof, weatherboard houses of mixed styles and periods. This house has a typical front setback, but a wide side setback due to the double allotment. These setbacks are shown on the 1978 BHSA Plan of Drainage.[4] The front is bound by an appropriate timber picket fence, approximately 1300mm high. This fence is punctuated by a substantial pine tree which forms an urban focus in the streetscape.

The symmetrical, single storey, horizontal weatherboard Victorian house is characterised by a hipped roof form with a concave verandah projecting towards the street frontage. These roof forms appear to be clad in corrugated zincalume. Narrow overhangs are a feature of the eaves. The early timber framed windows have been replaced with aluminium framed sliding types. The central, timber and glazed front door with side lights appears to be original.

A feature of the modest design of the house is the concave verandah which is supported by recent square timber posts.

History

The site at 1 Margate Street was part of the landholdings of Frederick Challis from 1876.[1] In 1887 it formed part of the Flinders Estate subdivision,[2] but it does not appear to have been sold to the Hodges Brothers, Brewers, Geelong, until the later subdivision of 1901 by the Barwon Heads Estate Company Limited.[2] The Hodges Bros. owned lots 6-7 which were sold to George Moreland, a builder of Virginia Street, Geelong West, in 1916-17.[3] He may have had this c.1875 Victorian house relocated to this site in 1918-19 and by 1919-20 the house and land was under the ownership of Mrs Ethel Searle of Noble Street, Newtown.[3] She owned the property for several years, before selling it to Mrs Margaret Rankin of Foster Street, South Geelong, in 1937-38.[3] By the early 1940s, the property was owned by Frank Priest and it remained in the Priest family until 1960.[3] By 1978 the house was owned by Ron L. Frazier.[4] It may have been at this time when the rear extensions were carried out.

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Margate Street	Barwon Heads	3227
			Site Name: Narruc	

Comparative Listings

Statement of Cultural Significance

The house at 1 Margate Street is ***aesthetically*** significant at a **LOCAL** level. Although relocated, altered and extended, this house still demonstrates some original design qualities of a Victorian style. These qualities include the hipped roof form and a concave verandah which projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, and the timber and glazed front door with side lights. The timber picket fence and substantial pine tree contribute to the significance of the place. The house also makes a significant contribution to the single storey, pitched roof residential streetscape.

The house at 1 Margate Street is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the later Barwon Heads Estate Company Limited subdivision of 1901.

Overall, the house at 1 Margate Street is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. 'Plan of the Flinders Estate, Barwon Heads', 1887, and Barwon Heads Estate subdivision plan, 26 December, 1901. See also the Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1912-13, 1913-14, 1916-17, 1919-20, 1920-21, 1923-24, 1924-25, 1925-26, 1930-31, 1931-32, 1933-34, 1935-36, 1937-38, 1940-41, 1941-42, 1942-43, 1943-44, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1905c
Major Changes

Site Address
No. 3
Street/Site Name Margate Street
Town/Suburb Barwon Heads
Postcode 3227

Survey Date 20/07/1998
Cons Man Plan

Recorded By David Rowe
Precinct Name Flinders
Current Site Name Cottage

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

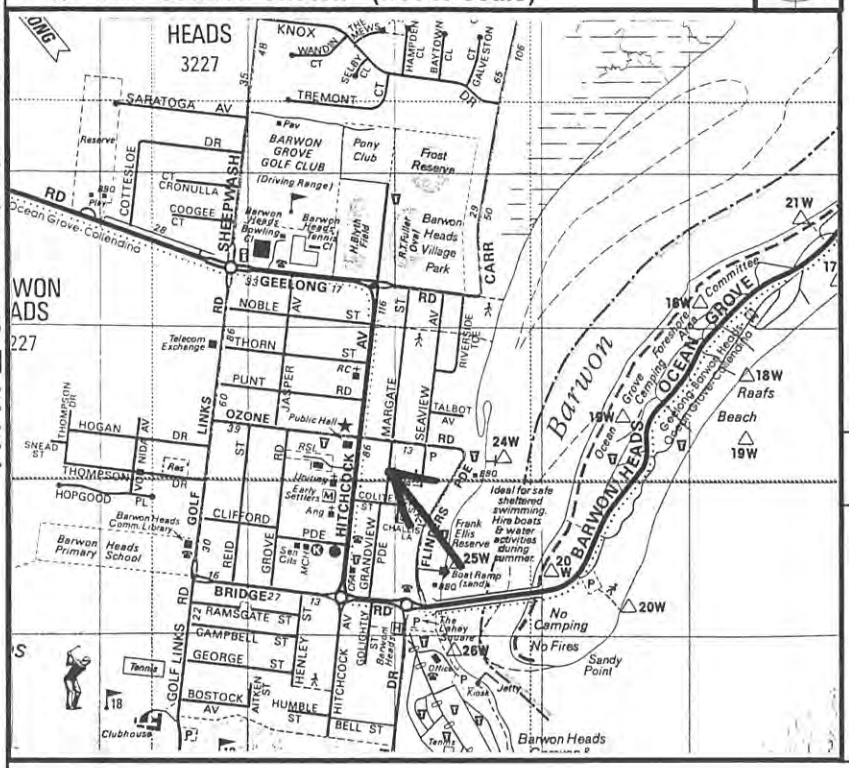
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
3	Margate Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Cottage

Australian Map Grid Co-ordinates

E 280600km N 5760020km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	
Finish	Painted
Stylistic Character	Late Victorian vernacular

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	3	Margate Street	Barwon Heads	3227

Site Name: Cottage

CONTEXTUAL SHEET

Description

The site at 3 Margate Street has visual connections to other pitched roof, weatherboard houses of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1974 BHSA Plan of Drainage.[4] The front is bound by an inappropriate timber paling fence, approximately 1800mm high.

The symmetrical, single storey, horizontal weatherboard Late Victorian vernacular cottage is characterised by a gabled roof form that traverses the site, and a skillion verandah that projects towards the street frontage. These roof forms are clad in galvanised corrugated iron. Narrow overhangs are a feature of the eaves. An early brick chimney adorns the roofline. The early timber framed double hung windows are arranged symmetrically about an early four panelled timber door with highlight.

A feature of the design is the skillion verandah which supported by recent square timber posts.

History

The site at 3 Margate Street was part of the landholdings of Frederick Challis from 1876.[1] In 1887 it formed part of the Flinders Estate subdivision,[2] but it does not appear to have been sold to Daniel Fowler, fellmonger from Breakwater, until the later subdivision of 1901 by the Barwon Heads Estate Company Limited.[3] He owned part lot 7 and had this cottage built in about 1905.[4] By 1919-20, the cottage had been sold to Mrs Minnie George of Lydiard Street, Ballarat.[4] About five years later in 1925-26, Mrs George sold the property to another Ballarat local, Charles William Growcott, a draper of Barkly Street.[4] By 1943-44 the cottage was owned by William White and within twelve years the property had again been sold, this time to Gertrude Fitzgerald of Normanby Street, South Brighton.[4] She owned the cottage at least until 1974.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☒ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	3	Margate Street	Barwon Heads	3227

Site Name: Cottage

Comparative Listings

Statement of Cultural Significance

The cottage at 3 Margate Street is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of a Late Victorian vernacular style. These qualities include the gabled roof form that traverses the site, and a skillion verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, brick chimney, and the timber framed double hung windows arranged symmetrically about an early four panelled timber door with highlight.

The house at 3 Margate Street is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the later Barwon Heads Estate Company Limited subdivision of 1901.

Overall, the house at 3 Margate Street is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. 'Plan of the Flinders Estate, Barwon Heads', 1887. See also the Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Barwon Heads Estate subdivision plan, 26 December, 1901. See also the Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1919-20, 1920-21, 1923-24, 1925-26, 1927-28, 1931-32, 1932-33, 1933-34, 1935-36, 1937-38, 1943-44, 1958-60.
5. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1974, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

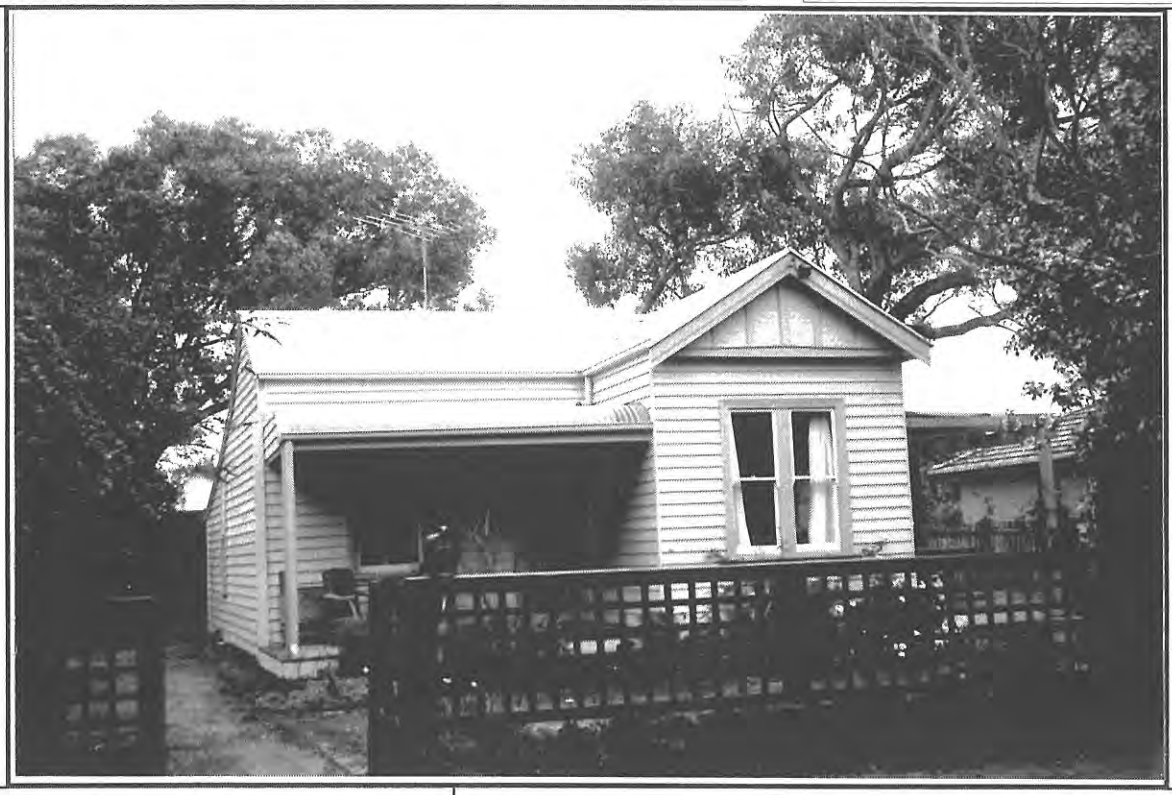
Existing Use/Type
Rural Residential

Key Dates
Original
1911-12
Major Changes

Site Address
No. 7
Street/Site Name Margate Street
Town/Suburb Barwon Heads
Postcode 3227

Survey Date 20/07/1998
Cons Man Plan

Recorded By David Rowe
Precinct Name Flinders
Current Site Name House



Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	
Scientific value		
Social value		

Overall Significance Level Local

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

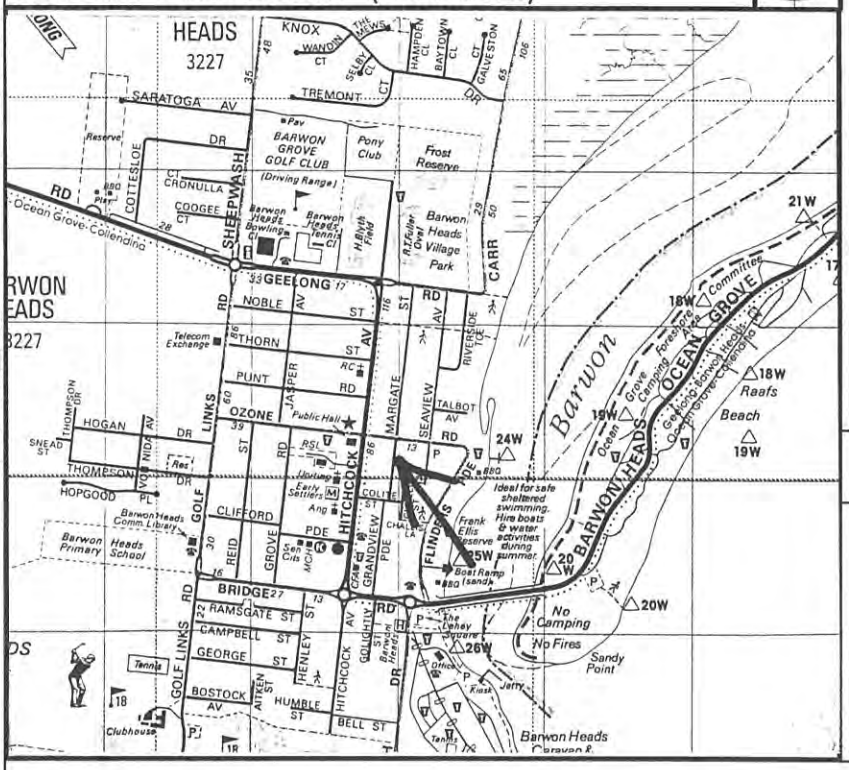
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
7	Margate Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280620km N 5760150km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Edwardian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	7	Margate Street	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 7 Margate Street has visual connections to the Monkey Puzzle trees to the east and to the treelined streetscape. It is also visually connected to other single storey houses of mixed styles and periods. The house has typical front and site setbakcks, with a driveway along the side. These setbacks are shown on the 1978 BHSA Plan of Drainage.[6] The front is bound by a timber lattice fence, approximately 1500mm high.

The asymmetrical, single storey, horizontal weatherboard Edwardian house is characterised by a recessed gabled roof, together with a gable roof and bullnosed verandah that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume. Narrow overhangs are a feature of the eaves. An early brick chimney adorns the roofline. The early timber framed double hung windows are arranged as a pair under the projecting gable and as a single window under the verandah. The front door surround may also be early.

A feature of the design is the bullnosed verandah. While it is supported by recent timber posts, its form appears to be original.

Early decorative features of the design include the gable stucco work and battening.

History

The site at 7 Margate Street originally formed part of the landholdings of Frederick Challis after the Flinders Estate subdivision of 1887.[1] In 1891, the Barwon Heads Estate Company Limited further subdivied Challis's land and this block formed lot 64.[2] Soon after, this block appears to have been bought by a Mr Howitt, who also purchased neighbouring lot 77.[3,4] By 1911-12, lot 64 had been sold to William Challis, who built this house at this time.[4,5] Challis owned the house until about 1920-21, when it was sold to Tom Mann.[5] By the mid to late 1930s, the house had been sold to James Leo Quinlivan, a labourer, formerly of Lings Lane, Barwon Heads.[5,7] Harry and May Blyth lived there from 1936 until 1940.[7] In 1958-60 it was owned by James Duinlioin[5] and in 1978 by B.K. Smart.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☒ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	7	Margate Street	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 7 Margate Street is ***aesthetically*** significant at at **LOCAL** level. Although it has experienced some alterations, it still demonstrates original design qualities of the Edwardian style. These qualities include thegabled roof, together with a gable roof and bullnosed verandah that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, brick chimney, timber framed double hung windows, front door surround, and the gable stucco work and battening.

The house at 7 Margate Street is ***historically*** significant at **LOCAL** level. It is associated with the Flinder Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891.

Overall, the house at 7 Margate Street is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. See Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. See 'Complete Plan of Barwon Heads', Thos. Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1906-07, 1908-09, 1911-12, 1912-13, 1913-14, 1920-21, 1938-39, 1941-42, 1958-59, 1959-60.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland and Nell Andrew, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1921-22
Major Changes

Site Address
No. 1
Street/Site Name Noble Street
Town/Suburb Barwon Heads
Postcode 3227

Survey Date 14/08/1998
Cons Man Plan

Recorded By David Rowe
Precinct Name
Current Site Name House

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

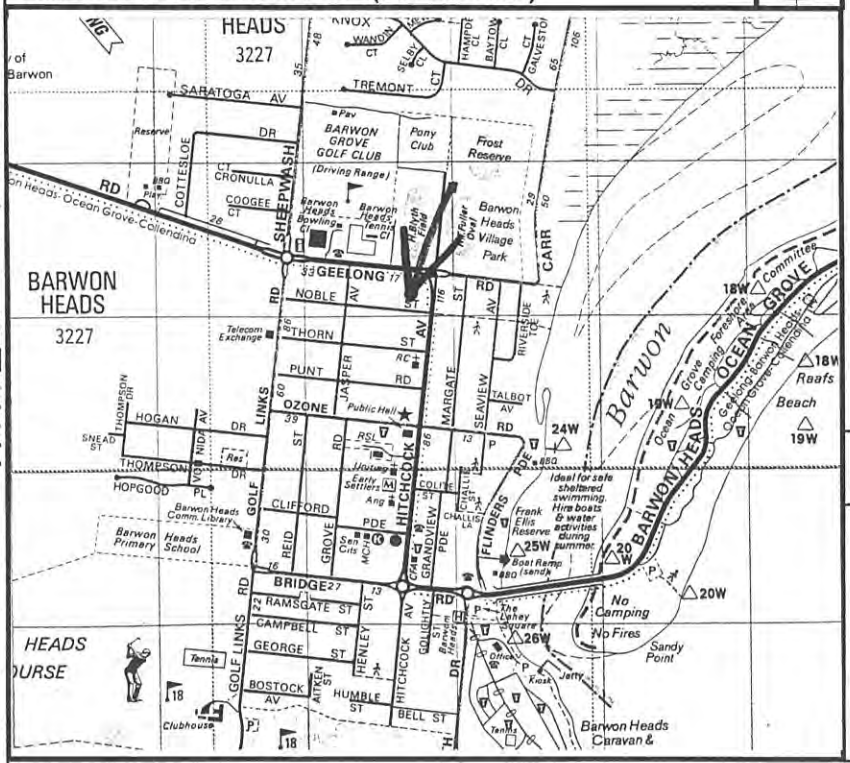
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
1	Noble Street

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280500km N 5760400km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Noble Street	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 1 Noble Street is set in a streetscape of single storey houses of mixed styles, periods and construction. This house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[6]

The asymmetrical, single storey, horizontal weatherboard, interwar Californian Bungalow house is characterised by a major galvanised corrugated iron gable roof form, with a projecting flat roof rectangular bay window to the street frontage. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are arranged as a horizontal bank of three as part of the projecting bay, and have a central fixed light with a bowed sash being flanked by double hung windows. The other paired windows on the street facade have been introduced.

Early decorative features of the design include the timber window and gable brackets and the gable ventilator.

History

The site at 1 Noble Street originally formed part of Alexander Cameron MacDonald's original Crown grant of 28 January, 1865.[1] By 1887, a Mr Johnstone owned a substantial landholding in which this block is situated.[2] This house is located on lot 52 of the Monomeeth Estate subdivision that was sold on 27 December, 1909, following the death of George Hague, early owner of the Monomeeth property.[3] By 1912, this block had been purchased by D.F. Roadknight and a few years later it was passed on to Alfred Roadknight.[4,5] He sold the allotment to Phillip Moir, carpenter in 1921-22.[5] This house was built at this time,[5] possibly by Moir. He owned the house until 1926-27, when it was sold to Zachariah Spencer.[5] Edith and Ron Tait lived there in the 1920s. By 1940-41, the property had been purchased by Robert Walker, a butcher from South Geelong.[5] In 1973 the house was owned by Grace Brown.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Noble Street	Barwon Heads	3227

Site Name: House

Comparative Listings

Statement of Cultural Significance

The house at 1 Noble Street is ***aesthetically*** significant at a **LOCAL** level. Although a modest house, it demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the major galvanised corrugated iron gable roof form, with a projecting flat roof rectangular bay window to the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, wide eaves and exposed rafters, timber framed windows arranged as a horizontal bank the window with the central fixed light having a bowed sash and flanked by double hung windows, timber window and gable brackets and the gable ventilator.

