

**AMENDMENT C420ggee, RESOLUTION UNDER DELEGATION TO
REQUEST MINISTERIAL AMENDMENT – HERITAGE OVERLAY,
KINSMEAD ST, WAURN PONDS**

To: Gareth Smith – Director, Planning, Design &
Development
From: Susan Williamson – Senior Strategic Planner
Subject: Resolution to request a Section 20(4) amendment under
delegation
File number: C420

Purpose

The purpose of this report is to seek a Council resolution (under delegation) to request the Minister for Planning to prepare, adopt and approve Amendment C420 to apply an interim Heritage Overlay to 12-16 Kinsmead Street, Waurn Ponds.

Summary

- On 25 June 2020 the City received a request under section 29A of the *Building Act 1993* for report and consent for demolition of a dwelling at 12-16 Kinsmead Street, Waurn Ponds. On 26 June 2020 consent was given by Council officers although no building permit has yet been issued.
- The property was recently advertised for sale raising concerns about potential demolition as there is no heritage overlay applying to the site.
- The City commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd in June 2020 to undertake a review and update of the heritage assessment prepared by Lorraine Huddle in the Greater Geelong Outer Areas Heritage Study State 2 (prepared in 2000).
- The review found that the Claremont Homestead was built in 1857 and is one of the few surviving, intact Victorian dwellings in Waurn Ponds, and one of a select number of surviving, rural verandahed Victorian styled dwellings built in the 1850s in Greater Geelong.
- The review also found that the Homestead has a mature Norfolk Island Pine remnant of the early garden and has enduring associations with the Baum family for over 116 years.
- The review recommended a heritage overlay for the site.
- Council officers wrote to the Minister on 2 July 2020 requesting he use his powers under section 20(4) of the *Planning and Environment Act 1987* to undertake a planning scheme amendment to apply an Interim Heritage Overlay to the property.

Recommendation

That Council:

- 1) requests the Minister for Planning to use his powers of intervention under section 20(4) of the Planning and Environment Act 1987 to prepare, adopt and approve an amendment to the Greater Geelong Planning Scheme to apply an interim Heritage Overlay to 12-16 Kinsmead Street, Waurm Ponds until 31 December 2021; and
- 2) notes that should an interim Heritage Overlay be granted, an amendment to apply a permanent Heritage Overlay will be required.

Approved as a resolution of Council by Council's delegate: Gareth Smith
Date: 16 July 2020

Background

The subject land is 12-16 Kinsmead Street, Waurm Ponds, and is also known as Claremont Homestead.

The site is zoned General Residential Zone 1 and is unaffected by any overlays. The site is approximately 6100 square metres in size and is surrounded by conventional residential subdivision and development to the west, north and east, and by public open space reserve to the south.

Request to Heritage Victoria

Council wrote to Heritage Victoria requesting an Interim Protection Order be applied over the property known as Claremont Homestead, on the Land. The request to Heritage Victoria was prompted by concerns from locals that the homestead had been listed for sale and was potentially slated for demolition. The City regards the dwelling has historical significance.

On 1 May, 2020 Heritage Victoria wrote to the City advising that it had determined not to issue an Interim Protection Order over the homestead on the basis that it was not under imminent threat.

On 4 May, 2020 the decision of Heritage Victoria was circulated amongst City officers, with a note to be mindful of concerns regarding its demolition if a request for consent to demolition under section 29A of the Building Act 1993 was sought;

Demolition application

On 25 June 2020 a request to consent for proposed demolition of the homestead under section 29A of the Building Act 1999 was lodged with the City. On 26 June, 2020 the City, in its role as Responsible Authority, issued its consent to the proposed demolition under section 29A of the Building Act 1993.

Heritage Assessment

The City engaged Authentic Heritage Services Pty Ltd in June 2020 to undertake a review and update of the heritage assessment prepared by Lorraine Huddle in the 'Greater Geelong Outer areas Heritage Study Stage 2' (prepared in 2000). The findings of this review include:

- The Homestead was built in 1857 to a design by local architects, Shaw and Dowden, for Thomas Powell.
- Thomas Powell was an Irish carpenter who had been induced to immigrate to Victoria in 1839 as part of the British Imperial Government's Free Bounty Immigration Scheme. This scheme was to entice skilled

male workers to the Victorian Colony. Powell later became a successful businessman in Geelong as owner of a brewery and he also served as a Councillor on the Geelong Town Council. He temporarily gave up the brewery business to become a farmer at Claremont Homestead.

- Claremont Homestead has associations with the crop farming and vine and fruit growing in Waurin Ponds and the Barrabool Hills, the area becoming synonymous for cultivating large quantities of wine and fruit in the 1850s when the homestead was constructed. The remnant orchard is a physical legacy of one of the enduring land uses from the 19th century.
- Claremont Homestead is one of very few surviving, intact Victorian dwellings at Waurin Ponds built in the 1850s, and one of a select number of surviving, rural verandahed Victorian styled dwellings built in the 1850s in Greater Geelong.
- Claremont Homestead is a representative example of the Victorian Georgian type in Greater Geelong. It has similar integrity to other comparable dwellings of its type in Greater Geelong included as heritage overlays.
- The mature Norfolk Island Pine tree is a local landmark as a remnant of the early homestead garden setting.
- Claremont Homestead has enduring associations with the Baum family from 1894 for over 116 years.

The review also recommends that a heritage overlay be applied to the site. Heritage design guidelines could be prepared to manage any future subdivision and development in the more sensitive parts of the site.

The full heritage review is at Appendix 4.

Application for Section 20(4) planning scheme amendment

On 2 July 2020, the City wrote to the Minister for Planning requesting that the Minister use his powers under section 29(4) of the Planning and Environment Act 1987 to undertake a planning scheme amendment to apply an interim Heritage Overlay to the property. This letter to the Minister will be supplemented shortly with the draft amendment documents and required application fee.

Discussion

Heritage Overlays are usually applied to sites that have been identified through heritage studies carried out across precincts, suburbs or towns and exhibited through the normal planning scheme amendment process. However, the planning system does allow for the Minister to intervene in special circumstances.

The most recent such intervention in Greater Geelong was the application of an Interim Heritage Overlay to protect a building and cypress tree at 9 Bridge Road, Barwon Heads. This was applied in October 2016 by Amendment C271. A permanent Heritage Overlay was subsequently applied by Amendment C354, gazetted in August 2017.

Council has also recently made an application to the Minister for the application of interim Heritage Overlay to the former manager's house at the Portarlington Flour Mill at 1-3 Turner Court, Portarlington. This amendment application was

subsequently withdrawn by Council after an independent heritage consultant determined the property did not meet the threshold criteria for a heritage overlay.

In this instance, Council officers consider that the intervention of the Minister to apply an interim Heritage Overlay is warranted. It is clear from the lodging of a demolition application and issue of consent that there is an imminent threat of its removal. The review undertaken by Authentic Heritage Services Pty Ltd has concluded that the site is of historical significance and should be included in the Heritage Overlay.

Interim heritage protection will allow for a halt to any demolition and for the planning scheme amendment process to apply a permanent heritage overlay to be undertaken. This is being pursued as a matter of urgency.

Financial Implications

Should the interim Heritage Overlay be approved, Council officers will prepare a planning scheme amendment to apply a permanent Heritage Overlay.

The financial implications to Council are the costs associated with this heritage assessment and the potential subsequent planning scheme amendment process which could involve a Panel hearing.

Stakeholder Consultation and Communication

No consultation has taken place regarding the proposed interim Heritage Overlay.

If a permanent Heritage Overlay is requested, affected and nearby landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period for that planning scheme amendment. The broader community will be notified through notices in local newspapers and the City of Greater Geelong website.

