


GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

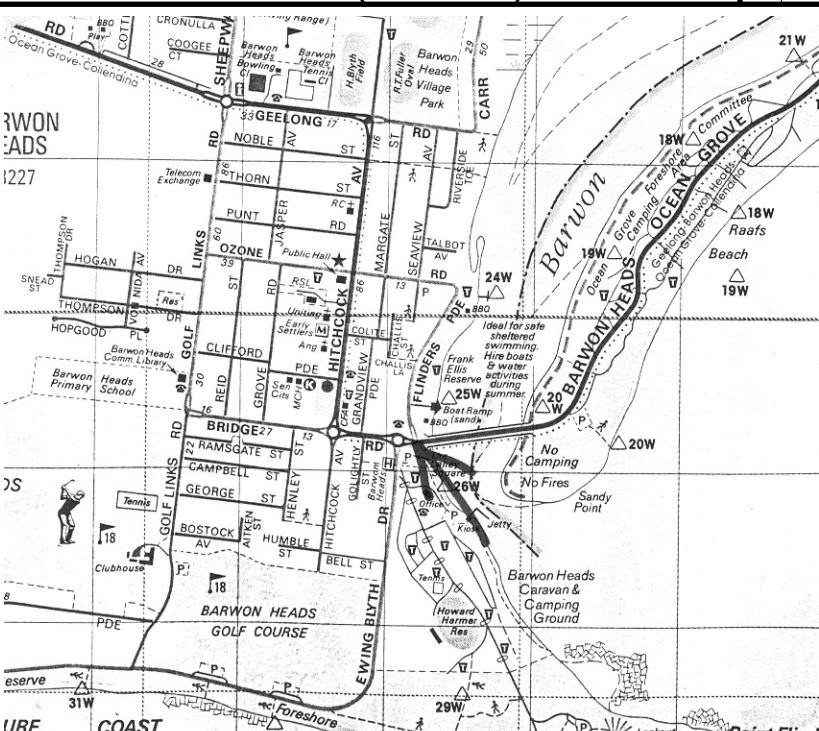
Existing Use/Type <div style="border: 1px solid black; padding: 5px; width: 100%;">Commercial</div>		Key Dates Original 1934-35 Major Changes		Site Address Street/Site Name <div style="border: 1px solid black; padding: 5px; width: 100%;">Flinders Parade</div>	
Survey Date <div style="border: 1px solid black; padding: 5px; width: 100%;">20/07/1998</div>		Cons Man Plan <div style="border: 1px solid black; padding: 5px; width: 100%;"></div>		Town/Suburb <div style="border: 1px solid black; padding: 5px; width: 100%;">Barwon Heads</div>	
Recorded By <div style="border: 1px solid black; padding: 5px; width: 100%;">David Rowe</div>		Precinct Name <div style="border: 1px solid black; padding: 5px; width: 100%;">Flinders</div>		Postcode <div style="border: 1px solid black; padding: 5px; width: 100%;">3227</div>	
Current Site Name <div style="border: 1px solid black; padding: 5px; width: 100%;">Corner Store</div>					