The house at 1 Noble Street is ***historically*** significant at a **LOCAL** level. It is associated with the Monomeeth Estate subdivision of 27 December, 1909.

Overall, the house at 1 Noble Street is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. 'Plan of the Flinders Estate', 1887, Geelong Historical Records Centre.
3. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1915-16, 1919-20, 1921-22, 1924-25, 1925-26, 1926-27, 1927-28, 1928-29, 1940-41.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water Profis system.
7. Interview by David Rowe with Nell Andrew, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1910c
Major Changes

Site Address
No. 35
Street/Site Name: Noble Street
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date
21/07/1998

Cons Man Plan

Recorded By David Rowe

Precinct Name

Current Site Name
Cottage

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		

Overall Significance Level Local

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

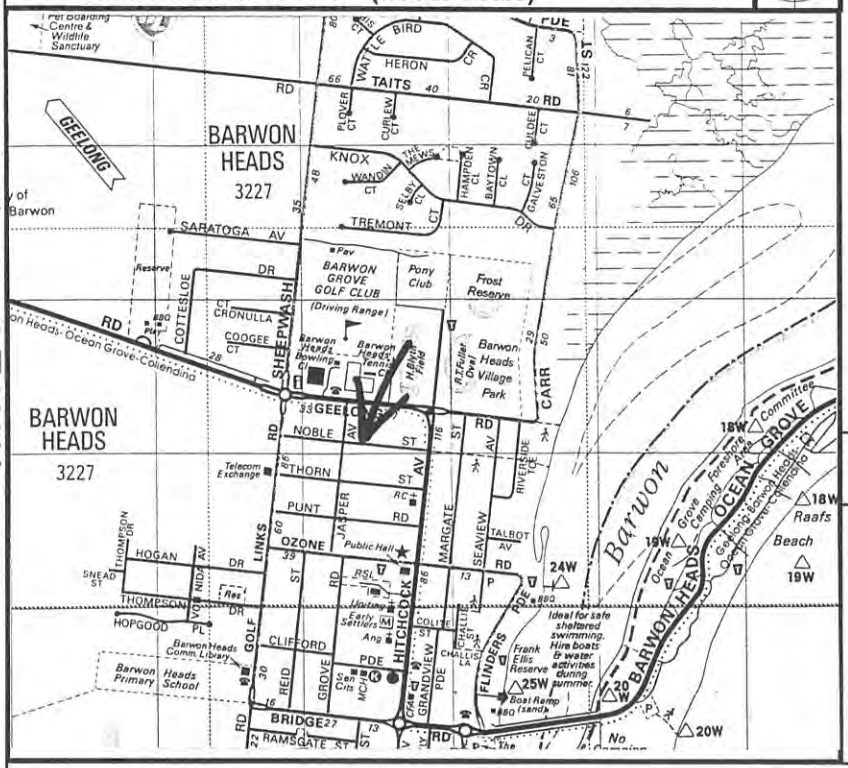
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
35	Noble Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Cottage

Australian Map Grid Co-ordinates

E 280230km N 5760430km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☒ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement	esDwellings		Industry		
Maritime			Community Life		
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☒ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	
Finish	Painted
Stylistic Character	Victorian Vernacular

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	35	Noble Street	Barwon Heads	3227

Site Name: Cottage

Description

The site at 35 Noble Street is set in a streetscape of single storey houses of mixed styles, periods and construction. This house has narrow front and typical side setbacks, with an unmade driveway along the side. These setbacks are shown on the 1974 BHSA Plan of Drainage. The front is bound by a timber picket fence, approximately 1300mm high.

The single storey, horizontal weatherboard late Victorian cottage is characterised by a lapped galvanised corrugated iron gambrel roof with a skillion verandah projecting along the street frontage. There also appears to be an extension to the west side. Two early painted and corbelled brick chimneys are situated on the east facade and adorn the roofline. Narrow overhangs and exposed rafters are features of the eaves. The early timber framed 12 paned double hung windows are symmetrically arranged about the recent? central glazed door on the street facade.

A feature of the design is the front verandah which is supported by recent square timber posts.

History

The site at 35 Noble Street formed part of the landholdings owned by a Mr Johnstone in 1887.[1] By 1901, a considerable section of this land was sold to George Hague, woolbroker.[2] Upon his death in 1909, this land formed the Monomeeth Estate subdivision and this house is situated on lot 86.[3] Harry J. Bensch appears to have purchased the allotment and built this house soon after, for it is recorded on the 1912 'Complete Plan of Barwon Heads' by Thomas Roadknight and Company.[4,5] Bensch continued to own the property at least until the mid 1920s.[5] A Mr Johns lived there in the 1950s.[7] In 1974 the house was owned by W.P and M.M. Curran.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	35	Noble Street	Barwon Heads	3227

Site Name: Cottage

Comparative Listings

Statement of Cultural Significance

The cottage at 35 Noble Street is ***aesthetically*** significant at a **LOCAL** level. It demonstates original design qualities of the Late Victorian style. These qualities include the lapped galvanised corrugated iron gambrel roof with a skillion verandah projecting along the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, two painted and corbelled brick chimneys, narrow eaves and exposed rafters, and the timber framed 12 paned double hung windows. The timber picket fence contributes to the significance of the place.

The cottage at 35 Noble Street is ***historically*** significant at a **LOCAL** level. It is associated with the Monomeeth Estate subdivision of 27 December, 1909.

Overall, the house at 35 Noble Street is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited Plan, 26 December, 1901, Geelong Historical Records Centre.
3. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Company, 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1911-12, 1916-17, 1920-21, 1924-25.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1974, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type: Public

Survey Date: 20/07/1998

Cons Man Plan:

Key Dates
Original: 1914
Major Changes: 1936

Site Address
No.: Opp. 1
Street/Site Name: Ozone Road
Town/Suburb: Barwon Heads
Postcode: 3227

Recorded By: David Rowe

Precinct Name: Flinders

Current Site Name: Latrines Shed

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	State
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☒ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

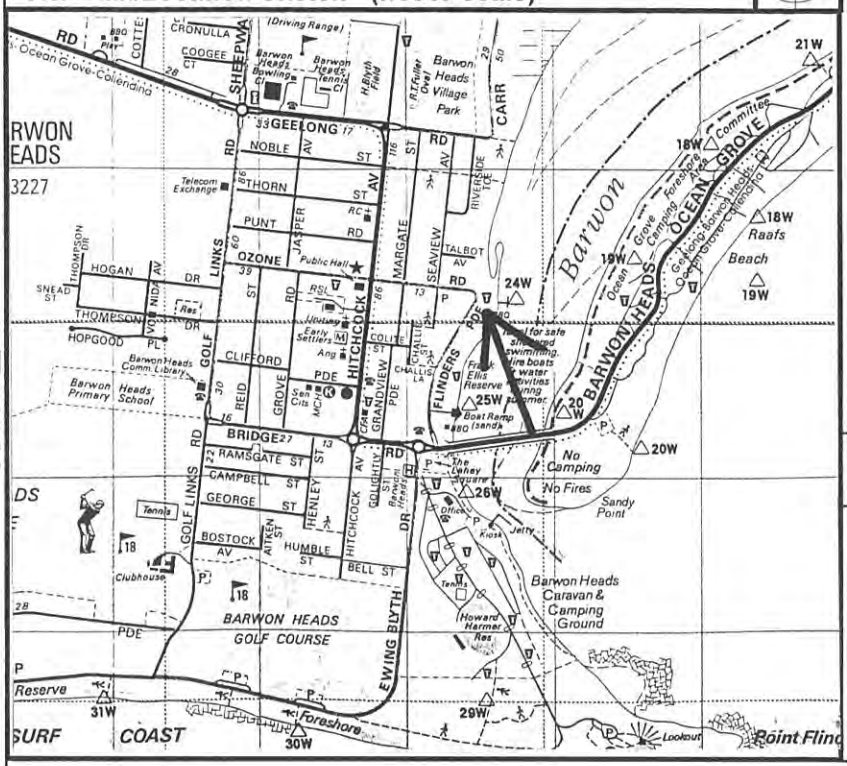
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
Opp. 1	Ozone Road

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Latrines Shed

Australian Map Grid Co-ordinates

E 280830km N 5760030km

Map: Melway map 233

Scale: 1:20,000

Ownership: State

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☐ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☒ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime	mmBeaches		Community Life		
Tourism	tmAccommodation		Urbanization		
Transport			Landscapes	lpsCoastlines	
Townships	tpsInfrastructure		Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	
Finish	Painted
Stylistic Character	Federation

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	Opp. 1	Ozone Road	Barwon Heads	3227
			Site Name: Latrines Shed	

CONTEXTUAL SHEET

Description

This site in the reserve at the north-east end of Flinders Parade (opposite 1-3 Ozone Road) is visually connected to the Ozone Road jetty.

The single storey, horizontal weatherboard, late Federation vernacular, latrines shed is characterised by a single galvanised corrugated iron gable roof form. Wide overhangs (without guttering) and exposed rafters are features of the eaves. The timber framed doorway appears to be early, as does the gable ventilation louvres. The opposite (east) gable end also has ventilation louvres, together with an early double timber dummy door, so that the structure appeared as a boatshed when it once visually connected to the sheds on the Barwon River foreshore.

History

The latrines shed in the reserve at the north-east of Flinders Parade (opposite 1-3 Ozone Road) was constructed in c.1914 to a design developed for the Geelong Harbour Trust Commissioners by R.R. Williams, engineer.[1] There were about 75 boat sheds that neighboured this structure in the 1920s and early 1930s. As early as 1906, the Geelong Advertiser that a standard design for the boat sheds had been designed by Seeley and King, architects, and measured 30 feet by 12 feet,[3] with 'a comfortable living room in front and bedrooms behind, but contained no sanitary facilities of any kind, nor were they constructed in accordance with the building regulations of the township. Nevertheless, many of the sheds were elaborately furnished and had electric light installed.'[2] By 1925 around 60 licences had been granted at £5 per annum to residents of Geelong, Ballarat, Melbourne and other localities, with the line of sheds stretching from near the present jetties and Fishermens' Co-operative sheds to Ozone Road.[2] This latrines shed may have been numbered 72 in the 1920s.[4] The Harbour Trust's leasing of the foreshore allotments for the boat sheds was carried out without first obtaining the consent of the Governor-in-Council as required by the Act.[2] With the increase of licensees of the sheds staying for longer periods and more sheds being constructed, the local people became alarmed that their beach was being overtaken.[2] The fact that the sheds were in breach of the Act was used by the residents to bring about their removal. From 1920 until 1935, controversy raged between the local residents, Harbour Trust, Health Commission, the Government and the licensees of the sheds as to the validity of the structures on the foreshore.[2] ... Continued under Comparative Analysis ...

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	Opp. 1	Ozone Road	Barwon Heads	3227

Site Name: Latrines Shed

Comparative Listings

... History Continued ...

Finally, in 1935-36 financial year, the Lands Department renewed the boatsheds' licenses for the last time, as Cabinet had bowed to public pressure and stopped the further leasing of the foreshore land.[2] According to Norm Houghton, the 'Barwon Heads example later formed the basis for a uniform policy on private occupation of foreshore throughout the State.'[2] This latrines shed appears to have remained approximately in its original location after the removal of the boat sheds in 1936.

Statement of Cultural Significance

The latrines shed in the reserve at the north-east end of Flinders Parade opposite 1-3 Ozone Road is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities which include single galvanised corrugated iron gable roof form with gable ventilation louvres and horizontal weatherboard wall cladding. Other intact qualities include the wide eaves (without guttering) and exposed rafters, timber framed doorways, and double timber dummy door.

The latrines shed in the reserve at the north-east end of Flinders Parade opposite 1-3 Ozone Road is ***historically*** significant at **STATE** level. It is associated with the decision by the Government to outlaw the practice of private occupation of foreshore, which later became a uniform policy throughout the State. It is also historically significant at a **LOCAL** level for its associations with the half a mile of boatsheds once located on the Barwon Heads foreshore.

The latrines shed in the reserve at the north-east end of Flinders Parade opposite 1-3 Ozone Road is ***socially*** significant at a **LOCAL** level. It is recognised by the community for its associations with the development of Barwon Heads as a holiday resort at the turn of the century and demonstrates a custom of beach recreation that is no longer in use.

Overall, the latrines shed in the reserve at the north-east end of Flinders Parade opposite 1-3 Ozone Road is of **LOCAL** significance.

References

1. R.R. Williams, 'The Geelong Harbor Trust Commissioners - Proposed Latrines for Barwon Heads', drawing, 26 September, 1914, Geelong Historical Records Centre.
2. N. Houghton, 'From the Archives', in the *Investigator*, September 1983, pp.101-105.
3. 'Geelong Harbour Trust' in the *Geelong Advertiser*, 20 March, 1936 and 'Geelong Harbour Trust - Boat Shed Standard', drawing in the collection of the Geelong Historical Records Centre.
4. See 1920s map of Barwon Heads, Geelong Historical Records Centre.

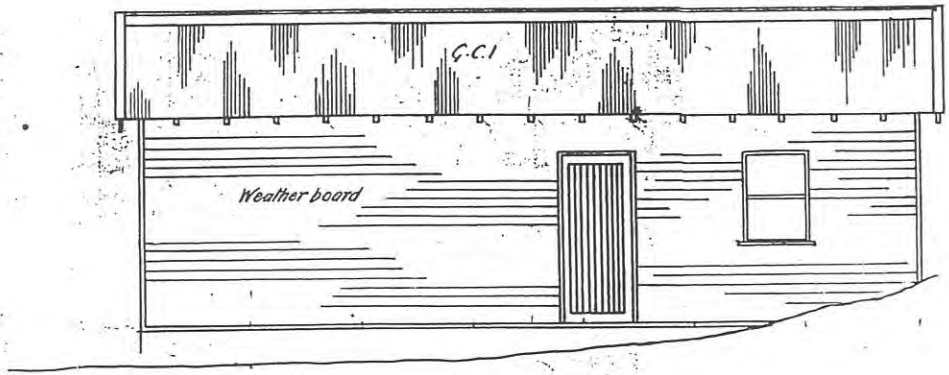
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

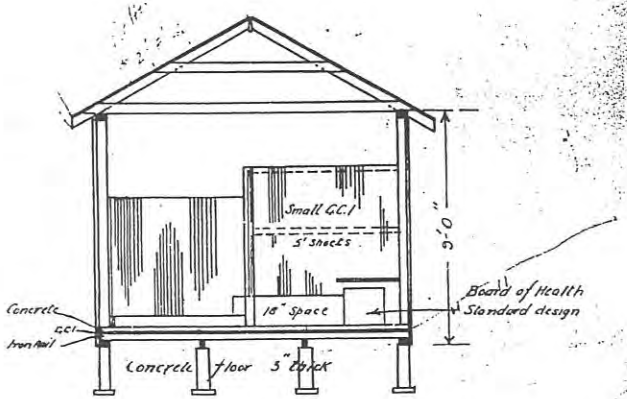
THE GEELONG HARBOR TRUST COMMISSIONERS

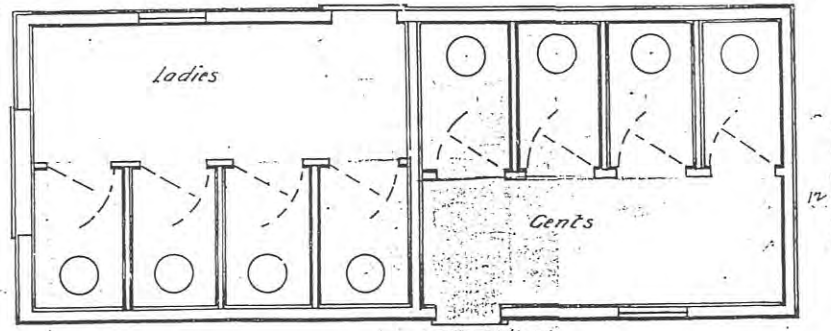
PROPOSED LATRINES FOR BARWON HEADS

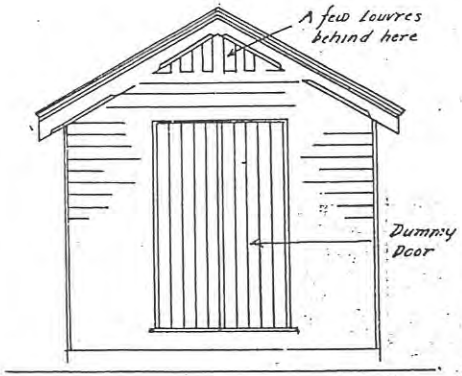
Scale ¼" One foot

30' × 12'









C Williams
Engineer 26/9/14

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Survey Date
20/07/1998

Cons Man Plan

Key Dates
Original
1912-13
Major Changes

Site Address
No. 2
Street/Site Name Ozone Road
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name
Flinders

Current Site Name
Glastonbury

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

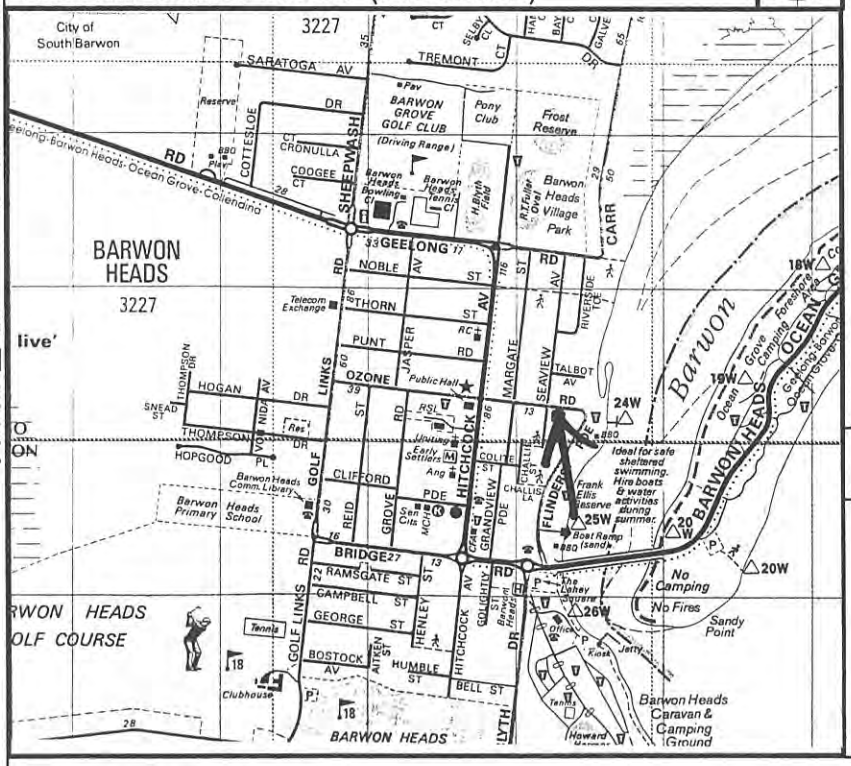
- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
2	Ozone Road

Town/Suburb: Barwon Heads — Postcode: 3227

Site Name: Glastonbury

Australian Map Grid Co-ordinates

E 280725km N 5760100km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes	lpsVistas, views	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	2	Ozone Road	Barwon Heads	3227
			Site Name: Glastonbury	

Description

The site at 2 Ozone Road has visual connections to the Barwon River and Ocean Grove Reserve to the east and pine trees to the west, and to significant focii, notably the Monkey Puzzle and Norfolk pine trees to the south-east and a substantial palm tree to the south-west. This site is also visually connected to other single and double storey, pitched roof houses of mixed styles and periods. The house has typical front and side setbacks. The front is bound by an open horizontal timber paling fence, approximately 700mm high.