Policy/Legal/Statutory Implications

The Amendment is consistent with State elements of the Planning Policy Framework (PPF) as follows:

- Clause 15.01-5S Neighbourhood character has the objective “to recognise, support and protect neighbourhood character, cultural identity and sense of place.” Strategies identified to achieve this objective include:
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
 - Heritage values and built form that reflect community identity.
- Clause 15.03-1S Heritage conservation – has the objective “to ensure the conservation of places of heritage significance”. Strategies identified to achieve this objective include:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

The Amendment is consistent with the Local Planning Policy Framework (LPPF) as follows:

- Clause 21.06-5 Heritage and Identity includes an objective “to conserve and enhance individual places and areas of pre and post contact cultural heritage significance”. Strategies identified to achieve this objective include:
 - Retain culturally significant heritage places and areas of pre and post contact cultural heritage significance.
- Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on 12-16 Kinsmead Street if it was included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09

Alignment to City Plan

The proposed amendment aligns with the Planned Sustainable Development and Vibrant Arts and Culture strategic priorities of the *Council Plan 2018-22*.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80 (c) of the Local Government Act.

Risk Assessment

There is the risk that unless Council requests the interim Heritage Overlay, the building is likely to be demolished.

Environmental Implications

The proposed amendment will not have any adverse effects on the environment.

Appendix 1 – Location plan / aerial photo



Appendix 2 – Existing zoning



Appendix 3 – Proposed Heritage Overlay



Appendix 4 – Heritage Review

Greater Geelong Outer Areas Heritage Study Stage 2 Review:

Claremont Homestead

12-16 Kinsmead Street, Waurin Ponds



Prepared for the City of Greater Geelong

Dr David Rowe, Authentic Heritage Services Pty Ltd

Peer Review by Wendy Jacobs, Architect & Heritage Consultant

25 June 2020

1.0 Introduction

The City of Greater Geelong commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd in June 2020 to undertake a review and update of the heritage assessment prepared by Lorraine Huddle in the 'Greater Geelong Outer Areas Heritage Study Stage 2', 2000 (prepared for the City of Greater Geelong by David Rowe and Lorraine Huddle, Authentic Heritage Services Pty Ltd). The assessment was confined to further historical research, an update to the existing physical evidence (given that 20 years have elapsed since the original assessment), provision of a comparative analysis and the preparation of an updated statement of significance. This was to ensure that the assessment had regard to the *Planning Practice Note 01: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018) and relevant historic themes identified in *Victoria's Framework of Historical Themes* (Heritage Council of Victoria, February 2010). In relation to the latter, particular regard has been given to 'About Corayo: A Thematic History of Greater Geelong' prepared by this office for the City of Greater Geelong (unpublished draft, June 2020). Consultation with owners and the community was outside the scope of the project (this to be carried out by officers of the City of Greater Geelong). A draft of this assessment was supplied to the City of Greater Geelong and feedback has been considered.

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1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – researcher and author.
- Wendy Jacobs, Architect & Heritage Consultant – peer reviewer.
- Pam Jennings, Authentic Heritage Services Pty Ltd – researcher.

1.2 Terminology

Australia ICOMOS Burra Charter

The terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013) is used throughout this study. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. Explanatory Notes: Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

- Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Explanatory Notes: The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change over time and with use. Understanding of cultural significance may change as a result of new information.
- Article 1.3: *Fabric* means all the physical material of the place including elements, fixtures, contents and objects.

Definitions and Thresholds

Throughout the physical evidence, the following definitions and thresholds have been applied:

Fabric

Fabric is all the physical material of the place including components, fixtures, contents, objects and spaces.

Condition

Condition is the physical state of the fabric relating to its physical appearance, structural quality and working order.

The thresholds applied for the condition of the fabric are:

- **Good Condition** (minor deterioration of fabric noticeable).
- **Fair Condition** (deterioration of fabric noticeable).
- **Poor Condition** (deterioration of fabric very noticeable, with possible structural deterioration as well).

Integrity

Integrity is the extent to which the building or structure retains its form, design and completeness of physical fabric, historic associations, social attachments and/or use which support the heritage significance of the heritage place.

The thresholds applied for the integrity of the fabric are:

- **High Integrity** (either completely intact or a small number of minor modifications noticeable).
- **Moderate Integrity** (original and/or early fabric clearly discernible, but a number of minor modifications noticeable).
- **Low Integrity** (original and/or early fabric only partly discernible given multiple changes).

2.0 Assessment Findings

1. Claremont Homestead was built in 1857 to a design by local architects, Shaw and Dowden, for Thomas Powell.
2. Thomas Powell was an Irish carpenter who had been induced to immigrate to Victoria in 1839 as part of the British Imperial Government's Free Bounty Immigration Scheme. This scheme was to entice skilled male workers to the Victorian Colony. Powell later became a successful businessman in Geelong as owner of a brewery and he also served as a Councillor on the Geelong Town Council. He temporarily gave up the brewery business to become a farmer at Claremont Homestead.
3. Claremont Homestead has associations with the crop farming and vine and fruit growing in Waurrn Ponds and the Barrabool Hills, the area becoming synonymous for cultivating large quantities of wine and fruit in the 1850s when the homestead was constructed. The remnant orchard is a physical legacy of one of the enduring land uses from the 19th century.
4. Claremont Homestead is one of very few surviving, intact Victorian dwellings at Waurrn Ponds built in the 1850s, and one of a select number of surviving, rural verandahed Victorian styled dwellings built in the 1850s in Greater Geelong.
5. Claremont Homestead is a representative example of the Victorian Georgian type in Greater Geelong. It has similar integrity to other comparable dwellings of its type in Greater Geelong included as heritage overlays.
6. The mature Norfolk Island Pine tree is a local landmark as a remnant of the early homestead garden setting.
7. Claremont Homestead has enduring associations with the Baum family from 1894 for over 116 years.
8. A heritage overlay is recommended for the site.
9. Heritage design guidelines could be prepared to manage any future subdivision and development in the more sensitive parts of the site.

3.0 Place History

3.1 Wadawurrung Country (Historic Theme 2)

For at least 45,000 years, the Waurrn Ponds area formed part of Country of the Wadawurrung people. Their name derived from 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within their boundary.¹ This included the Waurrn Ponds where mia mias lined the banks of the

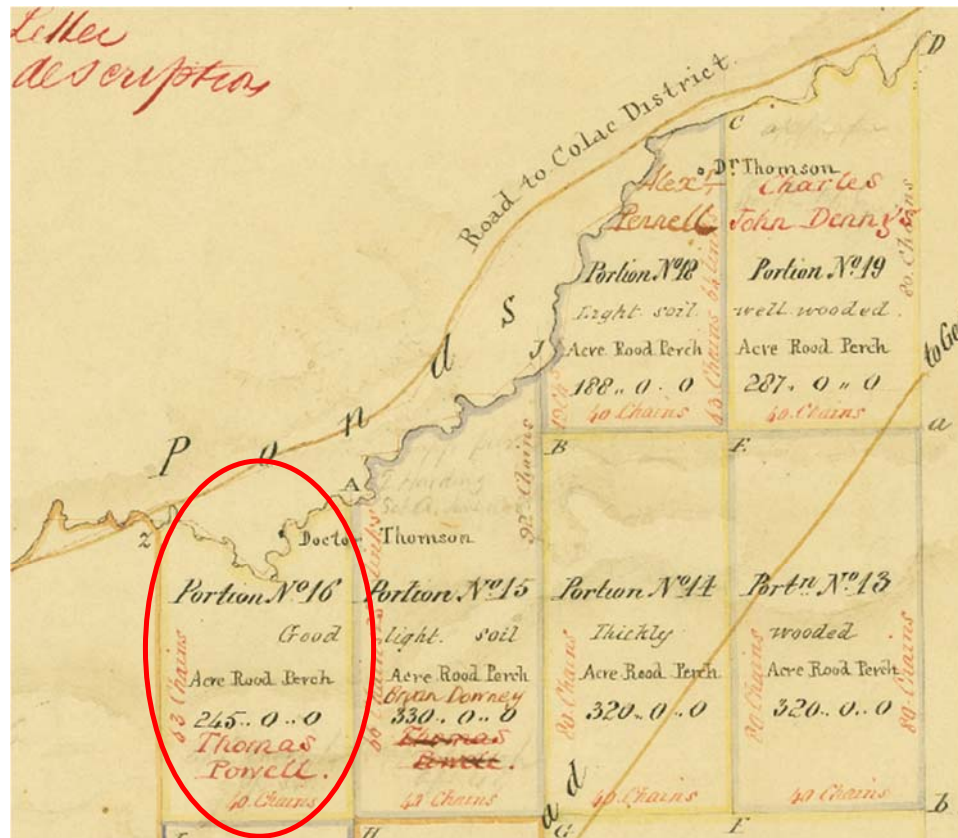
1 L. Lane, 'The Inhabitants of Terra Nullius', *Investigator: Magazine of the Geelong Historical Society*, vol. 29, no. 4, December 1994, p.138.