Heritage Status Register of the National Estate Database No. <div style="border: 1px solid black; width: 100px; height: 20px;"></div> File No. <div style="border: 1px solid black; width: 100px; height: 20px;"></div> Victorian Heritage Register <div style="border: 1px solid black; width: 100px; height: 20px;"></div> Planning Scheme: <div style="border: 1px solid black; padding: 2px;">C.G.G.</div> <div style="border: 1px solid black; padding: 2px;">HO1668, HO1649</div> Heritage Inventory (Archaeological) <div style="border: 1px solid black; width: 100px; height: 20px;"></div> National Trust Register: <div style="border: 1px solid black; width: 100px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div> Other: <div style="border: 1px solid black; width: 100px; height: 20px;"></div> Recommended Heritage Listings <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Victorian Heritage Register</div> <div><input type="checkbox"/> Victorian Heritage Inventory</div> <div><input type="checkbox"/> Register of the National Estate</div> <div><input checked="" type="checkbox"/> HO City of Greater Geelong</div> </div>	Heritage Study Degrees of Significance <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">A H C Assessment Criteria</th> <th style="text-align: center;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value <div style="border: 1px solid black; padding: 2px;">D.2</div></td> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px;">Local</div></td> </tr> <tr> <td>Historic value <div style="border: 1px solid black; padding: 2px;">A.4</div></td> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px;">Local</div></td> </tr> <tr> <td>Scientific value <div style="border: 1px solid black; padding: 2px;"></div></td> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px;"></div></td> </tr> <tr> <td>Social value <div style="border: 1px solid black; padding: 2px;"></div></td> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px;"></div></td> </tr> <tr> <td style="text-align: center;">Overall Significance Level</td> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px;">Local</div></td> </tr> </tbody> </table> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; vertical-align: top; padding: 10px;"> Condition of the fabric <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Excellent</div> <div><input type="checkbox"/> Good</div> <div><input checked="" type="checkbox"/> Fair</div> <div><input type="checkbox"/> Poor</div> <div><input type="checkbox"/> Ruinous</div> <div><input type="checkbox"/> Unexposed</div> </div> </td> <td style="width: 50%; vertical-align: top; padding: 10px;"> Integrity of the site <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Excellent</div> <div><input checked="" type="checkbox"/> Good</div> <div><input type="checkbox"/> Fair</div> <div><input type="checkbox"/> Poor</div> <div><input type="checkbox"/> Partially excavated</div> <div><input type="checkbox"/> Fully excavated</div> </div> </td> </tr> </table>	A H C Assessment Criteria	Significance Level	Aesthetic value <div style="border: 1px solid black; padding: 2px;">D.2</div>	<div style="border: 1px solid black; padding: 2px;">Local</div>	Historic value <div style="border: 1px solid black; padding: 2px;">A.4</div>	<div style="border: 1px solid black; padding: 2px;">Local</div>	Scientific value <div style="border: 1px solid black; padding: 2px;"></div>	<div style="border: 1px solid black; padding: 2px;"></div>	Social value <div style="border: 1px solid black; padding: 2px;"></div>	<div style="border: 1px solid black; padding: 2px;"></div>	Overall Significance Level	<div style="border: 1px solid black; padding: 2px;">Local</div>	Condition of the fabric <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Excellent</div> <div><input type="checkbox"/> Good</div> <div><input checked="" type="checkbox"/> Fair</div> <div><input type="checkbox"/> Poor</div> <div><input type="checkbox"/> Ruinous</div> <div><input type="checkbox"/> Unexposed</div> </div>	Integrity of the site <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Excellent</div> <div><input checked="" type="checkbox"/> Good</div> <div><input type="checkbox"/> Fair</div> <div><input type="checkbox"/> Poor</div> <div><input type="checkbox"/> Partially excavated</div> <div><input type="checkbox"/> Fully excavated</div> </div>
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TECHNICAL SHEET

<p>Precinct Name Flinders</p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p>Site Address</p> <p>No. 1 Street/Site Name Flinders Parade</p> <p>Town/Suburb Barwon Heads Postcode 3227</p> <p>Site Name Corner Store</p> <p>Australian Map Grid Co-ordinates</p> <p>E 280675km N 5759690km</p> <p>Map Melway map 233</p> <p>Scale 1:20,000</p> <p>Ownership Private</p> <p>Cadastral Location</p> <p>County Grant</p> <p>Parish Connewarre</p> <p>Allotment </p> <p>Block </p>
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Types of Sites

- | | | | | | | |
|---------------------------------------|------------------------------------------------|-----------------------------------------|-------------------------------------|----------------------------------|------------------------------------|----------------------------------------------|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input type="checkbox"/> residential | <input type="checkbox"/> aviation | <input type="checkbox"/> gate | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial | <input type="checkbox"/> public | <input type="checkbox"/> infrastructure | <input type="checkbox"/> relic/ruin | <input type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational |
| <input type="checkbox"/> agricultural | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> maritime | <input type="checkbox"/> fence | <input type="checkbox"/> garden | <input type="checkbox"/> machinery | <input type="checkbox"/> 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	lpsCoastlines
Townships	tpsCommercial	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	Eaves, Lead Light
Finish	Painted
Stylistic Character	Interwar Commercial