The asymmetrical, single storey, horizontal weatherboard, early interwar Californian Bungalow house is characterised by a recessed, dominant gable roof form, together with a front recessed verandah and a minor gable that projects towards the street frontage. A more recent minor gable form is situated to the sout-east. These roof forms are clad in corrugated colorbond. Moderately wide overhangs are a feature of the eaves. An early painted brick chimney adorns the roofline. The early timber framed double hung windows are arranged as a horizontal bank of three under the projecting gable and as a single window under the front verandah. There are three inappropriate timber framed pivot windows in the recent gable extension. A flat roofed window hood is situated over the windows on the projecting gable.

A feature of the design is the recessed front verandah. It is supported by recent square timber posts with a plain, recent timber valance.

Early decorative features of the design include the gable panelling and battening.

History

The site at 2 Ozone Road originally formed part of the landholdings owned by Frederick Challis after the Flinders Estate subdivision in 1887.[1] In 1891, the Barwon Heads Estate Company Limited further subdivided Challis's land and this block formed lot 43 which was sold to Hoe and Madd, together with lot 26.[2] George Hague purchased lot 43 in 1902 and he built 'The Lodge' cottage on the neighbouring lot 44 in the same year.[3] Hague sold lot 43 in 1909 to Herbert Jarman, a butcher from Geelong,[3,4] and he had this house built in 1912-13.[3] This house was still owned by Jarman at least until 1960.[3]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☒ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	2	Ozone Road	Barwon Heads	3227
			Site Name: Glastonbury	

Comparative Listings

Statement of Cultural Significance

The house at 2 Ozone Road is ***aesthetically*** significant at a **LOCAL** level. Athough altered and extended, it still demonstrates original design qualities of the early interwar Californian Bungalow style. These qualities include the recessed, dominant gable roof form, together with the front recessed verandah and minor gable that projects towards the street frontage. Other intact qualities include the painted brick chimney, timber framed double hung windows arranged as a horizontal bank of three under the projecting gable and as a single window under the front verandah, window hood, and the gable panelling and battening. This house also makes a significant contribution to the residential, pitched roof streetscape.

The house at 2 Ozone Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 30 March, 1891.

Overall, the house at 2 Ozone Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1902-03, 1904-05, 1908-09, 1910-11, 1912-13, 1914-15, 1916-17, 1958-59, 1959-60.
4. See also Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 20/07/1998

Cons Man Plan:

Key Dates
Original: 1902-03
Major Changes:

Site Address
No.: 4
Street/Site Name: Ozone Road
Town/Suburb: Barwon Heads
Postcode: 3227

Recorded By: David Rowe

Precinct Name: Flinders

Current Site Name: Glenlee

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

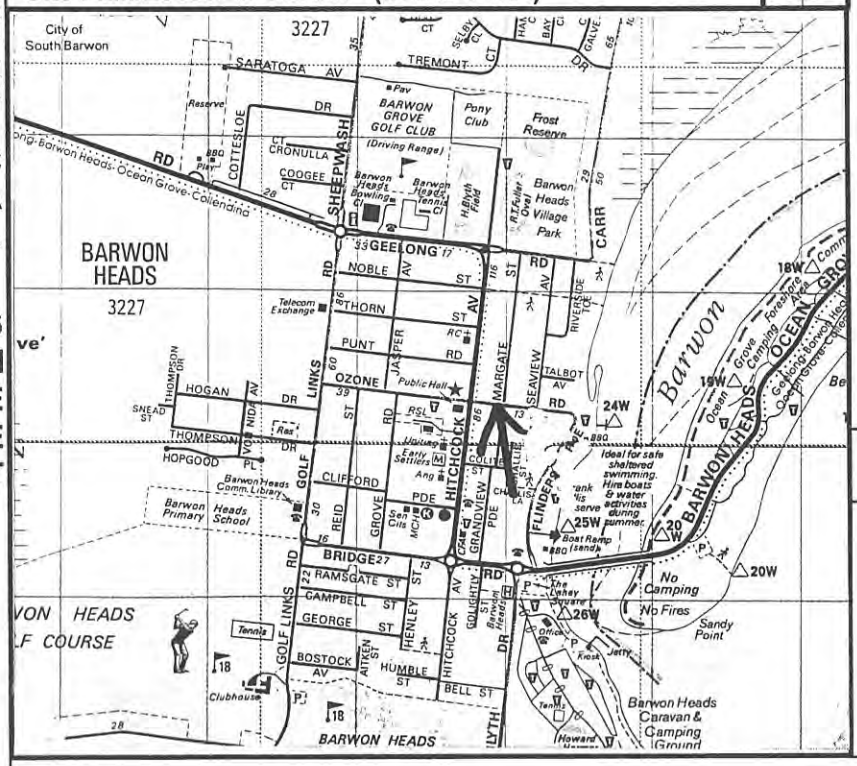
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
4	Ozone Road

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Glenlee

Australian Map Grid Co-ordinates

E 280610km N 5760115km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☒ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement	esDwellings		Industry		
Maritime			Community Life		
Tourism			Urbanization		
Transport			Landscapes	lpsVistas, views	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☒ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Eaves, Verandah
Finish	Painted
Stylistic Character	Edwardian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	4	Ozone Road	Barwon Heads	3227
			Site Name	Glenlee

CONTEXTUAL SHEET

Description

The site at 4 Ozone Road has visual connections to the Barwon River and Ocean Grove Reserve to the east and pine trees to the west, and to significant focii, notably the Monkey Puzzle and Norfolk pine trees to the south-east and a substantial palm tree opposite. This site is also visually connected to other single and double storey, pitched roof houses of mixed styles and periods. The house has typical front and side setbacks, with rear side access to Margate Street. These setbacks are shown on the 1979 BHSA Plan of Drainage.[4] The front is bound by a flat timber picket fence, approximately 1100mm high.

The symmetrical, single storey, horizontal weatherboard Edwardian house is characterised by a galvanised iron? hipped roof with a bullnosed verandah projecting towards the street frontage. An early, unpainted corbelled brick chimney adorns the roofline, while the narrow eaves feature worked brackets. The early timber framed double hung windows are arranged symmetrically about a central timber? doorway, which may be original.

A feature of the design is the bullnosed verandah. It is supported by early worked timber columns with an early timber fretwork valance.

History

The site at 4 Ozone Road originally formed part of the landholdings owned by Frederick Challis after the Flinders Estate subdivision in 1887.[1] In 1891, the Barwon Heads Estate Company Limited further subdivided Challis's land and this block formed lot 62 which was sold to F. Livingston, together with lot 79.[2] Misses Annie and Emma Morkham of Geelong purchased lot 62 in 1902-03 and they had this house built at this time.[3] The Misses Morkham also owned a boat house on the Barwon River foreshore.[3] They sold the house in 1923-24 to Mrs Mary Potter of Garden Street, Geelong.[3] Mr and Mrs Nelson lived there in the early 1950s.[5] By 1958-59 the house was owned by Norman Lawrence Goddard[3] and he remained the owner at least until 1979.[4] The house is currently named 'Glenlee'.

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	4	Ozone Road	Barwon Heads	3227
			Site Name	Glenlee

Comparative Listings

Statement of Cultural Significance

The house at 4 Ozone Road is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the galvanised iron? hipped roof with a bullnosed verandah projecting towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted corbelled brick chimney, worked timber eaves brackets, timber framed double hung windows arranged symmetrically about a central timber? doorway, and the worked timber verandah columns with a timber fretwork valance. The flat timber picket fence contributes to the significance of the place. This house also makes a significant contribution to the residential, pitched roof streetscape.

The house at 4 Ozone Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 30 March, 1891.

Overall, the house at 4 Ozone Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1901-02, 1902-03, 1906-07, 1909-10, 1910-11, 1914-15, 1915-16, 1923-24, 1934-35, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1979, Barwon Water Profis system.
5. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Survey Date
20/07/1998

Cons Man Plan

Key Dates
Original
1910-11
Major Changes

Site Address
No. 11
Street/Site Name Ozone Road
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name Flinders

Current Site Name Beulah & Outbuilding

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

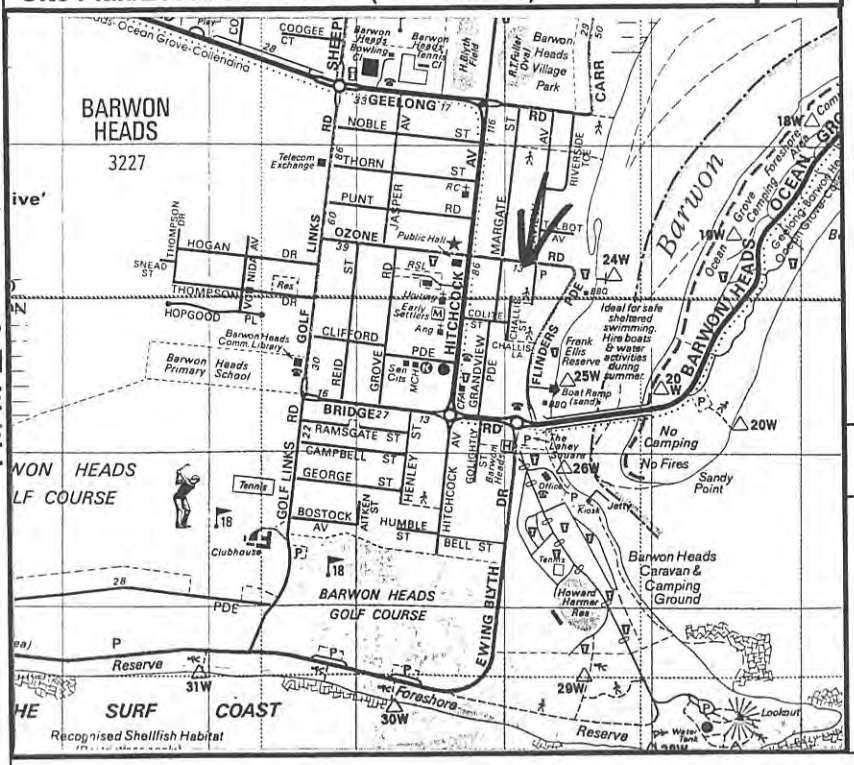
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
11	Ozone Road

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Beulah & Outbuilding

Australian Map Grid Co-ordinates

E 280675km N 5760065km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	lpsVistas, views
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Verandah, W. hood
Finish	Painted
Stylistic Character	Edwardian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	11	Ozone Road	Barwon Heads	3227

Site Name: Beulah & Outbuilding

Description

The site at 11 Ozone Road has visual connections to the Barwon River and Ocean Grove Reserve to the east and pine trees to the west, and to significant focii, notably the Monkey Puzzle and Norfolk pine trees and the palm tree to the east. This site is also visually connected to other single and double storey, pitched roof houses of mixed styles and periods. The house has a typical front setback, with a wide side setback and driveway along the side. These setbacks are shown on the 1978 BHSA Plan of Drainage.[4]

The asymmetrical, single storey, horizontal weatherboard Edwardian house is characterised by a galvanised iron? hipped roof with a return bullnosed verandah. The narrow eaves feature early worked timber brackets. The early timber framed double hung windows are arranged symmetrically about a central panelled timber door, which appears to be original.

A feature of the design is the bullnosed verandah. It is supported by worked timber columns with decorative timber brackets. A capped timber balustrade forms the verandah boundary.

An early horizontal weatherboard outbuilding is extant towards the rear of the site.

History

The site at 11 Ozone Road originally formed part of the landholdings owned by R. Robinson? after the Flinders Estate subdivision in 1887.[1] In 1891, the Barwon Heads Estate Company Limited further subdivided this land and this block formed lot 13 which was sold to J. Daniel, together with lot 20.[2] Soon after lot 13 was sold to Phillip Hoskin, a farmer from Highton, who had this house built in 1910-11.[3] Hoskin also had a boat house (no.66) on the Barwon River foreshore from 1911-12.[3] The house was purchased by Emily Louisa and Sydney Lumb of Bannockburn by 1940-41.[3] They owned the property until it was sold to Emma Amelia Hinchcliffe, some time between the 1940s and the late 1950s.[3] By 1978, Emma Hinchcliffe's son?, A.R. Hinchcliffe, was recorded as the owner.[4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	11	Ozone Road	Barwon Heads	3227

Site Name: Beulah & Outbuilding

Comparative Listings

Statement of Cultural Significance

The house at 11 Ozone Road is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the galvanised iron? hipped roof with a return bullnosed verandah. Other intact qualities include the horizontal weatherboard wall cladding, worked timber eaves brackets, timber framed double hung windows arranged symmetrically about a central panelled timber door, and the worked timber verandah columns and capped timber balustrade. The verandah brackets appear to be recent but are appropriate for the design. The early weatherboard outbuilding contributes to the significance of the place. This house also makes a significant contribution to the residential, pitched roof streetscape.

The house at 11 Ozone Road is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 30 March, 1891.

Overall, the house at 11 Ozone Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1910-11, 1911-12, 1914-15, 1918-19, 1923-24, 1925-26, 1940-41, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 20/07/1998

Cons Man Plan:

Recorded By: David Rowe

Precinct Name: Flinders

Key Dates
Original: 1890c
Major Changes: 1918-19

Site Address
No.: 19
Street/Site Name: Ozone Road
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: House

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

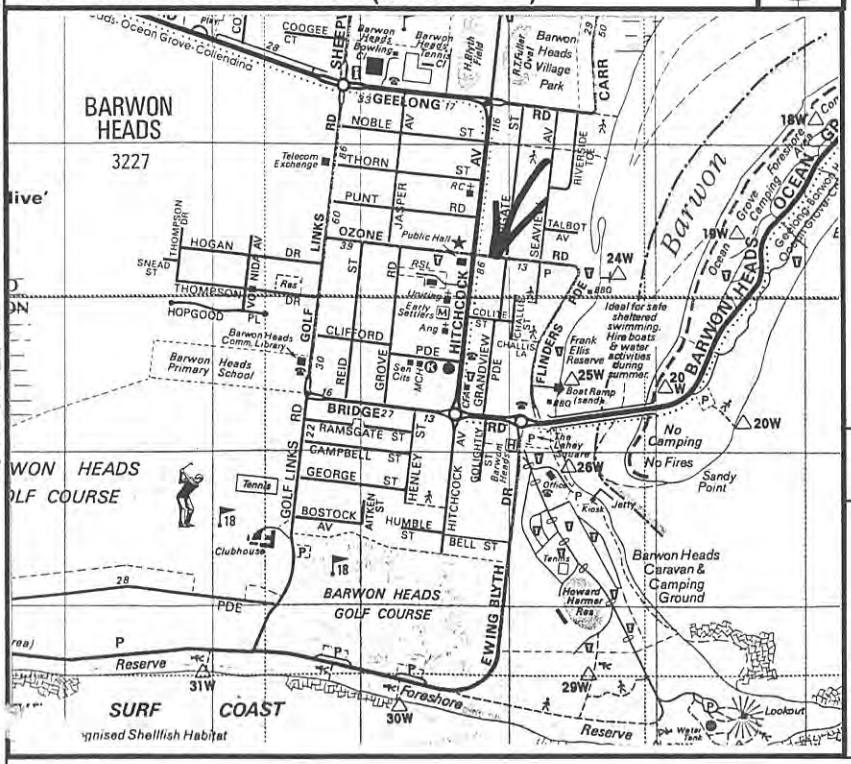
- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☒ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
19	Ozone Road

Town/Suburb: Barwon Heads — Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280560km N 5760075km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement	esDwellings		Industry		
Maritime			Community Life		
Tourism			Urbanization		
Transport			Landscapes	IpsVistas, views	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	
Finish	Painted
Stylistic Character	Victorian vernacular

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	19	Ozone Road	Barwon Heads	3227
			Site Name	House

Description

The site at 19 Ozone Road has visual connections to the Ocean Grove Reserve to the east and pine trees to the west, and to significant focii, notably the Monkey Puzzle and Norfolk pine trees and the palm tree to the east. This site is also visually connected to other single and double storey, pitched roof houses of mixed styles and periods. The house has a typical front setback, with a wide side setback. These setbacks are shown on the 1974 BHSA Plan of Drainage.[5] The front is bound by a timber picket fence, approximately 1500mm high.

The single storey, horizontal weatherboard Victorian vernacular styled house is characterised by a hipped roof form and recent return verandah. The roof appears to be clad in corrugated zincalume. An early chimney adorns the roofline. The early timber framed double hung windows are symmetrically arranged about the early central doorway.

A feature of the design is the return verandah. It is supported by recent timber posts, although the form of the front section of the verandah may be original. A timber balustrade forms the verandah boundary.

It appears that this house has been substantially altered and extended.

History

The site at 19 Ozone Road originally formed part of the landholdings owned by R. Robinson? after the Flinders Estate subdivision of 1887.[1] In 1891, the Barwon Heads Estate Company Limited further subdivided this land and this block formed lot 9.[2] By 1901, this lot, together with the neighbouring lot 10, were purchased by William W. Murray, an engineer from New Zealand.[3,4] Upon Murray's death in 1916-17, lot 9 was sold to Mrs E.M. Everett of Weller Street, Geelong West.[4] She had this house moved to the site in the following year, 1918-19.[4] She owned the three-roomed house until about the mid 1930s, when it was sold to Eleanor Jane Cathcart of Aberdeen Street, Newtown.[4] By 1940-41, the property was under the ownership of John Mackie Kenning, an electrician of 44 Western Beach.[4] It may have been at this time when the substantial alterations and additions were carried out. In 1958-60, the house was owned by Patrick Stanley Creece, a painter,[4] and in 1974 J.A. Cordiner was the owner.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	19	Ozone Road	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 19 Ozone Road is ***aesthetically*** significant at a **LOCAL** level. Although relocated and altered, it still demonstrates some original design qualities of a Victorian vernacular style. These qualities include the hipped roof form, chimney, timber framed double hung windows symmetrically arranged about the central doorway, horizontal weatherboard wall cladding, and the front section of the verandah.

The house at 19 Ozone Road is ***historically*** significant at a **LOCAL** level. It is associated with the Barwon Heads Estate Company subdivision of 30 March, 1891.

Overall, the house at 19 Ozone Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1914-15, 1915-16, 1916-17, 1918-19, 1923-24, 1925-26, 1934-35, 1940-41, 1958-59, 1959-60.
5. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1974, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1913c
Major Changes: 1936 reloc.?