Waurin Chain of Ponds² until the Wadawurrung were dispossessed of and displaced from their land following European colonization from 1835.³

3.2 Thomas Powell and Claremont Homestead

Powell's Early Years in Geelong (Historic Themes 2, 5, 6)

In 1842, Assistant Surveyor H.W.H. Smythe Surveyed the Parish of Duneed. Some of the first allotments were made available soon after. In 1849, the site now comprising Claremont Homestead was part of Crown portion 16 that was sold to Thomas Powell (1812-1877). Encompassing 245 acres, Powell seems to have initially also acquired the adjoining Portion no. 15 but that was soon transferred to Bryan Downey.⁴ Powell's land extended as north as the Waurin Chain of Ponds (adjoining an outstation of Dr Alexander Thomson) and was characterized as having 'good light soil thickly wooded.'⁵



H.W.H. Smythe, Survey of part of the Parish of Duneed, 1842 showing Powell's allotment (circled).

Source: VPRS 8168/P0005, Sydney plan, Duneed D9, Public Record Office Victoria.

Thomas Powell was born a Tallagh, County Clare, the son of Cornelius and Mary (nee Maroney) Powell, Roman Catholics.⁶ He married Susannah McNamara and in 1839 and

² *Geelong Advertiser*, 29 September 1906, p.6.

³ M. Cannon & I. MacFarlane (eds.), *The Crown, The Land & the Squatter 1835-1840, Historical Records of Victoria Foundation Series*, vol.6, Melbourne University Press, Melbourne, 1991 & *Sydney Herald*, 16 June 1836, p.2.

⁴ H.W.H. Smythe, Survey of part of the Parish of Duneed, 1842, VPRS 8168/P0005, Sydney6 Plans, Duneed D9, Public Record Office Victoria.

⁵ *Ibid.*

⁶ S. Ryan, 'Thomas Powell', Ryan Family Tree, Ancestry online at <https://www.ancestry.com.au/>

they emigrated to Victoria with their infant son, Patrick, on the *William Metcalfe*.⁷ They were part of a Free Bounty Immigration System, whereby skilled tradespeople and domestic servants were encouraged to emigrate as much-needed labour in rural areas of the colony.⁸ The Powells were also part of a large number of Irish immigrants eager to leave behind the dire economic circumstances of their homeland.⁹ Immigration Agents were appointed, with a set bounty appropriated for each immigrant by the Imperial Government from the sale of Crown land.¹⁰ For Thomas and Susannah, £36 was paid to the agent, John Marshall.¹¹ No fee was accrued for their one and half year old son given his infant age and tragically because he died at sea.¹² Immediately prior to their arrival in Melbourne, J. Roach advertised to the public that they along with other immigrants 'consisting of Mechanics, Agricultural Labourers, and House Servants' were soon to be available for engagement.¹³

It was in Geelong where Thomas Powell's enterprising ambition to create a better life for his family and himself were realized. In 1841, he went into partnership with Michael Reynolds under the name of Blacksmiths and Wheelwrights located in 'North Corio' (Geelong).¹⁴ The partnership was dissolved in 1842.¹⁵ The Powell family relocated to Fyansford where Thomas continued his blacksmith and wheelwright business. They remained there until 1846 when they relocated to a site at the rear of the Bank of Australasia in Malop Street where he carried out his blacksmith, wheelwright and farrier business.¹⁶ Powell's commercial interests expanded in January 1849 when he established the Union Inn (recently the former Carlton Hotel now the National Insurance Disability Agency) at 13-19 Malop Street on land he had purchased a year earlier.¹⁷ Part of his land was later seceded to create Clare Street which was named after Powell's birthplace, County Clare.¹⁸ He contributed to community life in 1852 when he successfully stood for election in the Barwon Ward in the Geelong Council Election.¹⁹ By 1854, Powell had established a brewery at 57 Little Malop Street. Known as the Corio Brewery, Powell sold the business to George Scott in 1856.²⁰ Tragically, Susannah Powell had died on 8 January 1856.²¹ He subsequently married Mary Anne Rowley (1827-1879) in late 1856.²²

Building and Farming at Claremont Homestead (Historic Themes 2, 4)

During Thomas Powell's residency in Geelong, his Waurn Ponds land was leased to his brother, John Powell.²³ Following the sale of the Corio Brewery, Thomas Powell

7 See William Metcalfe Passenger Account, 1839, VPRS 19/P0001, bundle 1839/0226 & William Metcalfe Passenger List, 1839, Assisted British Immigration, Public Record Office Victoria.

8 L. Huntsman, 'Bounty Emigrants to Australia', *Clogher Record*, vo. 12, no.3, 2002, p.802.

9 *Ibid.*

10 *Ibid.*, p.801.

11 *William Metcalfe* Passenger List, op.cit.

12 *Ibid.*

13 *Port Phillip Patriot & Melbourne Advertiser*, 4 November 1839, p.8.

14 *Geelong Advertiser*, 5 June 1841, p.1.

15 *Ibid.*, 5 September 1842, p.3.

16 *Geelong Advertiser & Squatters' Advocate*, 8 July 1846, p.3.

17 *Victoria Government Gazette*, 11 July 1848, p.851 & W.J. Morrow & I. Wynd, *Geelong Hotels and Their Licensees*, Geelong Historical Society, 1996, p.61.

18 W.J. Morrow, 'Origin of Geelong Street Names', *Investigator: Magazine of the Geelong Historical Society*, vol.5, no.1, February 1970, p.61.

19 *Geelong Advertiser*, 27 May 1852, p.2, 29 May 1852, p.3.

20 *Geelong Advertiser & Intelligencer*, 28 January 1856, p.1.