Present Threats

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

PAGE 2 of 4

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Flinders Parade	Barwon Heads	3227
			Site Name	Corner Store
Description <p>The site at 1 Flinders Parade has visual connections with the tea-tree reserve on the east side of the street, Norfolk pine trees to the north, and with the significant focii: the Barwon River (to the east), jetties and former Fishermens' Co-operative Sheds (to the south), Barwon Heads Park (to the south), and the Barwon Heads bridge (to the east). This building is situated on the allotment boundary to Flinders Parade and has a small setback to Bridge Street, unlike the setbacks of the houses visually connected to it in Flinders Parade. These setbacks are shown on the 1975 BHSA Plan of Drainage.⁸</p> <p>The asymmetrical, single storey, painted brick interwar Commercial styled corner store is characterised by two hipped roofs clad in terra cotta tiles. Wide overhangs and exposed rafters are features of the eaves. The altered, early timber framed windows on the east and south facades have highlights, with the windows on the south facade having original leadlighting. The front panelled timber doors, located on the chamfered corner and on a diagonal axis, may also be early.</p> <p>Early decorative features of the design include the substantial corner timber eaves brackets and the terra cotta ridge ornamentation.</p> <p>For further information see Dr. David Rowe, "Heritage Assessment of the Corner Store: 1 Flinders Parade, Barwon Heads", Expert Witness Report prepared for the City of Greater Geelong C49 Panel Hearing, December 2003.</p>				
History <p>The site at 1 Flinders Parade originally formed of the land owned by Alexander Cameron MacDonald from 28 January, 1865.¹ MacDonald's landholdings were sold to John Middlemiss in 1870, before Frederick Challis purchased it on 13 January, 1876.^{1,2} Challis owned the land until it was subdivided by the Barwon Heads Estate Company Limited in 1890-91, when this corner allotment (known as part lot 31) was sold to A. Miller.³ By 1901, the allotment was owned by G.F. Holden,⁴ but he sold it to George Golightly between 1906 and 1912.⁵ Golightly appears to have had this shop built in 1934-35,⁶ at a time when Barwon Heads had undergone a number of improvements, including the erection of the Lobster Pot Dance Hall in the Barwon Heads Park, and the Public Hall in Hitchcock Avenue, and the reconstruction of the Mt Collite Hotel.⁷ These developments were obviously brought about by the town being a popular holiday resort at this time. The corner store may have been occupied by Penelope Fraser upon its completion.⁶ With the death of George Golightly in 1936, the shop was sold to Mrs Maude Davey and Daphne Chisolm, and may have been occupied by Claude Ray.^{6,9} ...</p> <p>History continued on Page 4.</p>				
Heritage Precinct: Significant Urban Character Features visually connected to this place <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name	Flinders
Neighbouring Buildings	<input checked="" type="checkbox"/> Similar Types <input checked="" type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Similar Styles <input checked="" type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Similar Construction Dates <input checked="" type="checkbox"/> Appropriate Materials & Finishes <input checked="" type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations			
	<input checked="" type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving <input checked="" type="checkbox"/> Significant Urban Focii <input checked="" type="checkbox"/> Appropriate Allotment Sizes <input checked="" type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture <input checked="" type="checkbox"/> Original Kerbing			
Landscaping	<input checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	1	Flinders Parade	Barwon Heads	3227
Site Name			Corner Store	

Comparative Listings

... History continued ...

Davey and Chisolm continued to own the property at least until the early 1940s.⁶ During the 1950s, a Mr Dufton operated the shop.⁹ In 1975 the shop was owned by M. and P. Schaller.⁸

Statement of Cultural Significance

The corner store at 1 Flinders Parade is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of an interwar Commercial style, including the two hipped roofs clad in terra cotta tile. Other intact qualities include the painted brick walls, wide eaves and exposed rafters, timber window frames and highlights (especially the leadlighting on the south facade), panelled timber doors, substantial corner timber eaves brackets and the terra cotta ridge ornamentation.

The corner store at 1 Flinders Parade is *historically* significant at a **LOCAL** level. It is associated with the Barwon Heads Company Estate subdivision of 1891, and more particularly, with the building growth in Barwon Heads in the early 1930s as a result of its popularity as a holiday resort.

Overall, the corner store at 1 Flinders Parade is of **LOCAL** significance.

For further information see Dr. David Rowe, "Heritage Assessment of the Corner Store: 1 Flinders Parade, Barwon Heads", Expert Witness Report prepared for the City of Greater Geelong C49 Panel Hearing, December 2003.

References

1. See Title History in Heritage Victoria file no. 605113.
2. Challis is listed on the 'Plan of the Flinders Estate', 1887, Geelong Historical Records Centre.
3. Subdivision plan by Barwon Heads Estate Company Limited, 30 March, 1891, Geelong Historical Records Centre.
4. Subdivision plan by Barwon Heads Estate Company Limited, 26 December, 1901, Geelong Historical Records Centre.
5. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Shire of South Barwon Rate Books, 1919-20, 1924-25, 1929-30, 1932-33, 1934-35, 1935-36, 1936-37, 1939-40, 1940-41.
7. 'Barwon Heads Improvements' in the Geelong Advertiser, 30 June, 1934.
8. Drainage Plans & Inspectors' Reports, Barwon Heads Sewerage Authority, 1975, Barwon Water Profits system.
9. Interview by David Rowe with Dawn Hyland and Nell Andrew, 19 October, 1999.

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