Site Address
No.: 20
Street/Site Name: Ozone Road
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 23/09/1999
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe
Current Site Name: Former Boat Shed

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	State
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

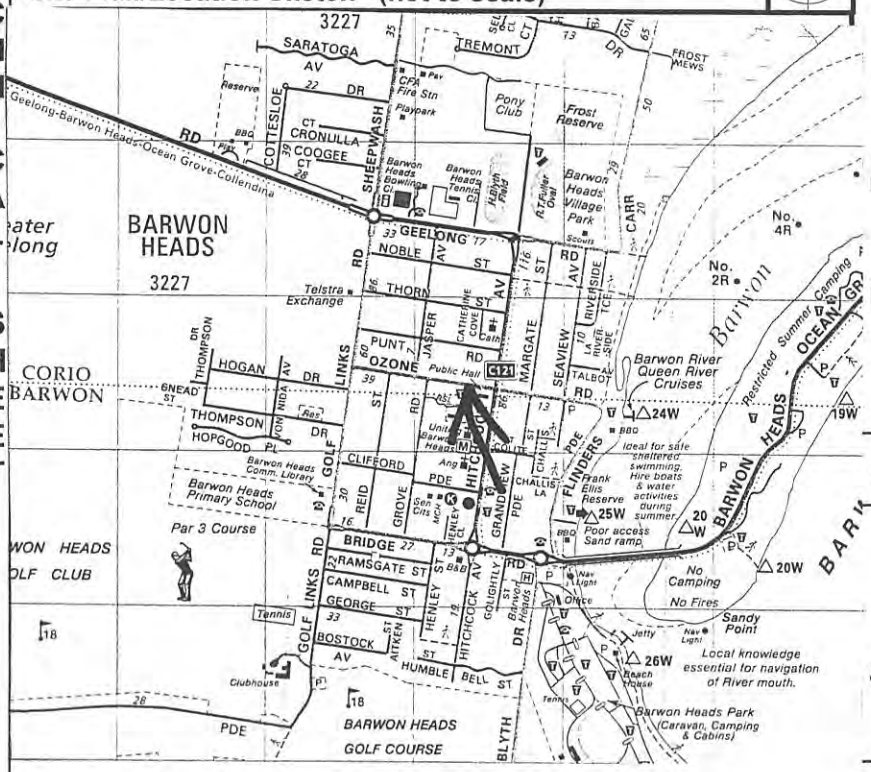
- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
20	Ozone Road

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Former Boat Shed

Australian Map Grid Co-ordinates

Map:

Scale:

Ownership: Private

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☒ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☒ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clRecreation	
Tourism			Urbanization	urHousing	
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	
Decoration	Verandah, Gable
Finish	Painted
Stylistic Character	Late Federation (Boat Shed)

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	20	Ozone Road	Barwon Heads	3227
		Site Name	Former Boat Shed	

CONTEXTUAL SHEET

Description

The house at 20 Ozone Road comprising a former boat shed has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the BHSA Plan of Drainage.[7]

The single storey, asymmetrical, horizontal weatherboard, Late Federation house is characterised by a gable roof form, together with two introduced skillion extensions that project to the side (east). These roof forms appear to be clad in unpainted corrugated zincalume. Wide overhangs are a feature of the eaves. The front skillion extension also appears to be constructed of cement sheet.

A feature of the design is the front verandah porch. It is supported by early square timber posts between introduced double front screen doors, with early decorative timber elements adorning the openings flanking the doors.

Other early decorative features of the design include the gable shingling and ventilators. The timber elements of the flying gable appear to be recent.

History

The former boat shed comprising the house at 20 Ozone Road was constructed in c.1913 to a standard design developed for the Geelong Harbour Trust by A.T. Macllam?, engineer. This appears to have been the second standard design developed for the Geelong Harbour Trust, for the architects Seeley and King had provided the Trust with a design in 1905. This earlier standard design resulted from a need to improve the type and quality of boat sheds on the Barwon Heads foreshore.[1] The *Geelong Advertiser* reported in 1906 that until the Geelong Harbour Trust had decided to bring the sheds up to a 'proper standard', there were a 'nondescript class of boat sheds ... erected at Barwon Heads',[1] being 'built from packing cases and the lining of packing cases.'[2] Macllam's drawing has the boat shed measuring 38 feet by 12 feet, plus the porch with built in seats either side.[6] At 20 Ozone Road, the gable decoration at the front, including the flying gable and brackets, is slightly different than the drawing. This former boat shed is located on a site that was originally part of the landholdings of a Mr Johnstone after the subdivision of the Flinders Estate in 1887.[10] In 1891 this land was further subdivided by the Barwon Heads Estate Company Limited and it appears that this block formed part of the land purchased by a Mr McArthur.[5,9] His landholdings were sold as the McArthur Estate subdivision in December, 1916.[9] This site formed lot 32 of the McArthur subdivision, and it was purchased by John and Victor Warren Watkins, carpenters, of Richmond Street, East Geelong in 1925.[4,9,11] The Watkins brothers are likely to have purchased this boat shed -previously used for beach recreation - and relocated it to this site in 1936.[4] ... History continued under Comparative Analysis

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	20	Ozone Road	Barwon Heads	3227
			Site Name	Former Boat Shed

Comparative Listings

* 10 Ewing Blyth Drive, Barwon Heads. ... History continued ...

The building remained under the ownership of the Watkins family until 1937, when it was purchased by Anne May Little of 178 Swanston Street, Geelong, who also owned a neighbouring property in Ozone Road.[4,11] From 1957, the house was owned by George Arthur Laird and Ewen Campbell Laird and they may have added to the side, front extension.[4,11] Ewen Laird was a successful architect in Geelong, carrying on his father's architectural practice of Buchan, Laird and Buchan. Miss Jessie McKechnie, local school teacher, purchased the property in 1959.[11] She was a well-known and respected teacher and resident in Barwon Heads, and memorial gates were erected in memory of her contribution to the community after he sudden death in 1959.[11] The property was then acquired by Miss McKechnie's nephew, Bill Horward, and his wife, Barbara Howard, in 1961.[11] They had the rear extension constructed in 1988.[11] The relocation of the boat shed from the foreshore to the site at 20 Ozone Road resulted from a change to the Land Act. The Harbour Trust's leasing of the foreshore allotments for the boat sheds was carried out without first obtaining the consent of the Governor-in-Council as required by the Act.[2] With the increase of licensees of the sheds staying for longer periods and more sheds being constructed, the local people became alarmed that their beach was being overtaken.[2] The fact that the sheds were in breach of the Act was used by the residents to bring about their removal. From 1920 until 1935, controversy raged between the local residents, Harbour Trust, Health Commission, the Government and the licensees of the sheds as to the validity of the structures on the foreshore.[2] Finally, in the 1935-36 financial year, the Lands Department renewed the boatsheds' licenses for the last time, as Cabinet had bowed to public pressure and stopped the further leasing of the foreshore land.[2,8] The first boatshed to leave the Barwon Heads foreshore occurred on 5 June, 1936, owned by Mrs Walter Kernot.[2] Over half of the 56 boatsheds were later relocated to Ocean Grove.[2] According to Norm Houghton, the 'Barwon Heads example later formed the basis for a uniform policy on private occupation of foreshore throughout the State.'[2]

Statement of Cultural Significance

The house at 20 Ozone Road comprising a former boat shed is ***aesthetically*** significant at a **LOCAL** level. While the the building has undergone substantial alterations and additions during its conversion into a house, it continues to demonstrate original design qualities of a Late Federation style. These qualities include the projecting gable roof form, horizontal weatherboard wall cladding, wide eaves, timber porch structure and decorative window elements, and the decorative gable infill (shingling and ventilators).

The house at 20 Ozone Road comprising a former boat shed is ***historically*** significant at a **STATE** level. It is associated with the decision by the Government to outlaw the practice of private occupation of the foreshore, which later became a uniform policy throughout the State. It is also ***historically*** significant at a **LOCAL** level for its associations with the half a mile of boatsheds once located on the Barwon Heads foreshore. In particular, this former boat shed has associations with Ewen Laird, Geelong architect, and Miss Jessie McKechnie, long serving and respected teacher of Barwon Heads.

The house at 20 Ozone Road comprising a former boat shed is ***socially*** significant at a **LOCAL** level. It is recognised by the community for its associations with the development of Barwon Heads as a holiday resort at the turn of the century and demonstrates, in architectural terms, a custom of beach recreation that is no longer in use.

Overall, the house at 20 Ozone Road comprising a former boat shed is of **LOCAL** significance.

References

1. 'Geelong Harbour Trust' in the *Geelong Advertiser*, 20 March, 1936.
2. N. Houghton, 'From the Archives', in the *Investigator*, September 1983, pp.101-105.
3. 'Geelong Harbour Trust - Boat Shed Standard', drawing in the collection of the Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1935-36, 1936-37, 1938-39, 1940-41, 1948-49, 1955-58, 1959-60.
5. Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
6. *The Sun,* 11 June, 1936, *The Geelong Advertiser,* 11 June, 1936.
7. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, Barwon Water. Profis system.
8. 'The Geelong Harbour Trust Commissioners - Boat Shed, Barwon Heads', 10 January, 1913, Geelong Historical Records Centre.
9. McArthur Estate subdivision plan, December, 1916, Geelong Historical Records Centre.
10. Flinders Estate subdivision plan, 1887, Geelong Historical Records Centre.
11. Information from Bill & Barbara Howard, current owners, sourcing Certificates of Title and personal history.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Survey Date
21/07/1998

Cons Man Plan

Key Dates
Original
1890c
Major Changes
1918-19

Site Address
No. 31
Street/Site Name Ozone Road
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name

Current Site Name
House

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

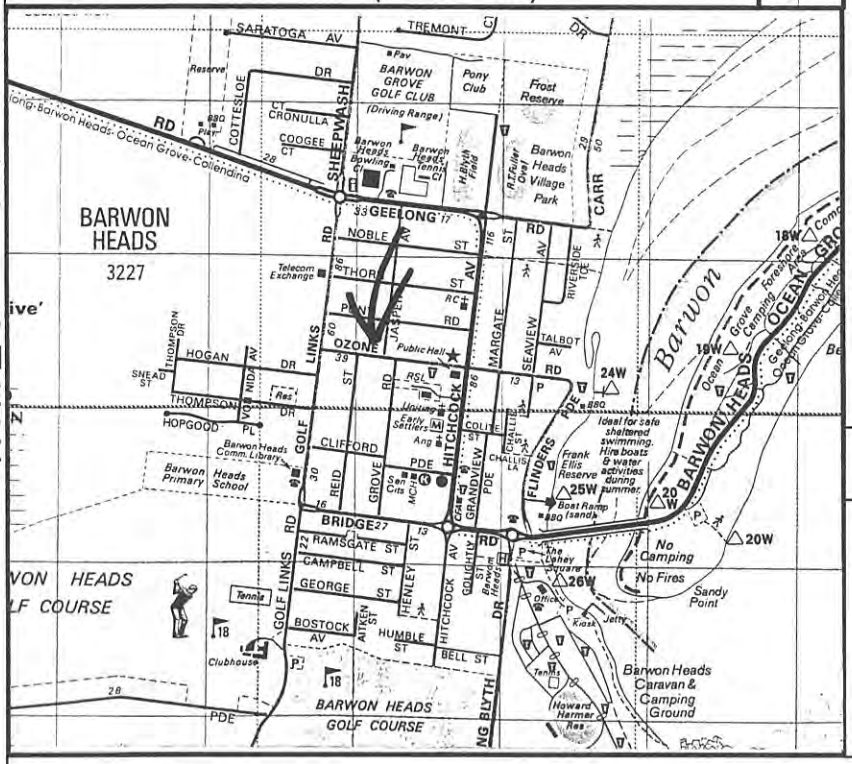
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
31	Ozone Road

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280370km N 5760100km

Map: Melway map233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable, Verandah
Finish	Painted
Stylistic Character	Late Victorian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	31	Ozone Road	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 31 Ozone Road has visual connections to the Ocean Grove Reserve to the east and pine trees to the west. This site is also visually connected to other single storey, pitched roof houses of mixed styles and periods. The house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1976 BHSA Plan of Drainage.[4] The front is bound by a recent timber picket fence, approximately 1200mm high.

The asymmetrical, single storey, horizontal weatherboard Late Victorian house is characterised by a recessed gable roof form that traverses the site, together with a skillion front verandah and gable that projects towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. Two introduced, c.1918 painted brick chimneys adorn the roofline. The early timber framed double hung windows are arranged singularly on the street facade. A window hood supported by worked timber brackets is located above the window on the projecting gable.

A feature of the design is the front verandah. Although its form may be original, it is supported by recent square timber posts with recent aluminium lace brackets.

Another decorative feature of the design is the worked timber finials on the gable ends.

History

The site at 31 Ozone Road originally formed part of the landholdings owned by R. Robinson? after the Flinders Estate subdivision in 1887.[1] A land sale in 1912 by Thomas Roadknight saw this block purchased by Charles Ekstedt, a manager of Macrows, Ryrie Street, Geelong.[2,3] This Late Victorian house appears to have been moved to the site in 1918-19.[3] Ekstedt sold the property in 1921-22 to Samuel Charles Jane, a foreman of Blakiston Co., Geelong.[3] A few years later in 1925-26, the house was purchased by John Baskell Gardiner of Aphrasia Street, Newtown, for £240.[3] By 1958-59 the property was owned by Clive Royal Taylor a bus driver and by 1976 it was owned by Paul M. and Janet L. Kelly (daughter of Clive Taylor).[3,4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☒ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	31	Ozone Road	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

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.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. 'Complete Plan of Barwon Heads', 22 October, 1912, Thomas Roadknight & Co., Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1914-15, 1916-17, 1918-19, 1921-22, 1922-23, 1925-26, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1976, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Maritime

Survey Date 20/07/1998

Cons Man Plan

Key Dates
Original 1911
Major Changes

Site Address
No. End
Street/Site Name Ozone Road (east)
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name Flinders

Current Site Name Barwon Heads Jetty

Heritage Status

Register of the National Estate
Database No. | File No.

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

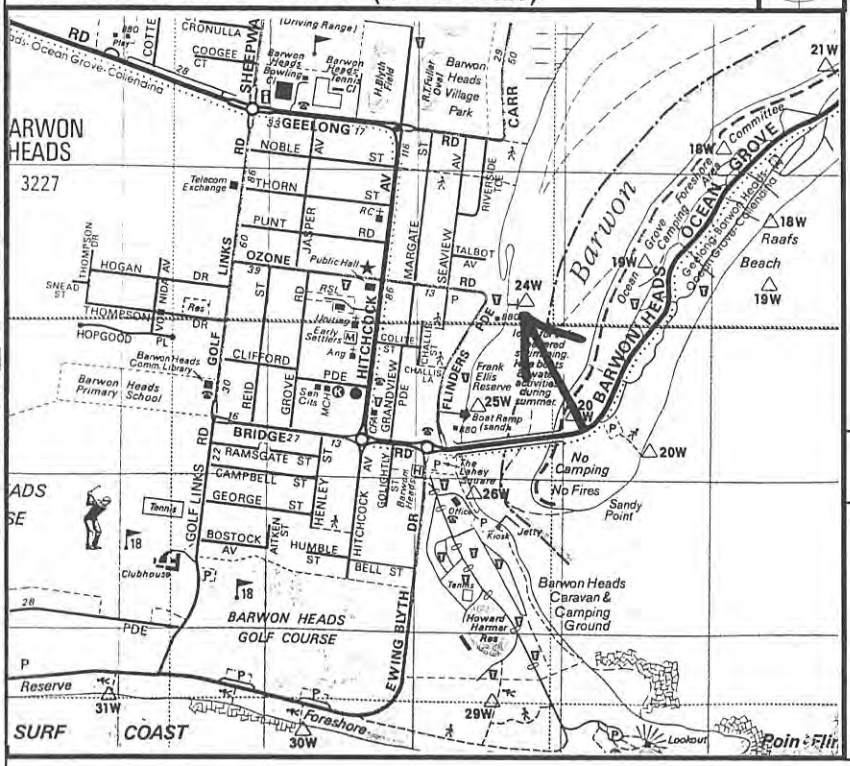
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
End	Ozone Road (east)

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Barwon Heads Jetty

Australian Map Grid Co-ordinates

E 280875km N 5760050km

Map: Melway map 233

Scale: 1:20,000

Ownership: State

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☐ residential	☐ aviation	☐ gate	☐ landscape	☐ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☒ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime	mmFishing		Community Life	clRecreation	
Tourism	tm20th Century		Urbanization		
Transport			Landscapes	lpsWaterways	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof:

Openings:

Decoration:

Finish:

Stylistic Character:

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	End	Ozone Road (east)	Barwon Heads	3227

Site Name: Barwon Heads Jetty

Description

The Barwon Heads jetty at the east end of Ozone Road is comprised of a T plan. It is constructed of unpainted timber, with piles and decking, and has a simple painted timber balustrade along its length. It forms an integral part of the significant focii situated on the banks of the Barwon River and as a consequence it makes a contribution to the visual amenity of the area within the Flinders precinct.

History

The Barwon Heads jetty at the east end of Ozone Road was constructed in 1911, under instructions from the Geelong Harbour Trust Commissioners.[1] The Geelong Harbour Trust had been formed in December 1905,[2] and the construction of the jetty is an early example of the infrastructure developed by the Harbour Trust. The construction of the jetty also indicates the population growth of the town, with the need for a second jetty. Some structural components of the jetty may have been replace and/or altered over time.

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Flinders

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	End	Ozone Road (east)	Barwon Heads	3227
	Site Name	Barwon Heads Jetty		

Comparative Listings

Statement of Cultural Significance

The Barwon Heads jetty at the east end of Ozone Road is ***aesthetically*** significant at a **LOCAL** level. The timber structure with its T plan is an integral visual and physical amenity to the Barwon River bank as part of the eastern-most fringe of Barwon Heads.

The Barwon Heads jetty at the east end of Ozone Road is ***historically*** significant at a **LOCAL** level. It is associated with the work of the Geelong Harbour Trust, together with the growth of the Barwon Heads township for the need for a second jetty.

Overall, the Barwon Heads jetty at the east end of Ozone Road is of **LOCAL** significance.

References

1. 'The Geelong Harbor Trust Commissioners Proposed Plan of Small Boat Jetty, Barwon Heads', 1911, Geelong Historical Records Centre.
2. *Geelong Advertiser*, 28 February, 1903, 11 December, 1905, 19 December, 1905.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 21/07/1998

Cons Man Plan:

Recorded By: David Rowe

Precinct Name:

Key Dates
Original: 1925c
Major Changes: 1950c

Site Address
No.: 5
Street/Site Name: Punt Road
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: House

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

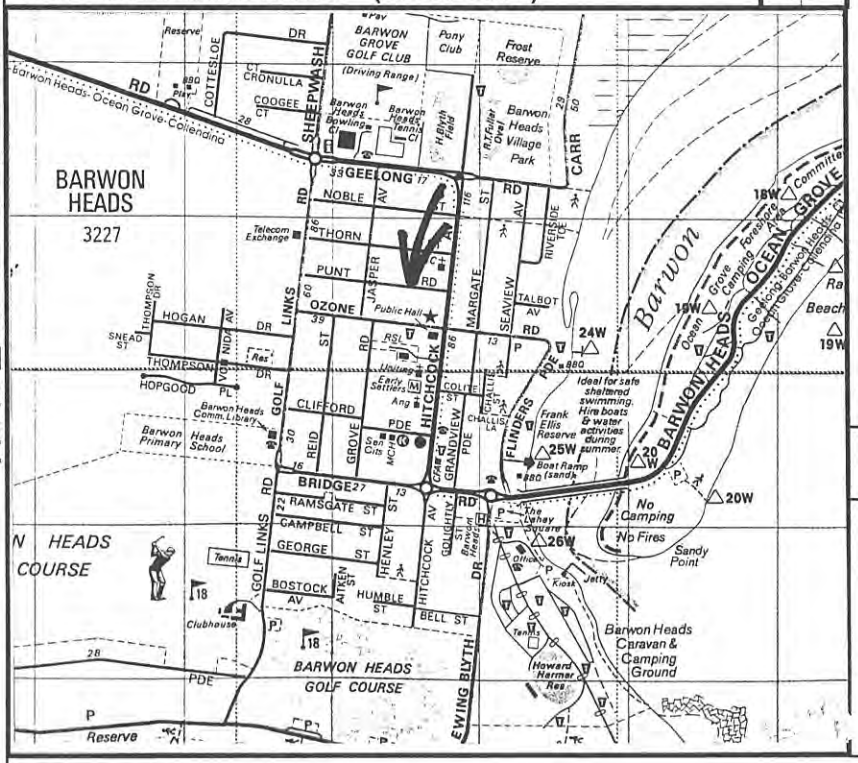
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
5	Punt Road

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280455km N 5760300km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	misRelocation

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	5	Punt Road	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 5 Punt Road has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[5] The front is bound by a recent timber picket fence, approximately 1500mm high.