21 S. Ryan, 'Thomas Powell', Ryan Family Tree, Ancestry online at <https://www.ancestry.com.au/>

22 *Ibid.*

23 *Electoral Roll*, Mt. Moriac Division, South Grant, 1856, Ancestry, op.cit.

commissioned the architectural firm of Shaw and Dowden to design a brick homestead at his Waurn Ponds property in late 1856 or early 1857 in anticipation of the Powell family's relocation to the farm. Although recently established, the architectural partnership of Shaw and Dowden enjoyed the patronage of the Catholic Church, with Richard Dowden having previously won a competition for the design of St. Mary's Church, Yarra Street, Geelong, in 1854.²⁴ In partnership, they had designed Catholic Schools in Ballarat and Kildare (Geelong West) in 1856, and in February 1857, they called tenders for the construction of St. Augustine's Catholic Orphanage in Newtown.²⁵ Thomas Powell was a trustee of the Orphanage²⁶ and it seems this association brought him into contact with the architects. On 2 March 1857, Shaw and Dowden called separate tenders for bricklayers 'for the erection of a dwelling-house at Duneed, Colac road, for Mr Thomas Powell,' and to contractors 'for the several other works' required for completing the dwelling.²⁷ Bricks for the construction of the dwelling were made from clay on the property.²⁸

The completed hipped roofed brick homestead with encircling verandah was contextually substantial and comprised eight rooms. There was also a detached kitchen, pantry, servants' room, dairy, stable and coach house, some being gable roofed in galvanized corrugated steel and constructed of timber as shown in historic photographs from the late 19th century. The photographs also revealed that the roofs to the brick dwelling were clad in slate, the roof of the concave verandah being corrugated galvanized steel. The verandah was decorated by a scalloped timber valance and supported by paired timber posts with decorative cross pattern fretwork bays between. There were brick chimneys with dentillated and corbelled tops. Powell named his homestead 'Claremont' after County Clare in Ireland.²⁹



Baum family outside Claremont Homestead, n.d. Source: E. Uebergang, *Carl Samuel Aumann: the family history, 1853-1993*, Aumann Reunion Committee, Diamond Creek, 1993.

24 L. Huddle, 'Architects in Geelong 1840-1860', Humanities Research Report, vol.1, School of Architecture, University of Melbourne, 1979, p.37.

25 Ibid., p.38.

26 *Investigator*, vol.7, no. 45, December 1972, p.114.

27 *Geelong Advertiser*, 2 March 1857, kindly provided by Mark Beasley, Manager, Geelong Heritage Centre.

28 Jean Baum to David Rowe, 28 May 1998.

29 Morrow, *op.cit.*



Claremont Homestead, 1900.

Source: J. Pescott (comp.), *South Barwon 1857-1975*, Neptune Press Pty Ltd, 1985.

Powell farmed the property for the next four years. Waurn Ponds and the Barrabool Hills had become widely known for the successful growing of grapes following the arrival of Swiss vigneron from the 1840s (see comparative analysis for further details). This appears to have been impetus for Powell to plant vines, peach and other fruit trees on 11 acres.³⁰ In 1861, he also won first silver medals for the best four bushels of Indian corn and best half hundredweight of carrots in the Geelong and Western District Agricultural and Horticultural Society's Exhibition.³¹ In 1863, Powell re-purchased the Corio Brewery and relocated to Geelong.³² Claremont Homestead was leased to a range of tenants. This included a Mr. Belperroud (possibly associated with the longstanding vineyard, Berramongo, 100 Crooks Road, Barrabool) who leased part of the vineyard and orchard.³³ His tenancy was cut short in 1863.³⁴ In 1864, the property was separately tenanted to Henry Hennell, farmer (who tended a 240 acre vineyard); Frederick Leete, schoolmaster (who operated Grove House Academy for young gentlemen at the homestead); and Frederick Phipps, gardener (who leased 10 acres of vineyard).³⁵ By 1870, the property was leased to Gotfried Schmidt, farmer and soon after, to Charles Willis.³⁶

It was also in 1870 when Thomas Powell advertised the sale of Claremont Homestead. In addition to the dwelling, detached kitchen, dairy, stable and coach house, the property included 'a large Orchard, well stocked with fruit trees in full bearing, and also Vineyard containing the best description of both table and wine grapes, also in full bearing.'³⁷ Initially, the property did not sell but it had been taken up by William Rutland by 1875.³⁸ A successful orchardist, he held two other large orchards at Mount Gellibrand and Linton.³⁹ By 1878, Rutland had sold Claremont to Daniel Dean, farmer.⁴⁰

30 *Geelong Advertiser*, 26 January 1863, p.3.

31 *Ibid.*, 22 March 1861, p.2.

32 *Ibid.*, 6 January 1863, p.1.

33 *Ibid.*, 26 January 1863, p.3. For details on the Belperroud family, see J. Tetaz, *From Boudry to the Barrabool Hills: The Swiss Vignerons of Geelong*, Australian Scholarly Publishing, Kew, 1995, p.54.

34 *Geelong Advertiser*, *op.cit.*

35 South Barwon Rate Book, Duneed District, entries 71-73, 1864, Geelong Heritage Centre collection.

36 *Ibid.*, entry 63, 1870 & *Geelong Advertiser*, 4 January 1870, p.3.

37 *Ibid.*

38 *Ibid.*, 30 July 1875, p.3.

39 *Ibid.*, 26 February 1876, p.2.

40 South Barwon Rate Book, Barwon Riding, *op.cit.*, entry 2, 1878.

He sold the property to Hugh McLeod of Benyeo, South Australia, in 1883.⁴¹ It was described as 'a large brick house of eight rooms, and about 250 acres of ground.'⁴²

In 1890-91, Claremont was owned and occupied by Michael Comyn and his wife, Margaret (nee Powell), niece of Thomas Powell.⁴³ Their occupation of the property was brief as it was offered for sale as two allotments in 1893.⁴⁴ The homestead block comprised 252 acres, 3 roods and 37 perches. The homestead was described as 'a substantial eight-roomed brick dwelling and that there was 'also a good garden and all the necessary outbuildings.'⁴⁵ Lot 2 comprised 231 acres, 2 roods and 1 perch of farmland.⁴⁶ The homestead block was sold to A.C. Palmer.⁴⁷

3.3 Baum Family Era (Historic Themes 2, 4)

Palmer's occupation of Claremont was short-lived as in 1894 he sold the property to Johann Gottfried Erdman Baum (1856-1914).⁴⁸ Baum was born at Mount Duneed, the son of Thomas Christian and Ana Elisabeth (nee Teitze) Baum.⁴⁹ By the 1870s, J.G.E. Baum had relocated to Gippsland, where he farmed at Bony Point.⁵⁰ In 1879, he married Anna Christina Finger.⁵¹ In the ensuing years, Baum won several prizes at the North Gippsland Agricultural Show for his water and rock melons, tomatoes, field turnips and cherries, and Anna Baum for her jams and salted butter.⁵²

At Claremont, Johann Baum continued as a successful farmer and orchardist. The Baum family also made their bread on the property from a brick bake oven.⁵³ On his death in 1914, Claremont was described as including 'an 8 roomed brick house, kitchen, wash-house, fruit house, buggy shed, stable, cow shed, chaff house, barn, dairy, tool house' with post and wire fencing.⁵⁴

41 *Geelong Advertiser*, 27 April 1883, p.3.

42 *Ibid.*

43 South Barwon Rate Book, Barwon Riding, op.cit., entry 202, 1890-91, listed Comyn as occupier and McLeod as owner, but the property was later sold by Comyn. See also Victorian Births Deaths and Marriages Indexes online, <https://www.bdm.vic.gov.au/>, for family connection of Margaret Powell to Thomas Powell.

44 *Geelong Advertiser*, 7 February 1893, p.3.

45 *Ibid.*

46 *Ibid.*

47 This was the name given in the *Geelong Advertiser*, 30 June 1894, p.4., on the sale of the property. However, the South Barwon Rate Book, Barwon Riding, op.cit., entry 202, 1893-94, listed John Palmer as owner and occupier, farmer.

48 *Geelong Advertiser*, op.cit.

49 L. Cairns, 'Johann Gottfried Erdman Baum', Lynny Cairns Family Tree, Ancestry, op.cit.

50 *Gippsland Times*, 19 September 1877, p.3 and photograph of the Bony Point property, item MM 7035, Museums Victoria collections.

51 Cairns, op.cit.

52 *Australasian*, 18 April 1885, p.12, 27 November 1885, p.3.