The single storey, horizontal weatherboard, interwar Californian Bungalow house is characterised by two gable roofs forms, with the minor projecting gable forming a verandah. These roof forms appear to be clad in galvanised corrugated iron. A c.1947 unpainted red brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The windows at the front, arranged in horizontal banks of three, appear to be replacements.

A feature of the design is the verandah gable that projects towards the street frontage. It is supported by recent square timber pots.

Early decorative features of the design include the gable infill (ventilators, panelling and battening).

History

The site at 5 Punt Road originally formed part of the landholdings of a Mr Johnstone after the Flinders Estate subdivision in 1887.[1] In 1891 this land was further subdivided by the Barwon Heads Estate Company Limited and it appears that this block formed part of the land purchased by a Mr McArthur.[2,3] His landholdings were sold as the McArthur Estate subdivision in December, 1916.[3] In 1935-36, this block, forming lot 23, was purchased by John M. Hennessy.[4] By 1947 it was owned by Harold Lance Searle, who had this house relocated to this site in the same year.[4] The Searle family continued to own the property until at least the early 1970s.[4,5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	5	Punt Road	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 5 Punt Road is ***aesthetically*** significant at a **LOCAL** level. Although relocated and altered, it still demonstrates some original design qualities of the interwar Californian Bungalow style. These qualities include the two gable roofs forms, with the minor projecting gable forming a verandah. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, wide eaves and the decorative gable infill (ventilators, panelling and battening).

The house at 5 Punt Road is ***historically*** significant at a **LOCAL** level. It is associated with the McArthur subdivision of December, 1916.

Overall, the house at 5 Punt Road is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. The McArthur Estate subdivision plan, December, 1916, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1935-36, 1939-40, 1941-42, 1943-44, 1958-59, 1959-60.
5. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Survey Date
21/07/1998

Cons Man Plan

Key Dates
Original
1915
Major Changes
1965 reloc.

Site Address
No. 14
Street/Site Name River Parade
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name

Current Site Name
House

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value		
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

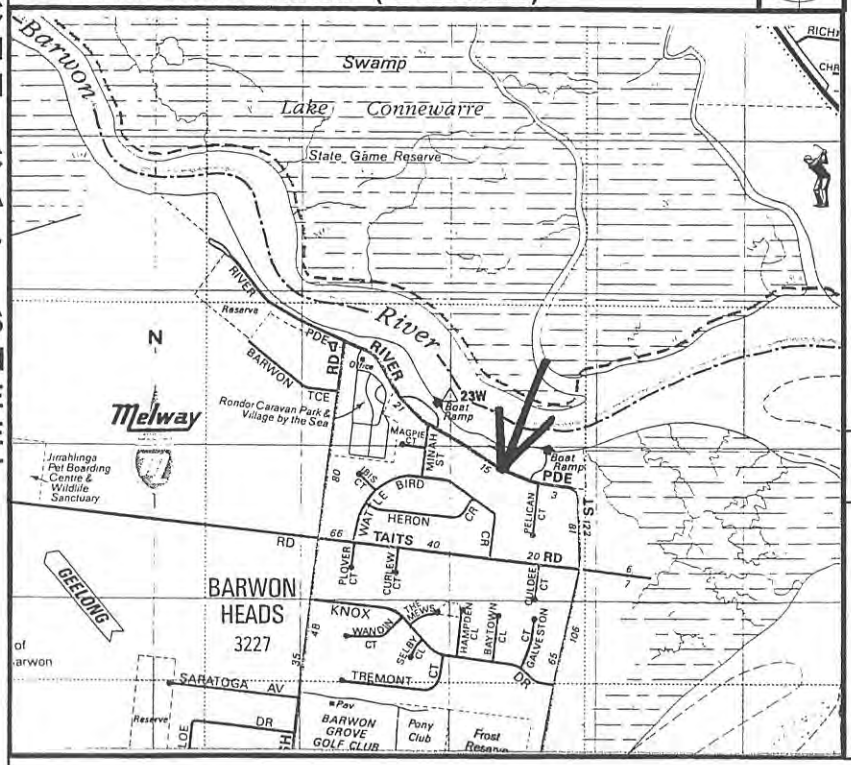
- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
14	River Parade

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280680km N 5761575km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes	IpsVistas, views	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	Gable, Ver, Ridge, Whd
Finish	Painted
Stylistic Character	Late Federation

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	14	River Parade	Barwon Heads	3227

Site Name: House

Description

The site at 14 River Parade has typical front and side setbacks, with a driveway along the side. A turned timber post and painted galvanised corrugated iron fence forms the front boundary, and is approximately 1300mm high. There may also be remnants of an early garden in the front yard.

The single storey, horizontal weatherboard, Late Federation styled house is characterised by a dominant hipped roof form, broken back roofed return verandah and a minor gable that projects towards the street frontage. These roof forms are clad in galvanised corrugated iron. An introduced, unpainted brick and multi-corbelled chimney adorns the roofline. The timber framed double hung? windows appear to be early under the return verandah, as does the central doorway with sidelight?

A feature of the design is the return verandah. It is supported by early turned timber columns with an early decorative arched timber fretwork valance between.

Other early decorative features include the ridge ornaments and the gable infill (ventilator, battening and panelling).

History

The site at 14 River Parade appears to have been owned by Alfred Edgar Lentell Head in the 1960s.[3] Upon his death in 1968, the property was transferred to the Union-Fedelity Trustee Company of Australia, Melbourne; Nancy Millicent Head; Brian Lentell Head; and Lancelot Arthur Illingworth and Adrian Arthur Illingworth.[3] The land appears to have been subdivided at this time and again in 1970.[3] This site was sold to Norman Oswald Gubbins in 1971 and by 1975 he had sold it to Murray Alan Bryden.[3] It may have been at this time when this c.1915 house was relocated to the site.

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	14	River Parade	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 14 River Parade is ***aesthetically*** significant at a **LOCAL** level. Although relocated to this site, it still demonstrates original design qualities of the Late Federation style. These qualities include the dominant, broken-back hipped roof form, return verandah and a minor gable that projects towards the street frontage. Other intact or appropriate qualities include the galvanised corrugated iron roof cladding, horizontal weatherboard wall cladding, unpainted brick and multi-corbelled chimney, timber framed double hung? windows and central doorway, turned timber verandah columns, decorativated arched timber fretwork valance, roof ridge ornaments and the decorative gable infill (ventilator, battening and panelling).

Overall, the house at 14 River Parade is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1910-11, 1915-16, 1920-21, 1928-29, 1936-36, 1938-39, 1941-42, 1948-49, 1955-58, 1958-60.
2. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
3. Certificates of Title, vol.8719, fol.104, 23 April, 1968, & vol.8828, fol. 407, 21 May, 1970.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type: Rural Residential

Survey Date: 20/07/1998

Cons Man Plan:

Key Dates
Original: 1928-29
Major Changes:

Site Address
No.: 9
Street/Site Name: Seaview Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Recorded By: David Rowe

Precinct Name: Flinders

Current Site Name: House

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

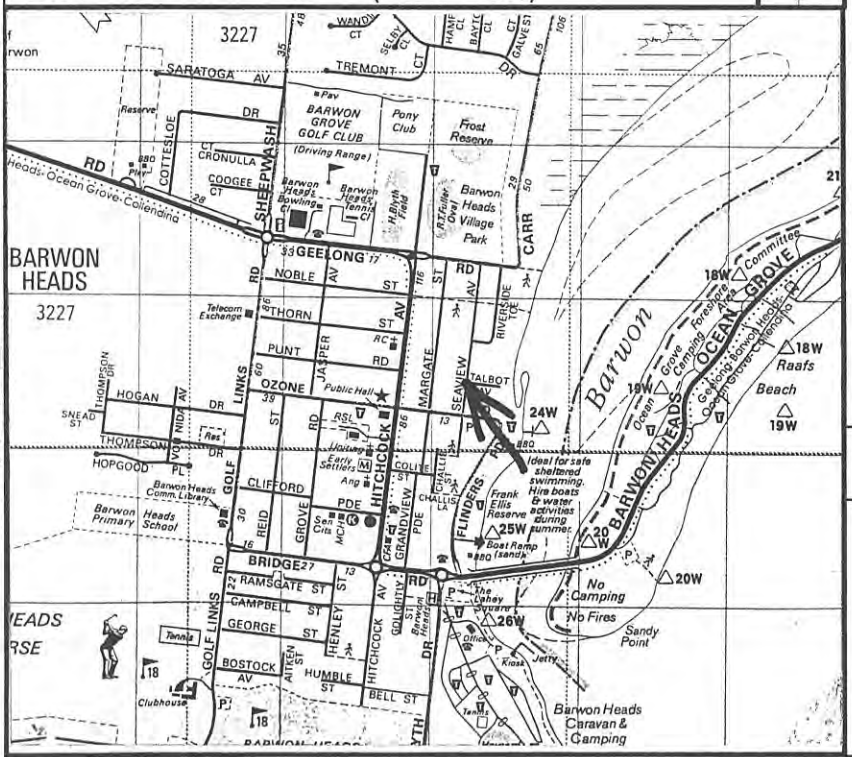
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Flinders

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
9	Seaview Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280685km N 5760020km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable, Ver., W. hood
Finish	Painted
Stylistic Character	Interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	9	Seaview Avenue	Barwon Heads	3227
			Site Name	House

CONTEXTUAL SHEET

Description

The site at 9 Seaview Avenue has visual connections to the Norfolk pine tree to the south and the Norfolk Pine and Monkey Puzzle trees to the north-east. The site is also visually connected to other single and double storey, pitched roof, horizontal weatherboard houses of mixed styles and periods. This house has substantial front and side setbacks (due to the double block), with a driveway at the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[6]

The asymmetrical, single storey, horizontal weatherboard interwar Bungalow style house is characterised by a dominant, recessed hipped roof form, return skillion verandah and a minor gable which projects towards the street frontage. The hipped roof is clad in lapped galvanised corrugated iron. An unpainted red brick and corbelled chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves, and were possibly introduced when the house was relocated to this site. The early timber framed double hung windows are arranged as a pair under the gable and singularly under the verandah. A window hood supported by early worked timber brackets is above the paired windows. A timber front door with wide fixed side glazing is are a recent addition.

A feature of the design is the return verandah. It is supported by worked timber columns with decorative brackets.

An early decorative feature of the design is the gable stucco work.

History

The site at 9 Seaview Avenue was originally by Frederick Challis, farmer, from 13 January, 1876.[1] On 30 March, 1891, this block formed part of lots 24-25, Section 3, as part of the large subdivision carried out by the Barwon Heads Estate Company Limited.[2] These allotments were sold to Horace F. Richardson who had a weatherboard house constructed on the site in 1891.[2,3] In 1893, this property was purchased by George Hague, woolbroker, who substantially altered the house named "Monomeeth".[3] With the death of George Hague around 1909, "Monomeeth", together with boat shed no. 64, was sold to William Charles Cutts in 1911.[3] In 1918-19, the property was purchased by Mrs Harriett M. Garlick, who became the house keeper to the guest house.[3] The property was advertised for subdivision on 26 December, 1922, by Mrs Garlick,[5] possibly as a result of a fire which destroyed the kitchen and some bedrooms and damaged other parts of the house.[4,5] This subdivision created 12 allotments, and this site formed lots 8-9.[4] They appear to have been purchased by Victor and Myrtle Irving, farmers of Ceres and later Estate Agents of Barwon Heads.[3,7] This house was built or moved to the site in 1928-29.[3] The Irvings owned the house at least until the early 1960s.[3] In 1973 the property was owned by J.M. McIntrye.[6]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name Flinders

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	9	Seaview Avenue	Barwon Heads	3227
			Site Name	House

Comparative Listings

- 2 Evans Street, Belmont.
- 4 Evans Street, Belmont.

Statement of Cultural Significance

The house at 9 Seview Avenue is ***aesthetically*** significant at a **LOCAL** level. Although relocated and altered, it still demonstrates original design qualities of the interwar Bungalow style. These qualities include the dominant, recessed hipped roof form, return skillion verandah and a minor gable which projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, lapped galvanised corrugated iron roof cladding, unpainted red brick and corbelled chimney, wide eaves and exposed rafters, timber framed double hung windows, window hood supported by worked timber brackets, worked timber verandah columns and the gable stucco work.

The house att 9 Seaview Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Monomeeth Estate and its subdivision of 1922.

Overall, the house at 9 Seaview Avenue is of **LOCAL** significance.

References

1. See Title History in Heritage Victoria file no. 605113.
2. See Subdivision plan by Barwon Heads Estate Company Limited, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1890-91, 1891-92, 1892-93, 1908-09, 1911-12, 1914-15, 1915-16, 1918-19, 1920-21,1925-26, 1927-28, 1928-29, 1933-34, 1958-60.
4. 'Subdivision of Monomeeth Estate, Barwon Head', 26 December, 1922, Geelong Historical Records Centre.
5. Information from a member of the Barwon Heads Association, 1998.
6. Drainage Plans & Inspectors' Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1909-10
Major Changes

Site Address
No. 25
Street/Site Name: Seaview Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 20/07/1998
Cons Man Plan:
Recorded By: David Rowe
Precinct Name:
Current Site Name: House

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		

Overall Significance Level: Local

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

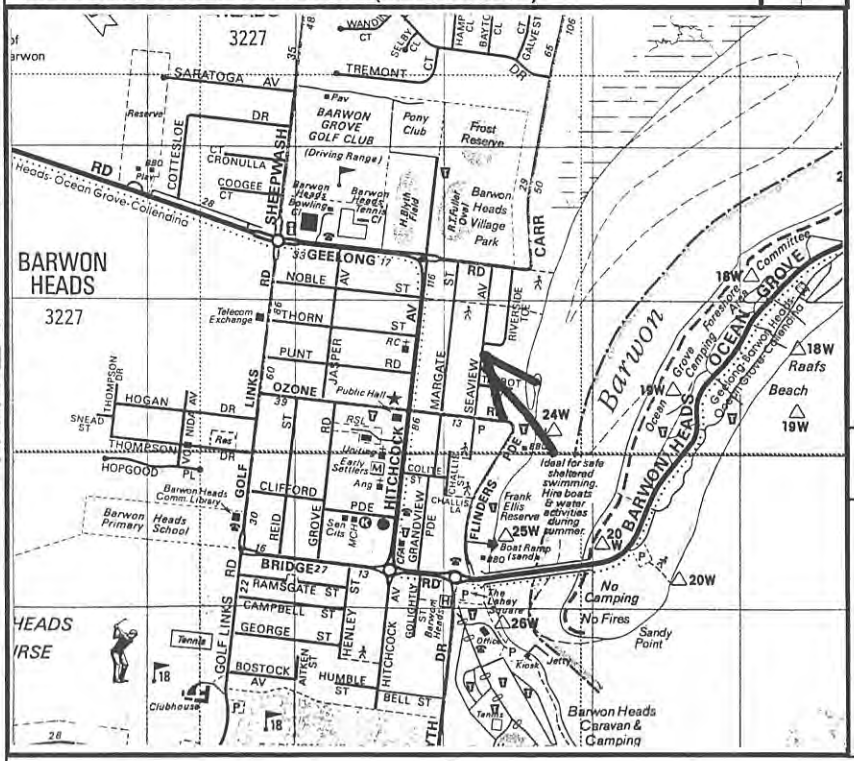
- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
25	Seaview Avenue

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280710km N 5760205km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Edwardian Picturesque

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☒ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☐ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	25	Seaview Avenue	Barwon Heads	3227
			Site Name	House

CONTEXTUAL SHEET

Description

The site at 25 Seaview Avenue has visual connections to the substantial Norfolk pine immediately south and to other single storey, horizontal weatherboard pitched roof houses of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1974 BHSA Plan of Drainage.[5]

The asymmetrical, single storey, horizontal weatherboard Edwardian Picturesque house is characterised by two gable roof forms that project towards the street frontage, and a convex return verandah. These roof forms appear to be clad in galvanised corrugated iron. An early, unpainted brick and corbelled chimney adorns the roofline. The front facade features two flat roofed projecting bays incorporating early timber framed double hung windows.

A feature of the design is the convex return verandah. It is supported by recent but appropriate timber posts with recent solid, curved timber valances between.

Early decorative features of the design include the worked timber brackets supporting the flat roofs of the projecting bays, curved timber bargeboards, finials, battening and panelling.

History

The site at 25 Seaview Avenue was originally part of Frederick Challis's landholdings from 1876.[1] In 1891, this land was subdivided as part of the Barwon Heads Estate subdivision, forming lots 49 and 56 and were purchased by Herbert J. Jarman, a butcher from Geelong.[2,3] Jarman sold the land to Henry Lott, a farmer from Fyansford, in 1908, and he had this house built in 1909.[3,4] Lott sold the property to John Henry Bossence, a gentleman of Ryrie Street, Geelong, in around 1916.[3] By 1925-26, the house was owned by F.B. Crawford, a doctor from Ballarat and later Richmond.[3] The property remained in the Crawford family until at least 1974.[5]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	25	Seaview Avenue	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 25 Seaview Avenue is ***aesthetically*** significant at a **LOCAL** level. Although altered slightly, it still demonstrates original design qualities of an Edwardian Picturesque style. These qualities include the two gable roof forms that project towards the street frontage and a convex return verandah. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, unpainted brick and corbelled chimney, two flat roofed projecting bays incorporating timber framed double hung windows, worked timber brackets supporting the flat roofs of the projecting bays, curved timber bargeboards, finials, battening and panelling.

The house at 25 Seaview Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Barwon Heads Estate subdivision of 1891.

Overall, the house at 25 Seaview Avenue is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1906-07, 1909-10, 1911-12, 1916-17, 1925-26, 1934-35, 1940-41, 1958-59, 1959-60.
4. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
5. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1974, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1891c
Major Changes: 1977

Site Address
No.: 29
Street/Site Name: Seaview Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date: 20/07/1998
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe
Current Site Name: House

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register:

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological):

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, H.1	Local
Scientific value		
Social value		

Overall Significance Level: Local

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

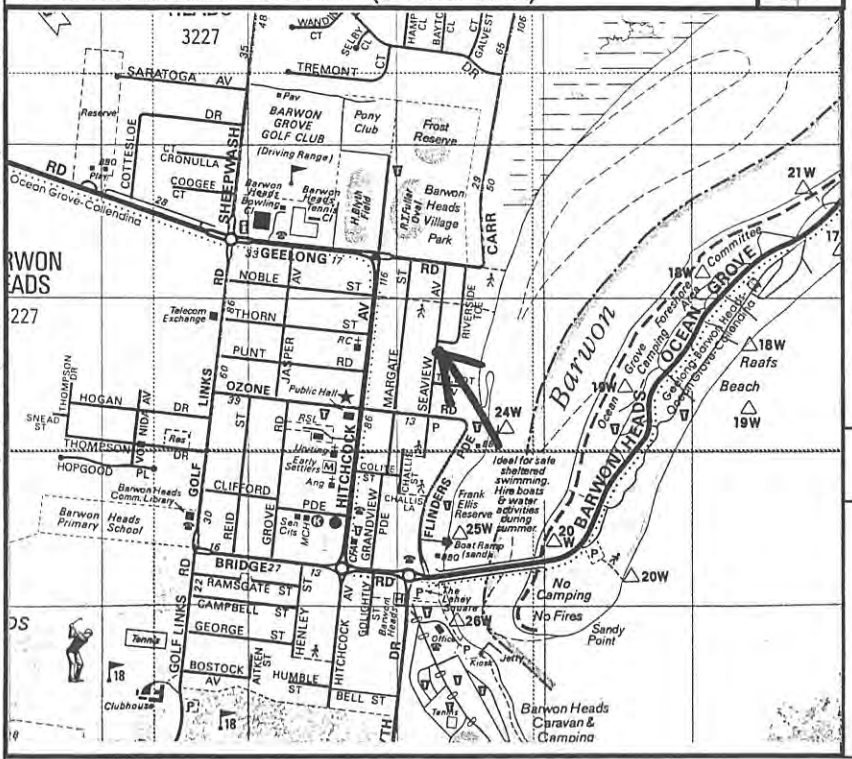
- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
29	Seaview Avenue

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280715km N 5760245km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

- ☐ monument
- ☐ recreational
- ☒ residential
- ☐ aviation
- ☐ gate
- ☐ landscape
- ☒ building
- ☐ industrial
- ☐ public
- ☐ infrastructure
- ☐ relic/ruin
- ☐ tree(s)
- ☐ religious
- ☐ educational
- ☐ agricultural
- ☐ commercial
- ☐ maritime
- ☐ fence
- ☐ garden
- ☐ machinery
- ☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Doors & Windows
Decoration	
Finish	Painted
Stylistic Character	Late Victorian

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	29	Seaview Avenue	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 29 Seaview Avenue has visual connections to the substantial Norfolk pine to the south and to other single storey, horizontal weatherboard pitched roof houses of mixed styles and periods. This house has a substantial front setback and typical side setbacks, which are shown on the 1974 BHSA Plan of Drainage.[4]

The asymmetrical, single storey, horizontal weatherboard Late Victorian house is characterised by two gable roof forms that traverse the site, a gable that projects towards the street frontage and a front skillion verandah. These roof forms appear to be clad in painted galvanised corrugated iron. An early, rendered brick and corbelled chimney with two terra cotta pots adorns the roofline. All the windows visible from the front have been replaced with aluminium-framed sliding windows. However, the four panelled timber door with sidelights is original.

A feature of the design is the front verandah, which is now supported by recent timber posts.

History

The site at 29 Seaview Avenue was originally part of Frederick Challis's landholdings from 1876.[1] In 1891, this land was subdivided as part of the Barwon Heads Estate subdivision, forming lot 51 and was purchased by Henry Harvey Dann, a produce merchant from Geelong.[2,3] This house appears to also have been constructed as early 1891 (immediately after the subdivision sale) and it remained under the Dann family ownership until at least the early 1940s.[3] By 1958-59 and until at least 1977 it was owned by Adelaide Gwendine and G. Gilmour.[3,4] The removal of the original timber framed windows - replaced with the aluminium framed type - may have occurred in 1977.

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	29	Seaview Avenue	Barwon Heads	3227
		Site Name	House	

Comparative Listings

Statement of Cultural Significance

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 panelled 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 associations with the Dann family, long term owners of the property.

Overall, the house at 29 Seaview Avenue is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1893-94, 1894-95, 1895-96, 1896-97, 1898-1899, 1899-1900, 1901-02, 1902-03, 1910-11, 1925-26, 1940-41, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1977, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1904-05
Major Changes

Site Address
No. 41
Street/Site Name: Seaview Avenue
Town/Suburb: Barwon Heads
Postcode: 3227

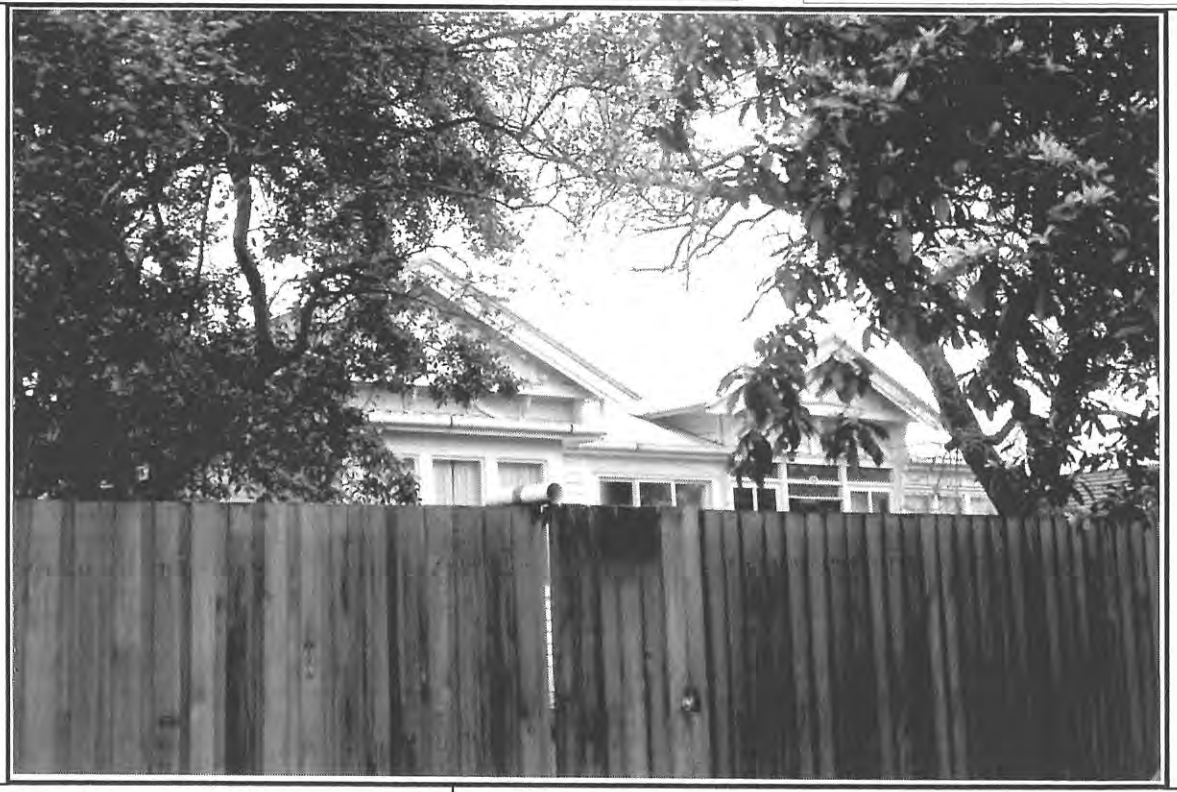
Survey Date
20/07/1998

Cons Man Plan

Precinct Name

Recorded By David Rowe

Current Site Name
House



Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

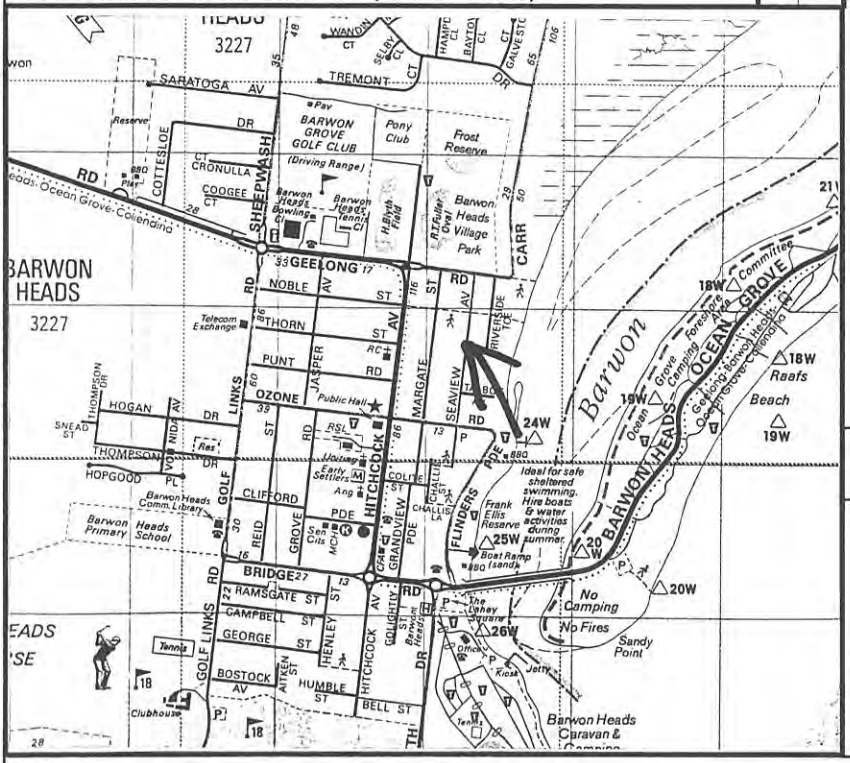
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
41	Seaview Avenue

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: House

Australian Map Grid Co-ordinates

E 280725km N 5760335km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes		
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☒ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Federation

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	41	Seaview Avenue	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 41 Seaview Avenue has visual connections to the substantial Norfolk pine to the south and to other single storey, horizontal weatherboard pitched roof houses of mixed styles and periods. This house has substantial front and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[4] The front is bound by an inappropriate timber paling fence, approximately 1800mm high.

The asymmetrical, single storey, horizontal weatherboard Federation style house is characterised byinterlocking hipped and gabled roof forms that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume. An early brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed casement? windows have leadlighted highlights under the northern gable, while the early timber framed double hung windows are arranged as a horizontal bank of three under the southern gable and form a projecting flat roofed rectangular bay. The other timber framed windows appear to be recent, possibly forming infill for a former corner verandah and central porch.

Early decorative features of the design include the gable infill (brackets, shingling, battening and stucco work).

History

The site at 41 Seaview Avenue was originally part of Frederick Challis's landholdings from 1876.[1] In 1891, this land was subdivided as part of the Barwon Heads Estate subdivision, forming lots 102-104.[2] These lots do not appear to have been sold until a few years later, when F.S. Leary, auctioneer, purchased lot 102 and Henry Harvey Dann purchased lots 103-104.[3] All of these allotments were sold to John Herbert Langhorne, manager of the Bank of Victoria in Geelong, in 1904-05.[3] This house, together with stabling and a boat shed, were built for him at this time.[3] By 1925-26, the property was owned by Mrs Madeline Langhorne, who by 1940-41 appears to have remarried, becoming Mrs Madeline Little of Williams Road, Toorak.[3] She owned the property at least until the early 1940s but by 1958-59 it was owned by Peter John and Pamela Alice Piddington.[3] By 1973, the house was owned by R.J. Ramsay.[4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	41	Seaview Avenue	Barwon Heads	3227
		Site Name	House	

Comparative Listings

Statement of Cultural Significance

The house at 41 Seaview Avenue is ***aesthetically*** significant at a **LOCAL** level. Although altered, it still demonstrates original design qualities of the Federation style. These qualities include the interlocking hipped and gabled roof forms that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, brick chimney, wide eaves, timber framed casement? windows with leadlighted highlights, timber framed double hung windows arranged as a horizontal bank of three forming a projecting flat roofed rectangular bay, and the decorative gable infill (brackets, shingling, battening and stucco work).

The house at 41 Seaview Avenue is ***historically*** significant at a **LOCAL** level. It is associated with the Barwon Heads Estate subdivision of 1891.

Overall, the house at 41 Seaview Avenue is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1902-03, 1904-05, 1907-08, 1909-10, 1911-12, 1925-26, 1934-35, 1940-41, 1958-59, 1959-60.
4. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water Profis system.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original: 1885
Major Changes: 1925

Site Address
No.: 57
Street/Site Name: Seaview Avenue
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: Moondara (former School House)

Survey Date: 20/07/1998
Cons Man Plan:
Precinct Name:
Recorded By: David Rowe

Heritage Status

Register of the National Estate
Database No.:
File No.:

Victorian Heritage Register

Planning Scheme: C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4	Regional
Scientific value		
Social value	G.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

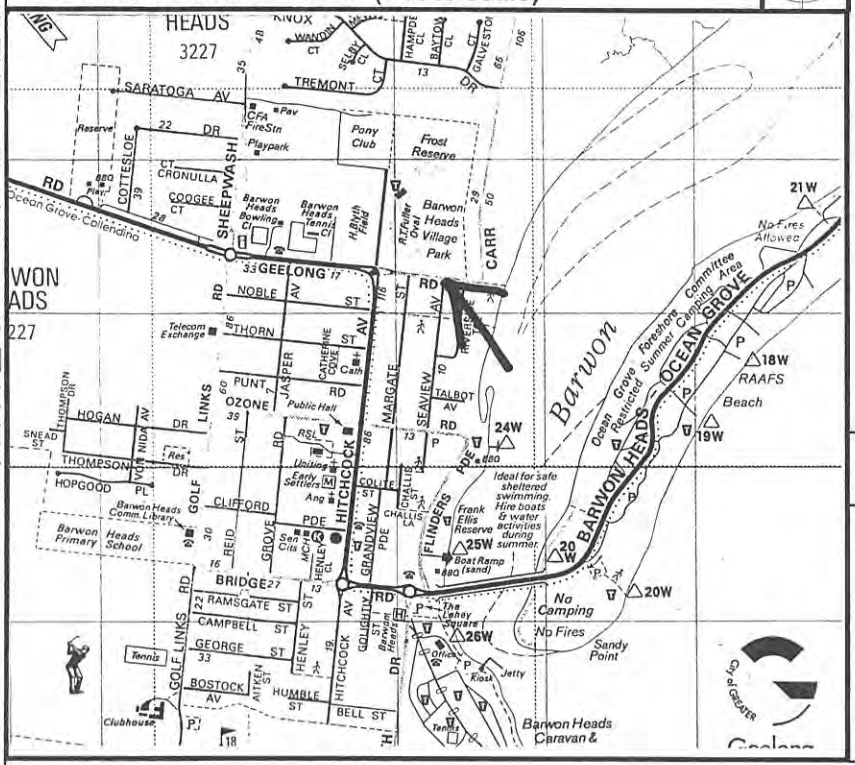
Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
57	Seaview Avenue

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Moondara (former School House)

Australian Map Grid Co-ordinates

E 280740km N 5760470km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☒ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clChurches
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	misRelocation

Significant Architectural Features

- ☒ Original Materials
- ☐ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form
Openings	Windows
Decoration	Gable
Finish	Painted
Stylistic Character	Victorian & interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	57	Seaview Avenue	Barwon Heads	3227

Site Name: Moondara (former School House)

CONTEXTUAL SHEET

Description

The site at 57 Seaview Avenue has visual connections to the substantial Norfolk pine to the south and to other single storey, horizontal weatherboard pitched roof houses of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1978 BHSA Plan of Drainage.[6] The front is bound by a timber lattice fence, approximately 1500mm high.

The symmetrical, single storey, horizontal weatherboard, predominantly Victorian styled former school house is characterised by a steeply pitched gable roof form that traverses the site, and a skillion front verandah with a central entrance gablet. A c.1925 unpainted brick chimney adorns the roofline. The c.1925 timber framed double hung interwar Bungalow windows are symmetrically arranged in pairs on the street facade, about a central front door.

A feature of the design is the front verandah with its central gablet. The verandah is supported by recent timber columns with worked timber brackets.

Decorative features that appear to originate from c.1925 include the gablet shingling and the side gable panelling and battening.

History

The site at 57 Seaview Avenue was originally part of Frederick Challis's landholdings from 1876.[1] In 1891, this land was subdivided as part of the Barwon Heads Estate subdivision, forming lot 101,[2] and it appears to have been purchased by George Strong. He owned a considerable portion of land in this area which was sold as the Riverside Estate subdivision on 27 December, 1920.[3] This building - the original Connewarre East (later Barwon Heads) Denominational School - was constructed and opened in 1885 on the south west corner of Lings Lane and Barwon Heads Roads.[4] Upon the completion of a new school in 1925, this original school building was relocated to 57 Seaview Avenue, where it was converted and possibly extended into a school teacher's residence.[4,5] Arthur S. James of Elliott Street, South Warrnambool, was the teacher that first occupied and owned the house in 1925-26.[5] It was listed as having five rooms of fair quality.[5] James lived at this property at least until the late 1920s.[5] By 1943-44, the house had been sold to Fred Willmore of Barkley Street, North Fitzroy.[5] He sold it to T. and J. Veale in the years between 1960 and 1978.[5,6] Although this building has been used as a residence for over 70 years, it is still recognised by parts of the Barwon Heads community as the former School house.[7] The house is currently named "Moondara".

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	57	Seaview Avenue	Barwon Heads	3227

Site Name: Moondara (former School House)

Comparative Listings

Statement of Cultural Significance

The house at 57 Seaview Avenue is ***aesthetically*** significant at a **LOCAL** level. Although relocated and altered, it still demonstrates some original design qualities of a Late Victorian style, together with interwar Bungalow elements that resulted after its removal. These qualities include the steeply pitched gable roof form that traverses the site, and a skillion front verandah with a central entrance gablet. Other intact qualities include the horizontal weatherboard wall cladding, c.1925 unpainted brick chimney, c.1925 timber framed double hung windows, gablet shingling and the side gable panelling and battening.

The house at 57 Seaview Avenue is ***historically*** significant at a **REGIONAL** level. The building was the first denominational school in the Barwon Heads region. This site is also historically significant for its associations with the Barwon Heads Estate subdivision of 1891 and the Riverside Estate subdivision of 1920.

The house at 57 Seaview Avenue is ***socially*** significant at a **LOCAL** level. It is still recognised by parts of the Barwon Heads community for its associations as a school house in the late nineteenth and early twentieth centuries.

Overall, the house at 57 Seaview Avenue is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Riverside Estate subdivision plan, 27 December, 1920, Geelong Historical Records Centre.
4. J. Pescott, *South Barwon 1857-1985*, City of South Barwon, Belmont, 1985, p.160.
5. Shire of South Barwon Rate Books, 1925-26, 1926-27, 1933-34, 1943-44, 1958-60.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.
7. Information Dr Bob Gibson, Secretary, Barwon Heads Association, 1998.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Landscape/Memorial

Survey Date
21/07/1998

Cons Man Plan

Key Dates
Original
1917
Major Changes

Site Address
No. Off
Street/Site Name Sheepwash Road
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name

Current Site Name
Neil's Acre Memorial

Heritage Status

Register of the National Estate
Database No. File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value		
Historic value	A.4	Local
Scientific value		
Social value	G.1, H.1	Local
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

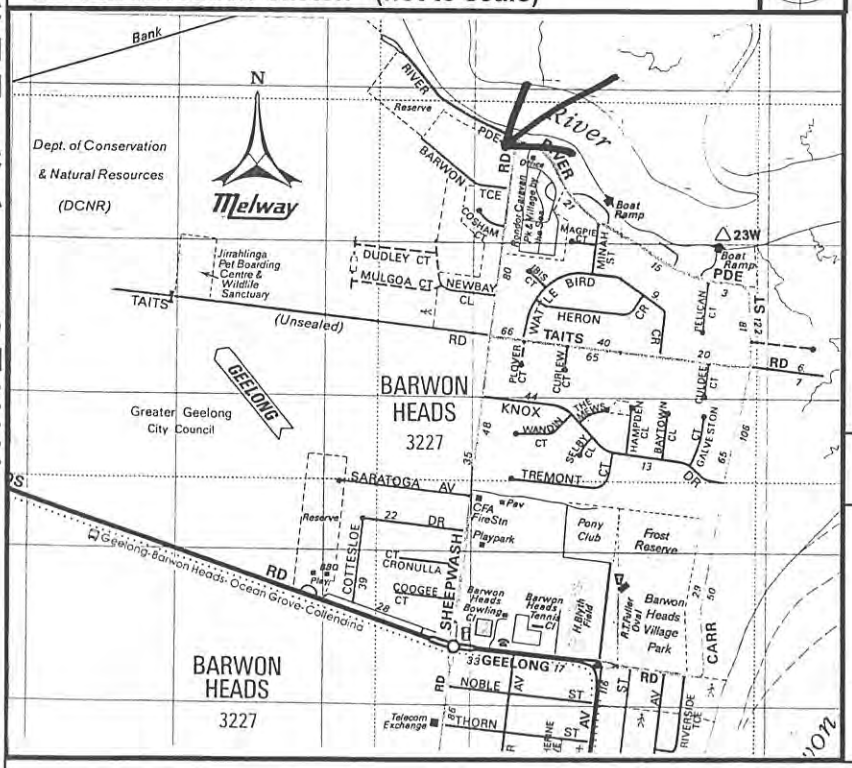
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
Off	Sheepwash Road

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: Neil's Acre Memorial

Australian Map Grid Co-ordinates

E 280050km N 5762050km

Map: Melway map 233

Scale: 1:20,000

Ownership: State

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

- ☐ monument
- ☐ recreational
- ☐ residential
- ☐ aviation
- ☐ gate
- ☒ landscape
- ☐ building
- ☐ industrial
- ☐ public
- ☐ infrastructure
- ☐ relic/ruin
- ☐ tree(s)
- ☐ religious
- ☐ educational
- ☐ agricultural
- ☐ commercial
- ☐ maritime
- ☐ fence
- ☐ garden
- ☐ machinery
- ☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clMonuments
Tourism		Urbanization	
Transport		Landscapes	lpsWaterways
Townships		Miscellaneous	

Significant Architectural Features

- ☐ Original Materials
- ☐ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof:

Openings:

Decoration:

Finish:

Stylistic Character:

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☒ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☐ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	Off	Sheepwash Road	Barwon Heads	3227

Site Name: Neil's Acre Memorial

Description

The Neil's Acre Memorial site off Barwon Terrace consists of a grassy piece of land characterised by several tea-trees. Two timber and concrete c.1970s park benches are situated on the site, and in more recent months additional tree planting has been carried out.