53 Baum, op.cit.

54 J.G.E. Baum Probate Administration files, 1915, VPSRS 28/P3, Unit 519, Public Record Office Victoria.



Baum family at Claremont with outbuildings in the background, 1909.

Source: Item MM 6827, Museums Victoria collection

<https://collections.museumsvictoria.com.au/items/770769>

The farm and orchard at Claremont were carried on by J.G.E. Baum's sons, John Joseph Benjamin Baum and Johann Alonzo Valentine Baum who traded as Baum Brothers.⁵⁵ In 1920, they replaced the original decorative paired verandah posts with the existing square timber posts and solid, curved timber detailing.⁵⁶



Cherry pickers at Claremont, c.1920.

Source: Item MM 6816, Museums Victoria collections,

<https://collections.museumsvictoria.com.au/items/770769>

55 South Barwon Rate Book, op.cit., entry 20, 1915-16 & Geelong Advertiser, 24 April 1916, p.4.

56 Jean Baum, op.cit.

By the early 1950s, the property was farmed by Johann Alonzo Valentine Baum's son, Kenneth and his wife, Jean Baum (nee Taylor).⁵⁷ In later years, alterations and additions were made to the north-west corner of the verandah of the homestead.



Claremont Homestead, 1998. Source: David Rowe.

From 2000, much of the outer farmland of Claremont had been subdivided for housing, leaving an orchard to the west (to Ghazeepore Road) and a paddock to the east.⁵⁸ Access was from a gravelled driveway off Ghazeepore Road. By 2005, further land had been subdivided for housing, leaving an orchard to the immediate west and an open space to the rear (south) that formed a public park.⁵⁹ It was renamed Baum Park in 2019 in honour of the Baum family who had owned the Claremont property for four generations.⁶⁰

4.0 Place Description

Claremont Homestead, 12-16 Kinsmead Street, Waurin Ponds, is set on a contextually large allotment, although substantially reduced from its original multiple hectare landholding (see following aerial image). The homestead has a substantial front setback to Kinsmead Street, with access from a curved gravelled driveway that extends along the south side of the dwelling to the rear adjoining Baum Park. The rear, southern portion of the driveway is early. The homestead garden at the front (north) is contained by a rudimentary post and rail and wire fence. The garden has perimeter and central garden beds with overgrown shrubs surrounded by grassed areas. Beyond the homestead garden to the north is an open grassed area. To the east is a driveway with an open grassed area and some trees and shrubs. A landmark landscape element is the

⁵⁷ *Geelong Advertiser*, 10 September 2016 & Victorian Births, Deaths & Marriages Indexes, op.cit.

⁵⁸ 'Baum Park honours four generations', Geelong Australia online, 15 April 2019 at <https://geelongaustralia.com.au/news/item/8d6c1a83f4a52e6.aspx> & Aerial Image of Claremont Homestead, 2001, City of Greater Geelong.

⁵⁹ Aerial image of Claremont Homestead, 2005, City of Greater Geelong.

⁶⁰ 'Baum Park honours four generations', op.cit.

mature Norfolk Island Pine (*Araucaria heterophylla*) tree on the north (Kinsmead Street) boundary, adjacent the driveway. It would appear to be at least 100 years old.⁶¹ To the west of the homestead is an orchard.



Aerial image of Claremont Homestead showing the locations and provenance of the buildings, and the landscape elements. Source: NearMap, City of Greater Geelong.



Claremont Homestead from north boundary, 2020. Source: David Scott, City of Greater Geelong.

61 Tim Osborne, Parks Planning Officer, Parks and Gardens Department (tree management), City of Greater Geelong, 24 June 2020. The heavy reactive clay of Waurn Ponds would indicate that the Norfolk Pine tree is a considerable age, anywhere up to 100 years or possibly more.



Claremont Homestead from north boundary showing driveway, 2020.
Source: David Scott, City of Greater Geelong.



Mature Norfolk Island Pine (*Araucaria heterophylla*) tree near the north boundary, 2020.
Source: David Scott, City of Greater Geelong.

At the rear (south) of the homestead is a detached double gabled timber weatherboard outbuilding (workshop and store) with a rear skillion wing. This outbuilding may be the early coach house built before 1900 (given that it is shown in the photograph of the property in 1900) and possibly constructed before 1870.⁶² It has rusting galvanized corrugated steel roof cladding. There are vertically and horizontally-boarded hinged carriage doors on the east elevation, together with a four panelled timber door. Viewed from outside the property, the outbuilding appears to be in poor condition, with signs of significant disrepair and structural instability.

62 A site investigation might clarify the provenance of this building.



Outbuilding, south elevation, 2020. Source: David Scott, City of Greater Geelong.



Outbuilding, west elevation, 2020. Source: David Scott, City of Greater Geelong.



Outbuilding with homestead and Norfolk Island Pine (*Araucaria heterophylla*) and other trees and shrubs trees in the background, from Baum Park, 2020. Source: David Scott, City of Greater Geelong.

The single storey, Victorian Regency styled homestead is characterised by a triple-hipped roof form clad in what appears to be Welsh slate. The slate roof for the rear roof face has been replaced in galvanised corrugated steel. At the rear (south), is a hipped wing that projects towards the south. It has a slate roof on the west roof face and introduced galvanized corrugated steel roof cladding on the south and east roof faces. There are five original face brick chimneys with dentillated corbelled tops. The dwelling is constructed of English bond face brickwork on a painted freestone plinth. At the rear, the verandah has been infilled with timber weatherboards and there is a bank of early-mid 20th century timber framed windows.

The original symmetry of the front (north) façade is partly defined by the original central door opening with an original four panelled timber door (the upper panels having introduced glazing) and highlight, and the flanking original timber framed 12 paned double hung windows with painted freestone sills. Similar windows light the side elevations. A feature of the design is the return concave verandah. It has galvanized corrugated steel roof cladding, interwar era square timber posts with solid curved detailing and tongued and grooved timber floor boards. The north-west corner of the original verandah has been altered with a mid 20th century skillion addition clad in timber weatherboard with banks of timber framed windows.



Claremont Homestead, north elevation, 2020. Source: David Scott, City of Greater Geelong.



Claremont Homestead, chimney, roof & verandah detail, north elevation, 2020.
Source: David Scott, City of Greater Geelong.



Claremont Homestead, south (rear) elevation, 2020. Source: David Scott, City of Greater Geelong.

Condition

Claremont Homestead is in fair condition when viewed from outside the property boundaries. There is evidence of brick spalling in the chimneys, some slipped roof slates, deterioration in the ridge cappings, warped gutters, damaged downpipes, rotted ends to the verandah floor boards, and deteriorated weatherboards. Photographs also suggest evidence of rising damp in the brickwork.