History

The Neil's Acre Memorial site off Barwon Terrace was part of Section 15, part G of the Parish of Connewarre, owned by William Hudson from 1903.[1] It was purchased by Neil Campbell between 1903 and 1917.[2] He lived on the Connewarre Lakes above Campbell's Point for many decades.[2] In 1917 he donated this piece of land to the Geelong College in memory of his son, Neil, who had fallen in battle in the First World War.[2] A small party of school boys had gathered on a sunny afternoon for the memorial service.[2] Mr Campbell had told those present that 'this was a different kind of war memorial and he trusted that many of Neil's comrades who in school days had camped there with him, would continue to make use of it, and that it would long remain a place of happy memories.'[2]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	Off	Sheepwash Road	Barwon Heads	3227
			Site Name	Neil's Acre Memorial

Comparative Listings

Statement of Cultural Significance

The Neil's Acre site off Barwon Terrace is ***historically*** and ***socially*** significant at a **LOCAL** level. It has an association with Neil Campbell who died in the First World War. It is therefore recognised and valued by parts of the community as a memorial to Neil Campbell.

Overall, the Neil's Acre Memorial site off Barwon Terrace is of **LOCAL** significance.

References

1. Parish of Connewarre plan, 7 December, 1903, Geelong Historical Records Centre.
2. J. Pescott, *South Barwon 1857-1985,* City of South Barwon, Belmont, 1985, p.134.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Survey Date
29/11/99

Cons Man Plan

Key Dates
Original
1922c
Major Changes

Site Address
No. 6
Street/Site Name Stephens Parade
Town/Suburb Barwon Heads
Postcode 3227

Recorded By David Rowe

Precinct Name
Golf Links

Current Site Name
Warrillie

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☒ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Regional
Historic value	A.4, H.1	Regional
Scientific value		
Social value		

Overall Significance Level **Regional**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

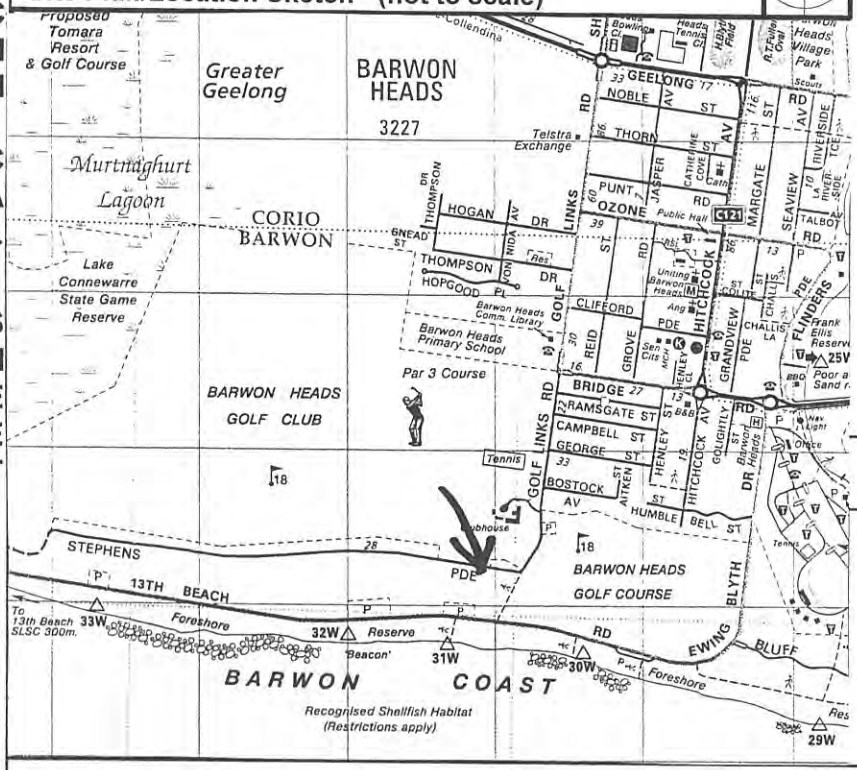
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Golf Links

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
6	Stephens Parade

Town/Suburb: Barwon Heads — Postcode: 3227

Site Name: Warrillie

Australian Map Grid Co-ordinates

E 28000km N 5759350km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☒ recreational	☒ residential	☐ aviation	☐ gate	☒ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	lpsRecreational
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☒ Early Garden

Roof	Form & Finish
Openings	Windows
Decoration	Verandah
Finish	Painted
Stylistic Character	Interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	6	Stephens Parade	Barwon Heads	3227

Site Name: Warrillie

Description

The house known as Warrillie at 6 Stephens Parade is set on a substantial allotment and has wide north and side setbacks. The house has uninterrupted visual connections with the Barwon Heads Golf Course and the Barwon Heads Golf Clubhouse to the north and north-west. The north section of the block is bound by a capped timber fence, approximately 1200mm high.

The single storey, rendered brick? and horizontal weatherboard interwar Bungalow is characterised by a dominant hipped roof form, together with a raised hip that projects towards the south (street frontage). These roof forms appear to be clad in unpainted and lapped corrugated asbestos or fibro cement. Two early rendered and/or painted chimneys adorn the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are double hung and are located around most of the facades of the building.

A feature of the design is the return verandah to the north, east and west, formed under the projection of the main hipped roof. It is supported by early rendered brick? piers with horizontal weatherboard clad bases.

History

The site at 6 Stephens Parade originally appears to have formed part of Hopgood's farm.[1] In late 1919, 147 acres of this farmland were acquired by the Barwon Heads Golf Club as the site for a new links course.[1] In c.1920-21, the southern fringe of the site was subdivided as the Golf Links and/or Golf Lands estate.[2,3] This site formed lot 3 of section 1 and it was sold to James Robertson, grazier of the Menzies Hotel, Melbourne, in c.1921-22.[3] He had this house built in c.1922, which he named "Warrillie", and it appears to be the earliest house built on the Golf Links estate.[3] Robertson owned the property until at least the mid 1940s, but by 1958-59 it was owned by Nellie Margaret McLeish.[3] Initially, the house was addressed as Ocean Road,[3] which was the first section of the Great Ocean Road that stretched from Barwon Heads to Warrnambool.[4] The road was constructed as a memorial to those soldiers who fought in the First World War.[4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Golf Links

Neighbouring Buildings

- ☒ Similar Types
- ☒ Similar Styles
- ☒ Similar Construction Dates
- ☒ Appropriate Set Backs
- ☒ Appropriate Bulk/Form
- ☒ Appropriate Architectural Detailing
- ☒ Appropriate Materials & Finishes
- ☒ Appropriate Fence Designs & Locations

Urban Design

- ☒ Significant Historical Development
- ☒ Significant Urban Focii
- ☒ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☒ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	6	Stephens Parade	Barwon Heads	3227
			Site Name: Warrillie	

Comparative Listings

Statement of Cultural Significance

The house known as Warrillie at 6 Stephens Parade is ***aesthetically*** significant at a **REGIONAL** level. It demonstrates several original design qualities of the interwar Bungalow style. These qualities include the dominant hipped roof form, together with a raised hip that projects towards the south (street frontage). Other intact qualities include the rendered brick? and horizontal weatherboard construction, unpainted and lapped corrugated asbestos or fibro cement roof cladding, two rendered and/or painted chimneys, wide eaves, timber framed double hung windows, and return verandah supported by rendered brick? piers with horizontal weatherboard clad bases. The house also makes a significant contribution to the interwar Bungalow character of the Golf Links precinct.

The house known as Warrillie at 6 Stephens Parade is ***historically*** significant at a **REGIONAL** level. It is associated with the development of the Barwon Heads Golf Course from c.1919, the Golf Links/Golf Lands subdivision of c.1920-21 and the development of the Great Ocean Road. It is also associated with James Robertson, original and long time owner.

Overall, the house known as Warrillie at 6 Stephens Parade is of **REGIONAL** significance.

References

1. J. Pescott, *South Barwon 1857-1985,* South Barwon City Council, Belmont, 1985, p.157.
2. Barwon Heads Golf Links Subdivision plan, c.1920-21, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1922-23, 1923-24, 1927-28, 1928-29, 1931-32, 1935, 1944-45, 1958-59.
4. 'Great Ocean Road History Notes', compiled by Peter Alsop, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

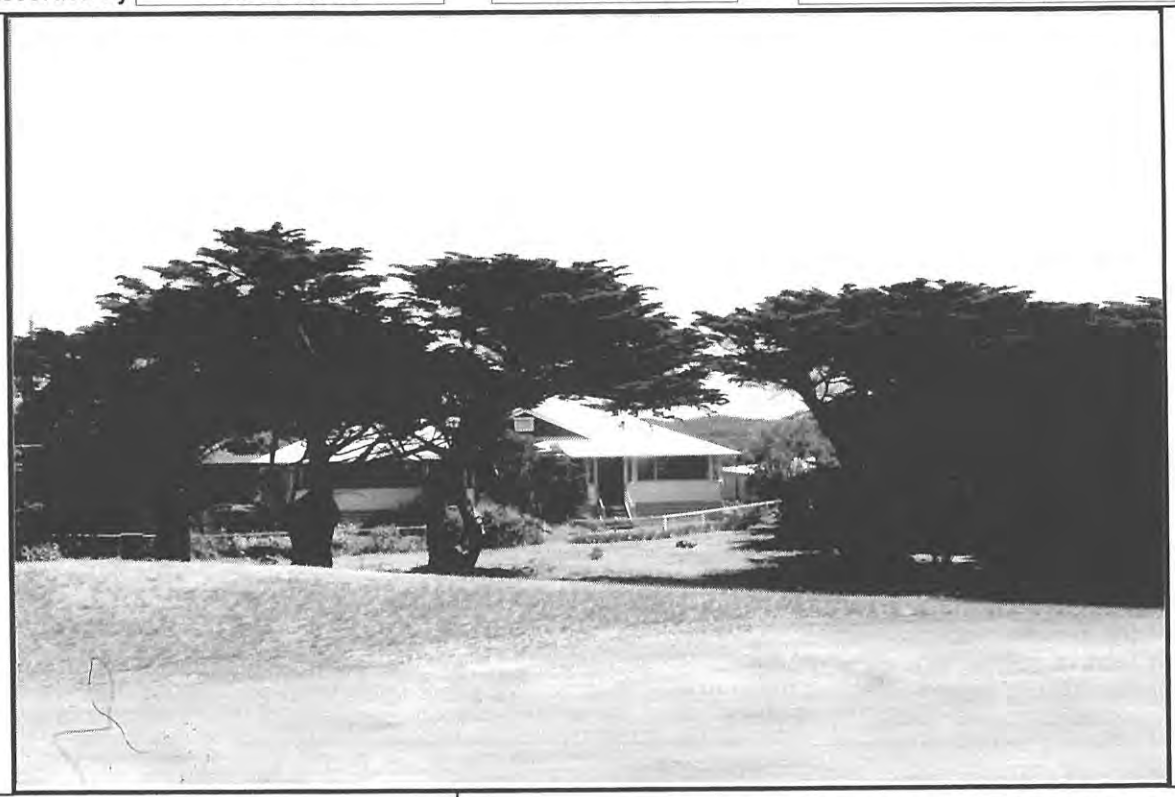
ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1924-25
Major Changes

Site Address
No. 8
Street/Site Name: Stephens Parade
Town/Suburb: Barwon Heads
Postcode: 3227
Current Site Name: Fairways

Survey Date: 29/11/99
Cons Man Plan:
Recorded By: David Rowe
Precinct Name: Golf Links



Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☒ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Regional
Historic value	A.4	Regional
Scientific value		
Social value		

Overall Significance Level: Regional

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

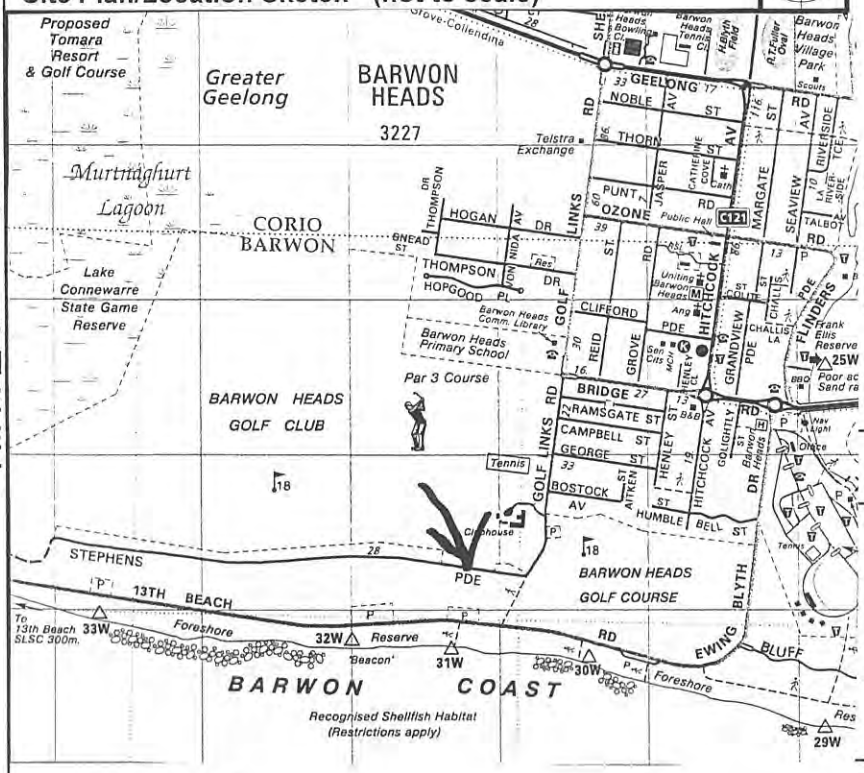
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Golf Links

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
8	Stephens Parade

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Fairways

Australian Map Grid Co-ordinates

E 280000km N 5759350km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☒ recreational	☒ residential	☐ aviation	☐ gate	☒ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme		AHC Theme No.	Heritage Study Theme		AHC Theme No.
Early settlement			Industry		
Maritime			Community Life	clHomes	
Tourism			Urbanization		
Transport			Landscapes	lpsRecreational	
Townships			Miscellaneous		

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☒ Early Garden

Roof	Form
Openings	Windows
Decoration	Verandah
Finish	Painted
Stylistic Character	Interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	8	Stephens Parade	Barwon Heads	3227

Site Name: Fairways

CONTEXTUAL SHEET

Description

The house known as Fairways at 8-10 Stephens Parade is set on a substantial allotment and has wide north and side setbacks. The house has uninterrupted visual connections with the Barwon Heads Golf Course and the Barwon Heads Golf Clubhouse to the north and north-west. The north section of the block is bound by a post and rail fence?, approximately 1200mm high. There are at least 5 early and substantial cypress trees immediately north of the site, on the southern fringe of the golf course.

The single storey, symmetrical, horizontal weatherboard interwar Bungalow is characterised by a dominant hipped roof form, together with a minor ventilator gable that projects towards the north. These roof forms appear to be clad in corrugated zincalume. An early brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The windows appear to be early, being timber framed and double hung?

A feature of the design is the lengthy verandah on the north facade, formed under the projection of the main hipped roof. It is supported by early paired, square timber posts. A vertical timber? balustrade forms the verandah boundary.

Another early decorative feature of the design is the gable ventilator in the minor gable.

History

The site at 8-10 Stephens Parade originally appears to have formed part of Hopgood's farm.[1] In late 1919, 147 acres of this farmland were acquired by the Barwon Heads Golf Club as the site for a new links course.[1] In c.1920-21, the southern fringe of the site was subdivided as the Golf Links and/or Golf Lands estate.[2,3] This site formed lots 4-5 of section 1, with lot 4 being sold Sir Arthur Robinson, gentleman of 360 Collins Street, Melbourne, and lot 5 to Ian Black, grazier, of Mt Noorat.[3] Robinson sold lot 4 for L2,500 to Mrs Fay Bilson of "Myoora", Irving Road, Toorak, in 1923-24 and she appears to have had this house built the following year.[3] In 1928-29 the property was sold to Mrs Harriett Carson of "Glencrill", Wallbau, N.S.W.[3] By 1935, the house was owned by Christina Carson and by 1941-42, neighbouring lot 5 was owned by the estate of Ian Black, c/o of B. Carson.[3] In 1944-45, the house was owned by Mrs Beryl Petrie Cummins and in 1958-59 it was owned by Mrs Ivy Elaine Cameron of 27 Retreat Road, Newtown.[3] At some later stage, lot 5 was purchased by the owners of lot 4. Initially, the house was addressed as Ocean Road,[3] which was the first section of the Great Ocean Road that stretched from Barwon Heads to Warrnambool.[4] The road was constructed as a memorial to those soldiers who fought in the First World War.[4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name: Golf Links

Neighbouring Buildings

- ☒ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	8	Stephens Parade	Barwon Heads	3227
			Site Name: Fairways	

Comparative Listings

Statement of Cultural Significance

The house known as Fairways at 8-10 Stephens Parade is ***aesthetically*** significant at a **REGIONAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the dominant hipped roof form, together with a minor ventilator gable that projects towards the north. Other intact qualities include the horizontal weatherboard wall cladding, brick chimney, wide eaves with exposed rafters, timber framed double hung? windows, north verandah under the projection of the main hipped roof supported by paired timber posts, vertical timber verandah balustrade, and the gable ventilator. The house also makes a significant contribution to the interwar Bungalow character of the Golf Links precinct.

The house known as Fairways at 8-10 Stephens Parade is ***historically*** significant at a **REGIONAL** level. It is associated with the development of the Barwon Heads Golf Course from c.1919, the Golf Links/Golf Lands subdivision of c.1920-21 and the development of the Great Ocean Road.

Overall, the house known as Fairways at 8-10 Stephens Parade is of **REGIONAL** significance.