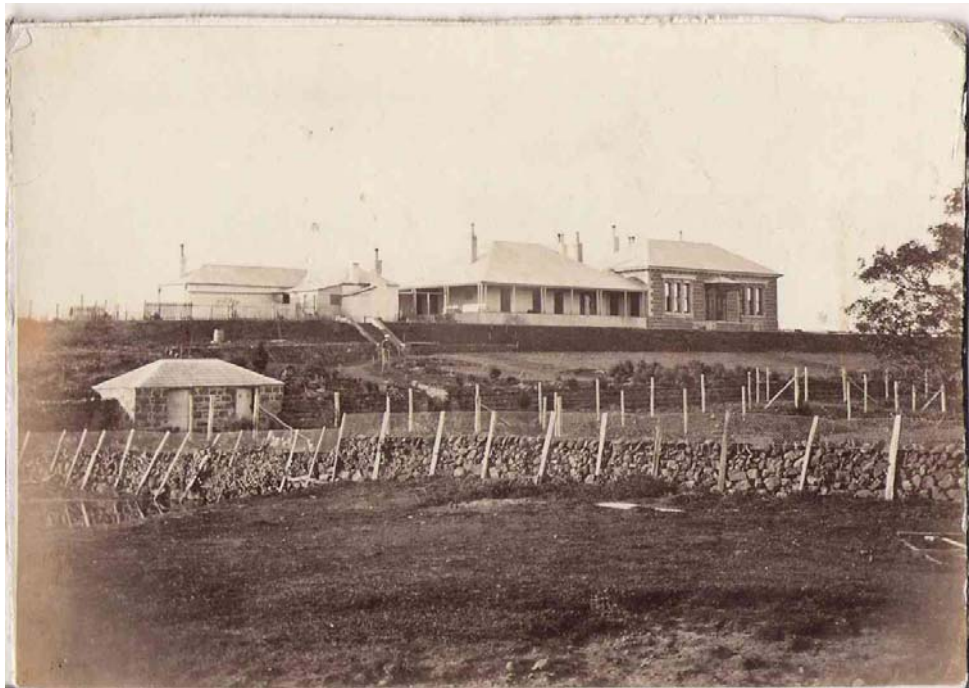
Integrity

Claremont Homestead has moderate-high integrity, being noticeably intact for a building constructed in the 1850s. The most obvious external changes have included the skillion addition to the north-east corner of the verandah, replacement galvanized corrugated steel roof cladding (from slate) for the rear roof faces, overpainting of the freestone plinths and window sills, replacement verandah floor boards and the interwar era timber verandah posts and detailing that have replaced the original paired decorative timber posts and valance.

5.0 Comparative Analysis

5.1 Other Rural Dwellings of the 1850s by Shaw & Dowden Architects

Like Thomas Powell, the architects Joseph Lowe Shaw (1829-1906) and Richard Abraham Dowden (c.1839-1868) were of Irish descent.⁶³ In partnership between 1856 and mid 1858, the architects designed a small number of rural dwellings. While a stone dwelling for H.F. Leech at Mount Moriac in 1856 has not been traced, a house for John Bell at Warrambine Homestead near Shelford, built in 1857,⁶⁴ appears to survive. This is likely to have been a single storey, hipped roofed bluestone addition to the original homestead with its broader hipped roof and encircling verandah, built between 1849 and 1854.⁶⁵ Substantial alterations and two storey additions constructed of stone and reinforced concrete were designed by Fred Purnell, architect of Geelong in 1936.⁶⁶ Warrambine Homestead is therefore not directly comparable with Claremont Homestead. Stylistically and in construction and detail, the bluestone wing likely to have been the work of Shaw and Dowden has broad eaves with decorative brackets, the front entrance being flanked by tripartite windows adorned with bracketed cornices. The original iron porch has been replaced with a bluestone and concrete portico.



Warrambine (Warrambien) Homestead, n.d. The design by Shaw and Dowden is likely to have been the bluestone addition shown far right. Source: Bell-Armstrong Connections online, <http://bellarmstrong.kihlstrom.com.au/images/BellPhotos/Warrambien>

63 Huddle, op.cit., p.35, 37.

64 Ibid., p.39.

65 R. Spreadborough & H. Anderson, *Victorian Squatters*, Red Rooster Press, 1983, p.141. Warrambine was first taken up in 1849 and a homestead had been constructed by 1854 as it was identified in *The Argus*, 12 June 1854, p.2.

66 *The Age*, 25 May 1936, p.16.



Warrambine Homestead, 1976, showing the wing likely to have been designed by Shaw and Dowden, with introduced portico and two storey additions beyond.

Source: J.T. Collins, accession H98.251/456, State Library of Victoria.

In sole practice from 1858, Shaw was responsible for three dwellings in the 1850s. The most comparable in composition and construction to Claremont Homestead was Derry Hall, Portarlinton Road, Leopold, built in brick in 1858-59 for Anthony Devine.⁶⁷ The single storey Victorian homestead featured hipped slate roofs and a return verandah supported by Refency posts and detailing. Derry Hall was demolished in 1984.⁶⁸



Derry Hall, Leopold, n.d. [c.1900]. Source: Image 517, Bellarine Historical Society.

67 Huddle, op.cit., p.40 & *Geelong Advertiser*, 31 May 1859, p.4.

68 A. Willingham, *Geelong Region Historic Buildings and Objects Study*, vol. 1, Geelong Regional Commission, Geelong, 1986, sheet 97.

Joseph Shaw was also responsible for the designs of the gate lodge (1858) and homestead (1859) at Morongo, Bell Post Hill, for John Calvert. The single storey Victorian Picturesque Gothic gate lodge (now demolished) was not comparable stylistically to Claremont Homestead. The imposing bluestone Victorian Georgian styled Morongo Homestead is also not immediately comparable to Claremont Homestead given its parapeted two storey cuboid form and its solid entrance portico. However, the original paired timber verandah posts (now replaced) had some affinity with the paired verandah posts at Claremont Homestead.



Morongo, Bell Post Hill, n.d.

Source: L. Huddle, 'Architects in Geelong 1840-1860', University of Melbourne, 1979.

Nearby Morongo, J.L. Shaw also designed Glenpanyal Homestead, 22 Glengate Road, Hamlyn Heights, in 1859 for David Coghil.⁶⁹ The brick homestead formed part of his large landholdings. Architecturally, the two storey Victorian Gothic Revival styled dwelling is not comparable to Claremont Homestead.



Glenpanyal Homestead, 1998. Source: David Rowe.

5.2 Other Comparable Mid 19th Century Rural Dwellings in the Greater Geelong District Associated with Vineyards and Orchards

Claremont Homestead has direct historical associations with the development of vineyards and orchards in the outer rural parts the Geelong district from the early 19th century. Claremont Homestead is therefore comparable historically to several

⁶⁹ *Geelong Advertiser*, 18 November 1859, p.1.

properties associated with vineyards and orchards that are included as heritage overlays.

The planting of the first vineyard in Victoria in 1842 was at 'Neuchatel', Pollocksford, by the Swiss vigneron, David Louis Pettavel and Frederic Bregeut.⁷⁰ This began the transformation of the Barrabool Hills district into established vineyards, orchards and cultivated farms. By 1857, the Parishes of Barrabool and Duneed (which included Waurm Ponds) cultivated the largest quantity of vines in Victoria, with Barrabool producing 7,400 gallons of wine and Duneed, 2,800 gallons.⁷¹ In addition to vines, most of the Swiss, German, British and other farmers and vigneron also cultivated orchards. In 1857, 170,500 lbs. of fruit was sold from vineyards and orchards in the Parish of Barrabool, compared to 78,000 lbs. in the Parish of Duneed, 21,500 lbs. in the Parish of Moorpanyal and 20,000 lbs. in the Parish of Bellarine.⁷² Other produce was also cultivated on many of these properties, including hay, barley and oat crops.⁷³

Architecturally, Claremont Homestead may be compared to the following properties in that share a similar historical background:

Waurm Ponds

From 'Neuchatel', David Pettavel established the Victoria Vineyard at Waurm Ponds on 300 acres (only the cellar and a blacksmith's shop survive today).⁷⁴ This began the cultivation of the land for vineyards and orchards at Waurm Ponds which was further instigated by the opening of farming allotments on the south side of the Waurm Chain of Ponds from 1855. In addition to Claremont Homestead, other comparable examples are:

35 Lemins Road⁷⁵

Built c.1859-60, possibly for Ellen Berry (nee Moore). Occupied by James and Zipporah Tribolet, vigneron, by 1879. The Victorian dwelling has been extended at the rear, but the form, design and construction is comparable to Claremont Homestead. A heritage overlay was recommended in 2000.



35 Lemins Road, 1998.
Source: David Rowe.

125 Lemins Road⁷⁶

A house appears to have been built on this site by 1860 when the property was occupied by Rudolph Tribolet, vigneron, who had established a successful vineyard there by this time.- The provenance of the existing Late Victorian timber dwelling may date from 1892-93 when first owned by Edward Vienet, orchardist, or possibly in 1895-96, when owned by Thomas Honey, farmer. The dwelling is situated on elevated land and there are mature trees in front of it. The dwelling is not comparable to Claremont Homestead.



125 Lemins Road, 198.
Source: David Rowe.

70 Tetaz, *op.cit.*
71 D. Rowe, 'About Corayo: A Thematic History of Greater Geelong', theme 4, prepared for the City of Greater Geelong, unpublished draft, June 2020.
72 Ibid.
73 Ibid.
74 Ibid. & themes 2 & 6.
75 See Land Conveyance, 9 September 1859.
76 *Geelong Advertiser*, 13 April 1860, p.5 & South Barwon Rate Books, *op.cit.*, 1892-93, 1895-96.

Barrabool and Ceres**Ballancea, Ballancea Road, Barrabool⁷⁷**

Built in 1859-60 for Richard Talbot.

The Victorian Georgian styled dwelling, constructed of Barrabool stone, is comparable to Claremont Homestead in its form, composition and return verandah. Ballancea is included in a heritage overlay in the Surf Coast Planning Scheme.



Ballancea, 1970-1985. Source: J.T. Collins, accession H94.200/643, State Library of Victoria.

Neuchatel (former Suisse Vineyard), 460 Merrawarp Road, Barrabool⁷⁸

Built in c.1854 for Frederick Ulysses Breguet whose family were pioneer vigneron in the Barrabool Hills from the 1840s. The modest, hipped roofed Barrabool stone dwelling has a cellar added in 1861, and timber additions constructed in 1880. There are also stables and coach house outbuildings dating from 1861. Unlike Claremont Homestead, Neuchatel has significance for its evolved construction. The bullnosed verandah has been introduced. The property is included in the Victorian Heritage Register.



Neuchatel, 2008. Source: Victorian Heritage Database online.

Tasman, Barrabool Road, Ceres⁷⁹

Built in the early 1850s for James Anderson. The Victorian styled hipped roofed dwelling has a similar composition to Claremont Homestead, but it is constructed of Barrabool stone and there is an east addition and the bullnosed verandah has been introduced. Tasman is included in a heritage overlay in the Surf Coast Planning scheme.



Tasman, 1985. Source: J.T. Collins, accession H94.200/679, State Library of Victoria.

Newlands Homestead, 670 Barrabool Road, Ceres.⁸⁰

Built in 1853 for James Piper who cut his first wheat crop on the property in 1846. With its hipped slate roof, the composition and post-supported verandah of the Victorian styled dwelling is comparable to Claremont Homestead, although the Barrabool stone construction makes Newlands one of the distinctive groupings of mid 19th century dwellings of the Barrabool Hills. The dwelling has been altered and extended. There are also a number of early outbuildings. Newlands is included in a heritage overlay in the Greater Geelong Planning Scheme.



Newlands, 1998.
Source: David Rowe.

77 Willingham, *op.cit.*, sheet 55.

78 'Neuchatel (former Suisse Vineyard)', Victorian Heritage Register, H0773, Victorian Heritage Database online at <https://vhd.heritagecouncil.vic.gov.au/places/281>

79 Willingham, *op.cit.*, sheet 68.

80 *Geelong Advertiser*, 30 November 1898, p.4 & 14 February 1914, p.6 & N.S. McAdam, 'A Tour of the Barrabool Hills and Batesford', *Investigator*, vol.6, no.2, June 1971, p.37.

Marcus Hill**Carlyle, 2041 Bellerine Highway, Marcus Hill.⁸¹**

Built in c.1855 for the pioneer grazier, George Bryant. The modest, mid Victorian dwelling shares a similar hipped roof form as at Claremont Homestead, and there is an encircling verandah supported by introduced posts. Carlyle is included in a heritage overlay in the Greater Geelong Planning Scheme.



Carlyle, 1997. Source: Susie Zada.

Wallington**Carinya (formerly Willow Bank), 20 Rhinds Road, Wallington.⁸²**

Built between 1855 and 1863-64 on land owned by James and Thomas Margarey of South Australia and occupied by Arthur Douse who established a vineyard and fruit garden. This steeply-pitched hipped roofed dwelling with a centrally located chimney is a more modest and vernacular example architecturally, than Claremont Homestead, although both properties share historical associations with grape and fruit growing. Carinya has been altered and extended. It is included in a heritage overlay in the Greater Geelong Planning Scheme.



Carinya, 2007. Source: Home Hound online.

5.3 Other Comparable Examples in Greater Geelong

Architecturally, Claremont Homestead may be compared with dwellings in Newtown West, which, in the 1850s, formed part of the rural outskirts of Newtown.

Kent Cottage, 131 Aphrasia Street

Kent Cottage was built in 1853-54 and first occupied John Cullen, butcher.⁸³ The hipped roofed, single storey brick dwelling is comparable to Claremont Homestead in its composition, construction, and particularly return verandah supported by decorative paired timber posts. Kent Cottage was overpainted at an early date, and single storey brick face brick additions (with a cast iron verandah) were added in the late 19th century. The roof cladding has been replaced and the chimneys have been altered. Kent Cottage has regional significance and is included in a heritage overlay.

81 *Geelong Advertiser & Intelligencer*, 8 May 1855, p.2 & *Geelong Advertiser*, 14 December 1863, p.3.

82 *Geelong Advertiser & Intelligencer*, 7 September 1855, p.3, *Geelong Advertiser*, 23 September 1861, p.4, 7 March 1862, p.2, Bellarine Shire Valuation Books 1863-66, Bellarine Historical Society, Electoral Roll for 1856, Ancestry online, op.cit. & Will of James Magarey, 21 January 1853, VPRS 7591/P001, Unit 8, Public Record Office Victoria.

83 Cullen is not listed in the Geelong Town Rate Book for 1853, op.cit., but is listed as the owner of a 9 roomed brick dwelling with a verandah in 1854.



Kent Cottage, n.d. [c.1900]. Source: City of Greater Geelong.



Kent Cottage, 2020. Source: David Rowe.

Chesterfield, 221 Noble street

Chesterfield was built in c.1853 as a brick dwelling for George Thomas, wine merchant.⁸⁴ The seven-roomed dwelling was surrounded by a substantial garden and also featured a stables and coach house.⁸⁵ The earliest known image of Chesterfield is a painting, showing the face brick Victorian Georgian styled dwelling with its hipped roof forms, rendered parapet, and encircling concave verandah, with a scalloped timber valance and supported by paired posts with decorative trussed timberwork between. There was also a balustrade of similar design and construction. Possibly depicting the property in the 1870s or 1880s (when striped painted verandahs were common). The property was owned by J.L. Shaw between c.1868 and 1880.⁸⁶ It was the original appearance of Chesterfield that was especially comparable to Claremont Homestead, including the paired verandah posts, although the detailing of the Chesterfield posts was more elaborate. The dwelling was subsequently rendered. The timber verandah detailing was replaced with cast iron and extensive additions made to the side verandahs after