References

1. J. Pescott, *South Barwon 1857-1985,* South Barwon City Council, Belmont, 1985, p.157.
2. Barwon Heads Golf Links Subdivision plan, c.1920-21, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1922-23, 1923-24, 1927-28, 1928-29, 1931-32, 1935, 1941-42, 1944-45, 1958-59.
4. 'Great Ocean Road History Notes', compiled by Peter Alsop, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1926-27
Major Changes

Site Address
No. 22
Street/Site Name: Stephens Parade
Town/Suburb: Barwon Heads
Postcode: 3227

Survey Date
29/11/99

Cons Man Plan

Precinct Name
Golf Links

Current Site Name
Bavelaw

Recorded By David Rowe

Heritage Status

Register of the National Estate
Database No.
File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☒ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Regional
Historic value	A.4	Regional
Scientific value		
Social value		

Overall Significance Level Regional

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

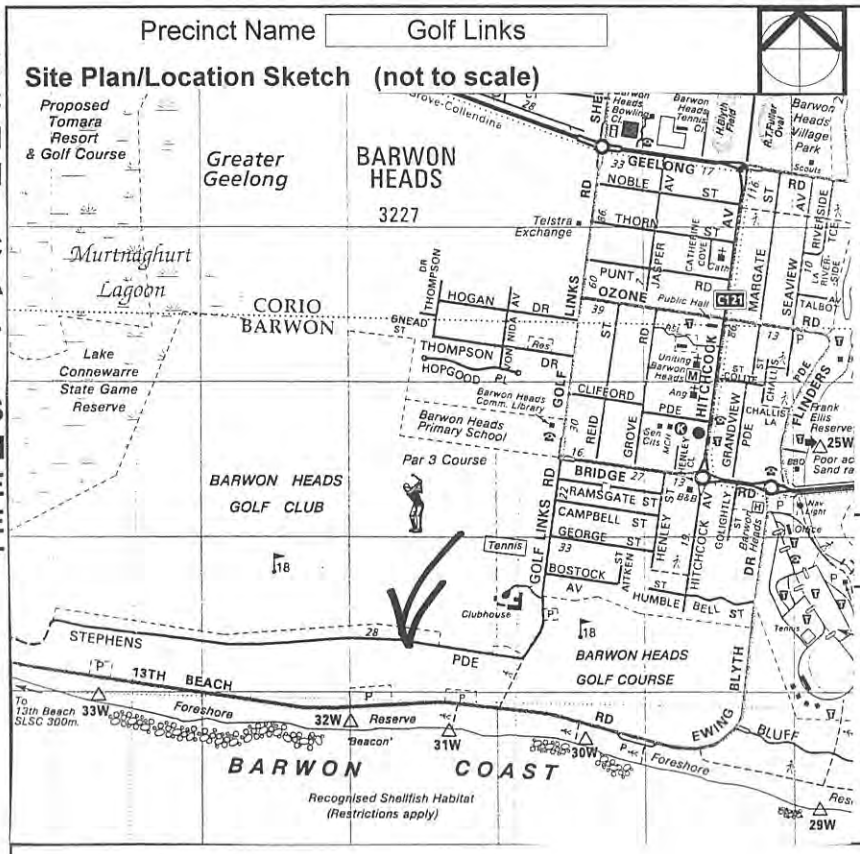
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name: Golf Links

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
22	Stephens Parade

Town/Suburb	Postcode
Barwon Heads	3227

Site Name: Bavelaw

Australian Map Grid Co-ordinates

E 280000km N 5759 350km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☒ recreational	☒ residential	☐ aviation	☐ gate	☒ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☒ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	lpsRecreational
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☐ Verandah Structure
- ☐ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☒ Early Garden

Roof	Form & Finish
Openings	Windows
Decoration	
Finish	Painted
Stylistic Character	Interwar Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

CONTEXTUAL SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	22	Stephens Parade	Barwon Heads	3227
			Site Name	Bavelaw

Description

The house known as Bavelaw at 22-24 Stephens Parade is set on a substantial allotment and has wide north and side setbacks. The house has uninterrupted visual connections with the Barwon Heads Golf Course and the Barwon Heads Golf Clubhouse. There are several early and substantial cypress trees immediately north of the site, on the southern fringe of the golf course.

The horizontal weatherboard interwar Bungalow is characterised by a two storey, hipped roof wing, together with single storey hipped roof structures to the east, west and south. These roof forms appear to be clad in unpainted and lapped corrugated asbestos or fibro cement sheet. Two early cement rendered chimneys (one with a terra cotta pot) adorn the roofline. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are predominantly arranged singularly or in pairs. An interesting feature of the design is the slight bellcast profile at the ends of the hipped roofs.

History

The site at 22-24 Stephens Parade originally appears to have formed part of Hopgood's farm.[1] In late 1919, 147 acres of this farmland were acquired by the Barwon Heads Golf Club as the site for a new links course.[1] In c.1920-21, the southern fringe of the site was subdivided as the Golf Links and/or Golf Lands estate.[2,3] This site formed lots 8-9 which was sold to Mrs Rose Florence Lewis of Marne Street, South Yarra, in c.1925.[3] She had this house constructed in 1926-27 and named it "Bavelaw".[3] Mrs Lewis owned the house until at least the mid 1940s, but in 1958-59, Mrs Irene Fairbairn of Skipton was the owner.[3] In more recent years, the property has been owned by L.G. and M.M. Lomas. Initially, the house was addressed as Ocean Road,[3] which was the first section of the Great Ocean Road that stretched from Barwon Heads to Warrnambool.[4] The road was constructed as a memorial to those soldiers who fought in the First World War.[4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name Golf Links

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping ☐ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	22	Stephens Parade	Barwon Heads	3227
			Site Name	Bavelaw

Comparative Listings

Statement of Cultural Significance

The house known as Bavelaw at 22-24 Stephens Parade is ***aesthetically*** significant at a **REGIONAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the two storey, hipped roof wing, together with single storey hipped roof structures to the east, west and south. Other intact qualities include the horizontal weatherboard wall cladding, unpainted and lapped corrugated asbestos or fibro cement roof cladding, two cement rendered chimneys, wide eaves, timber framed double hung windows and the slight bellcast profile of the roof ends. The house also makes a significant contribution to the interwar Bungalow character of the Golf Links precinct.

The house known as Bavelaw at 22-24 Stephens Parade is ***historically*** significant at a **REGIONAL** level. It is associated with the development of the Barwon Heads Golf Course from c.1919, the Golf Links/Golf Lands subdivision of c.1920-21 and the development of the Great Ocean Road.

Overall, the house known as Bavelaw at 22-24 Stephens Parade is of **REGIONAL** significance.

References

1. J. Pescott, *South Barwon 1857-1985,* South Barwon City Council, Belmont, 1985, p.157.
2. Barwon Heads Golf Links Subdivision plan, c.1920-21, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1922-23, 1923-24, 1927-28, 1928-29, 1931-32, 1935, 1941-42, 1944-45, 1958-59.
4. 'Great Ocean Road History Notes', compiled by Peter Alsop, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type
Rural Residential

Key Dates
Original
1918-19
Major Changes

Site Address
No. 16
Street/Site Name Thorn Street
Town/Suburb Barwon Heads
Postcode 3227

Survey Date 21/07/1998
Cons Man Plan

Precinct Name

Current Site Name
House

Recorded By David Rowe

Heritage Status

Register of the National Estate
Database No. **File No.**

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

- ☐ Victorian Heritage Register
- ☐ Victorian Heritage Inventory
- ☐ Register of the National Estate
- ☒ HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria		Significance Level
Aesthetic value	D.2	Local
Historic value	A.4, H.1	Local
Scientific value		
Social value		
Overall Significance Level		**Local**

Condition of the fabric

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruinous
- ☐ Unexposed

Integrity of the site

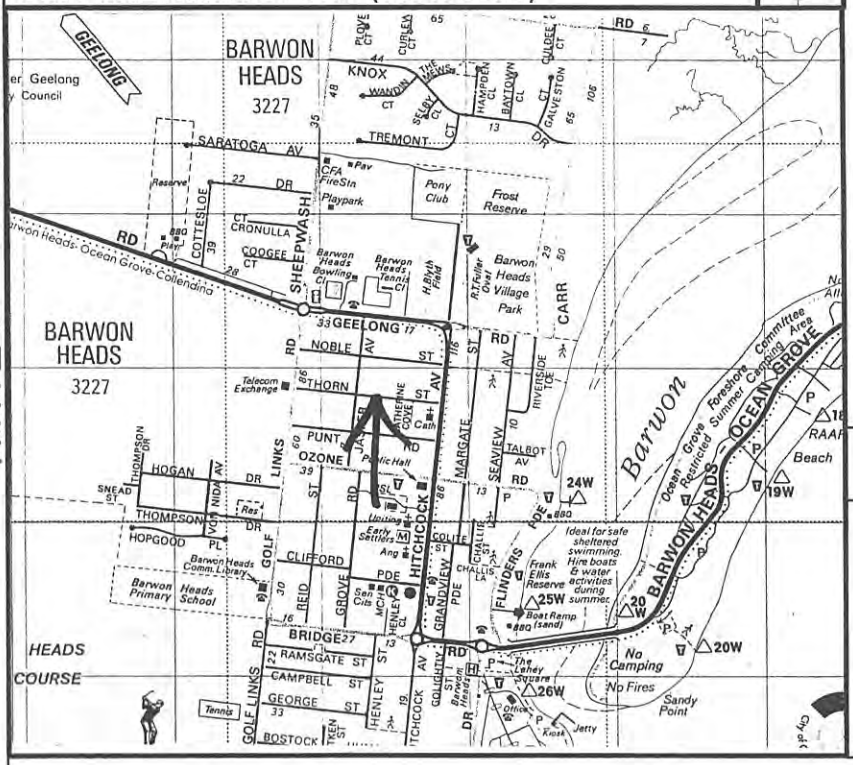
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Partially excavated
- ☐ Fully excavated

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No.	Street/Site Name
16	Thorn Street

Town/Suburb: Barwon Heads

Postcode: 3227

Site Name: House

Australian Map Grid Co-ordinates

E 280390km N 5760440km

Map: Melway map 233

Scale: 1:20,000

Ownership: Residential owner

Cadastral Location

County: Grant

Parish: Connewarre

Allotment:

Block:

Types of Sites

☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building
☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational
☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☒ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☐ Appropriate Fence
- ☐ Early Garden

Roof	Form & Finish
Openings	Windows
Decoration	Gable, Ver., W. hood
Finish	Painted
Stylistic Character	Interwar Californian Bungalow

Present Threats

- ☐ Human; mining
- ☐ Human; visitor erosion
- ☐ Human; vandalism
- ☐ Human; development
- ☐ Human; conservation/maintenance
- ☐ Human; stock
- ☐ Natural Forces; erosion
- ☐ Natural Forces; vegetation
- ☒ Not threatened

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	16	Thorn Street	Barwon Heads	3227

Site Name: House

CONTEXTUAL SHEET

Description

The site at 16 Thorn Street has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1973 BHSA Plan of Drainage.[4] The front is bound by a timber picket fence, approximately 1300mm high.

The single storey, asymmetrical, horizontal weatherboard interwar Californian Bungalow house is characterised by a recessed dominant gable roof that traverses the site, together with a minor gable and verandah that project towards the street frontage. These roof forms are clad in recent? tiles. An early brick chimney with a terra pot adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in horizontal banks of four on the street facade. A window hood supported by worked timber brackets is over the windows under the projecting gable. The timber and glazed front door with side lights also appears to be original.

A feature of the design is the front verandah. It is supported by early roughcast piers with concrete cappings, and a solid roughcast balustrade (also with a concrete capping) forms the verandah boundary.

Early decorative features of the design include the gable infill and the gable brackets.

History

The site at 16 Thorn Street originally formed part of the landholdings of George Hague, which he had purchased as part of the Flinders Estate subdivision in 1887.[1] With Hague's death in 1909, this land was further subdivided as part of the Monomeeth Estate subdivision.[2] This block formed lot 65 and was purchased by E. Bennett of Chilwell in 1911-12.[3] By 1916-17, it was owned by Oliver Russell Baker, carpenter, who most likely built this house in 1918-19.[3] Baker owned the house for several years, but by 1958-59 and at least until 1973 it was owned by Terence Michael O'Brien.[3,4]

Heritage Precinct: Significant Urban Character Features visually connected to this place

(this section is only applicable to places in precincts)

Precinct Name:

Neighbouring Buildings

- ☐ Similar Types
- ☐ Similar Styles
- ☐ Similar Construction Dates
- ☐ Appropriate Set Backs
- ☐ Appropriate Bulk/Form
- ☐ Appropriate Architectural Detailing
- ☐ Appropriate Materials & Finishes
- ☐ Appropriate Fence Designs & Locations

Urban Design

- ☐ Significant Historical Development
- ☐ Significant Urban Focii
- ☐ Significant Views
- ☐ Original Kerbing
- ☐ Original Paving
- ☐ Appropriate Allotment Sizes
- ☐ Appropriate Street Furniture

Landscaping

- ☐ Treelines
- ☐ Public Gardens
- ☐ Median Strips
- ☐ Nature Strips

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000.

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	16	Thorn Street	Barwon Heads	3227
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 16 Thorn Street is ***aesthetically*** significant at a **LOCAL** level. Although the roof cladding may be recent, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed dominant gable roof that traverses the site, together with a minor gable and verandah that project towards the street frontage. Other intact qualities include the unpainted brick chimney with a terra pot, wide eaves and exposed rafters, timber framed double hung windows arranged in horizontal banks of four on the street facade, window hood, timber and glazed front door with side lights, roughcast verandah piers with concrete cappings, solid roughcast balustrade, and the decorative gable infill and gable brackets.

The house at 16 Thorn Street is ***historically*** significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887, the Monomeeth Estate subdivision of 1909, and with Oliver Baker, carpenter.

Overall, the house at 16 Thorn Street is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1911-12, 1916-17, 1918-19, 1925-26, 1934-35, 1958-59, 1959-60.
4. Drainage Plans and Inspectors Reports, Barwon Heads Sewerage Authority, 1973, Barwon Water profis sytem.

Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2:
List of All Heritage Places according to Suburb

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
11	Bridge Road	Barwon Heads	House	Local	
21	Bridge Road	Barwon Heads	House	Local	
37	Bridge Road	Barwon Heads	House	Local	
47	Bridge Road	Barwon Heads	House	Local	
53	Bridge Road	Barwon Heads	House	Local	
55	Bridge Road	Barwon Heads	House	Local	
6	Campbell Street	Barwon Heads	Fife	Local	
7	Campbell Street	Barwon Heads	Greystanes	Local	
19	Campbell Street	Barwon Heads	House	Local	
21	Campbell Street	Barwon Heads	Imelaleuca	Local	
2	Carr Street	Barwon Heads	House	Regional	
20	Carr Street	Barwon Heads	Fence & Trees - The Haven	Local	
1	Ewing Blyth Drive	Barwon Heads	Barwon Heads Park	Regional	
7	Ewing Blyth Drive	Barwon Heads	Earl of Charlemont Cairn (B.H. Park)	Local	No. 33, Listed C
7	Ewing Blyth Drive	Barwon Heads	Earl of Charlemont Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Barwon Heads Jetties & Co-op. Sheds	Local	
7	Ewing Blyth Drive	Barwon Heads	Boot Room (Barwon Heads Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Orungal Secondary Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Lobster Pot Dance Hall (fmr) (B.H.	Local	
10	Ewing Blyth Drive	Barwon Heads	Ballara (former boat sheds x 2)	Local	
14	Ewing Blyth Drive	Barwon Heads	House (former boat shed)	Local	
18	Ewing Blyth Drive	Barwon Heads	House	Local	
20	Ewing Blyth Drive	Barwon Heads	House	Local	
1	Ewing Drive Blyth Drive	Barwon Heads	Bluestone Retaining Wall	Local	
1	Flinders Parade	Barwon Heads	Corner Store	Local	
7	Flinders Parade	Barwon Heads	Wurrook	Local	
9	Flinders Parade	Barwon Heads	House	Local	
11	Flinders Parade	Barwon Heads	Nga-We (former boat shed)	Local	
27	Flinders Parade	Barwon Heads	House	Local	
33	Flinders Parade	Barwon Heads	Monomeeth	Regional	
39	Flinders Parade	Barwon Heads	House	Regional	
9	George Street	Barwon Heads	Bellerine	Local	
26	George Street	Barwon Heads	House	Local	
29	George Street	Barwon Heads	House	Local	
1	Golf Links Road	Barwon Heads	Barwon Heads Golf Club	State	
3A	Golf Links Road	Barwon Heads	Jessie McKechnie Memorial Gates &	Local	
34	Golf Links Road	Barwon Heads	Jeancourt	Local	
8	Grandview Parade	Barwon Heads	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2:
List of All Heritage Places according to Suburb

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
9	Grove Road	Barwon Heads	House	Local	
11	Grove Road	Barwon Heads	House	Local	
25	Grove Road	Barwon Heads	House	Local	
27	Grove Road	Barwon Heads	Cottage	Local	
33	Grove Road	Barwon Heads	Cottage	Local	
35	Grove Road	Barwon Heads	Cottage	Local	
6	Henley Street	Barwon Heads	House	Regional	
39	Hitchcock Avenue	Barwon Heads	Cottage & Outbuilding	Local	
52	Hitchcock Avenue	Barwon Heads	St. Ann Lodge	Local	
61	Hitchcock Avenue	Barwon Heads	All Saints Anglican Church	Local	
66	Hitchcock Avenue	Barwon Heads	House	Local	
71	Hitchcock Avenue	Barwon Heads	Barwon Heads Uniting Church	Local	
77	Hitchcock Avenue	Barwon Heads	Barwon Heads Public Hall	Local	
101	Hitchcock Avenue	Barwon Heads	Holy Family Catholic Church	Local	
105	Hitchcock Avenue	Barwon Heads	Maxwelton	Local	
111	Hitchcock Avenue	Barwon Heads	House	Local	
95	Lings Road	Barwon Heads	Fr Manager's House - Asp. Farm	Local	
1	Margate Street	Barwon Heads	Narruc	Local	
3	Margate Street	Barwon Heads	Cottage	Local	
7	Margate Street	Barwon Heads	House	Local	
1	Noble Street	Barwon Heads	House	Local	
35	Noble Street	Barwon Heads	Cottage	Local	
Opp. 1	Ozone Road	Barwon Heads	Latrines Shed	Local	
2	Ozone Road	Barwon Heads	Glastonbury	Local	
4	Ozone Road	Barwon Heads	Glenlee	Local	
11	Ozone Road	Barwon Heads	Beulah & Outbuilding	Local	
19	Ozone Road	Barwon Heads	House	Local	
20	Ozone Road	Barwon Heads	Former Boat Shed	Local	
31	Ozone Road	Barwon Heads	House	Local	
End	Ozone Road (east)	Barwon Heads	Barwon Heads Jetty	Local	
5	Punt Road	Barwon Heads	House	Local	
14	River Parade	Barwon Heads	House	Local	
9	Seaview Avenue	Barwon Heads	House	Local	
25	Seaview Avenue	Barwon Heads	House	Local	
29	Seaview Avenue	Barwon Heads	House	Local	
41	Seaview Avenue	Barwon Heads	House	Local	
57	Seaview Avenue	Barwon Heads	Moondara (former School House)	Local	
Off	Sheepwash Road	Barwon Heads	Neil's Acre Memorial	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2:
List of All Heritage Places according to Suburb

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
6	Stephens Parade	Barwon Heads	Warrillie	Regional	
8	Stephens Parade	Barwon Heads	Fairways	Regional	
22	Stephens Parade	Barwon Heads	Bavelaw	Regional	
16	Thorn Street	Barwon Heads	House	Local	