84 Geelong Town Rate Book, Kardinia Ward, op.cit., entry 778, 1853.

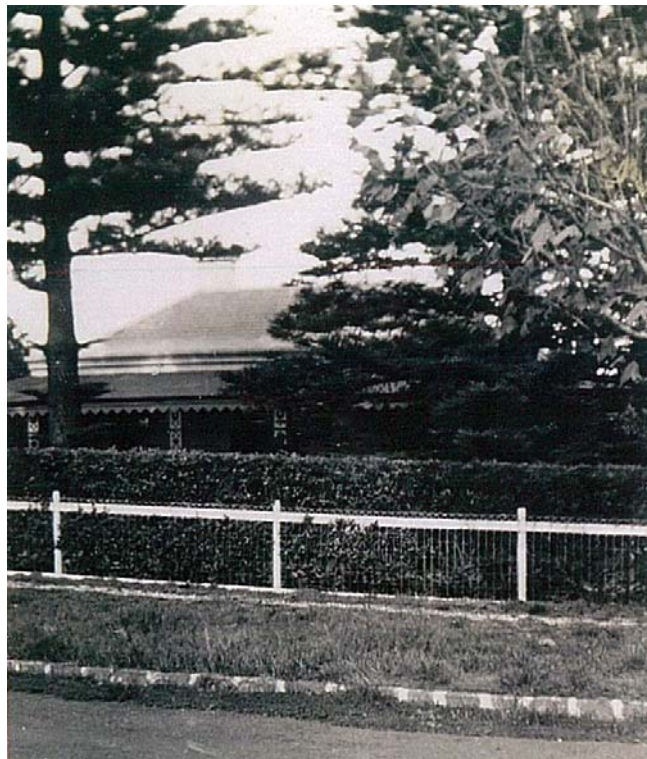
85 Ibid., 1857-58, when apparently leased to James Tannock.

86 *Geelong Advertiser*, 3 September 1869, p.4 & 19 June 180, p.1.

1926. At the front of the dwelling are three mature Norfolk Island Pine trees and the house is surrounded by extensive gardens. Of regional significance, Chesterfield is included in a heritage overlay in the Greater Geelong Planning Scheme.



Painting of 'Chesterfield' showing original appearance & early setting.
Source: Photograph of painting held by the owner of Chesterfield.



Chesterfield, from Noble Street, c.1926.
Source: Grant-Irving Family Album c/o Mary-Jane Walker, owner.



'Chesterfield', 2017. Source: David Rowe

6.0 Statement of Significance

What is significant?

Claremont Homestead, 12-16 Kinsmead Street, Waurnd Ponds, has significance as one of very few surviving intact Victorian dwellings at Waurnd Ponds. While the homestead has experienced some alterations, it is one of the more intact examples of a mid 19th century homestead associated with farm cultivation and wine and fruit growing in the outer parts of Greater Geelong. It was constructed of bricks produced on site in 1857 to a design by local architects, Shaw and Dowden, for Thomas Powell. The property also has more enduring associations with four generations of the Baum family, farmers and orchardists, whose ownership from 1894 has spanned over 116 years. The fabric of significance is the single storey, Victorian Georgian styled dwelling with its hipped roofs clad in slate, brick wall construction and freestone plinths, brick chimneys, extent and concave form of the return verandah, front timber framed doorway and the timber framed double hung twelve paned windows. The setting, including the homestead garden to the front (north) of the dwelling, mature Norfolk Island Pine tree and the remnant orchard to the west also contribute to the significance of the place. The rear gabled timber outbuilding is of interest as an early survivor but its very poor condition has undermined its integrity.

Who are the Traditional Owners/Registered Aboriginal Party for this place?

The place is located on the traditional land of the Wathaurung people (known as Wadawurrung). The Registered Aboriginal Party under the Aboriginal Heritage Act 2006 for this land is the Wathaurung Aboriginal Corporation (Wadawurrung).

How is it significant?

Claremont Homestead has local historic, aesthetic and scientific significance to the City of Greater Geelong.

Criterion A:

Importance to the course of pattern of our cultural or natural history (historical significance).

Criterion B:

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E:

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

How is it significant?

Claremont Homestead has historic significance for its associations with crop, vine and fruit growing in the Waurin Ponds and Barrabool Hills areas in the mid 19th century. The area became synonymous for wine growing and cultivated the largest quantity of vines in Victoria, and a significant quantity of fruit, at the time of the building of Claremont Homestead in 1857. Claremont Homestead is a physical embodiment of this previous historic and enduring land use. With its associations with Thomas Powell, original owner, it is also legacy of the British Imperial Government's Free Bounty Immigration Scheme of the late 1830s, which encouraged skilled males to immigrate to Australia. Powell, an Irish carpenter (and later a successful brewer and farmer,) was induced to immigrate in 1839 as part of the Free Bounty Immigration Scheme (Criterion A).

Claremont Homestead is one of very few surviving, intact Victorian dwellings at Waurin Ponds built in the 1850s, and one of a select number of surviving rural, Victorian styled dwellings built in the 1850s in Greater Geelong (Criterion B).

Claremont Homestead is aesthetically significant as a representative and relatively intact example of a verandahed Victorian Georgian styled hipped roofed dwelling type. Of this type, it is one of a select number of surviving examples in the more rural (and previously rural) parts of Greater Geelong, and outer suburban Newtown (Criteria D & E). Like Claremont, most of the comparable examples of experienced some form of alteration.

The mature Norfolk Island pine tree, open front (north) homestead garden and to a lesser degree, the existing orchard are aesthetically significant as remnants of the early rural homestead setting and land use (Criterion E).

The mature Norfolk Island pine tree has scientific (botanical) significance as a remnant of an early rural homestead landscape in Greater Geelong, and a local heritage landmark on the property and immediate residential area (Criterion F).

Claremont Homestead is scientifically significant for its brick construction, the bricks having been made on the site. Together with the dwelling at 35 Lemins Road, it is one of two surviving mid 19th century homesteads at Waurm Ponds constructed of brick, the majority of comparable homesteads in the nearby Barrabool Hills being built of the locally ubiquitous Barrabool stone (Criterion F).

Claremont Homestead has historical significance for its associations with the prolific 19th century architect, J.L. Shaw, and the architectural practice of Shaw and Dowden. While numerous examples of the work of Shaw and Shaw and Dowden survive, Claremont Homestead is a rare rural example of its type in Greater Geelong associated with the architects (Criterion H).

Claremont Homestead has historical significance for its associations with the original owner, Thomas Powell, immigrant carpenter who became a successful business as owner of brewery. Prior to his residency at Claremont Homestead, Powell also contributed to community life as a Geelong Town Councillor (Criterion H).

Claremont Homestead has historical significance for its enduring associations with the Baum family, farmers and orchardists at the property from 1894 for over 116 years (Criterion H).

7.0 Recommendations

It is recommended that:

1. A heritage overlay is applied to the Claremont Homestead property. Consideration should be given to the following in the Schedule to the Heritage Overlay:

Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes (homestead only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes – Norfolk Island Pine tree near north boundary.
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No

2. Heritage design guidelines are considered that give the opportunities and constraints for further subdivision and development. While it would be most ideal for the property to be retained insitu, Heritage design guidelines might involve design consideration for any development in the more sensitive parts of the site. As shown in the aerial image below, this could involve limiting any residential development to single storey height in the orchard and east

driveway zones, while giving opportunity for two storey dwellings in the rear zone. Landscaped areas that retain some of the orchard in the orchard zone could give interpretation of the enduring historical use of the place. This could be explored in addition to a lack of boundary fencing or low, visually permeable fencing for any new allotments in this zone and the east driveway zone.



Aerial image of Claremont Homestead showing zones.
Source: NearMap, City of Greater Geelong, 28 March 2020.

3. The homestead is conserved into the future. Opportunities are available to remove introduced fabric, including the skillion addition in the north-west corner, and rear verandah infill; and to reconstruct the verandah posts and detailing. This could be based on the historical photograph showing the original paired verandah posts and scalloped timber valance.
4. The current and prospective owners are consulted at the earliest opportunity if the City of Greater Geelong is to pursue a heritage overlay.