

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

<p style="text-align: center;">Existing Use/Type</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">Rural Residential</div>	<p style="text-align: center;">Key Dates</p> <p>Original 1910-11</p>	<p style="text-align: center;">Site Address</p> <p>No. <input style="width: 50px;" type="text" value="11"/> Street/Site Name <input style="width: 150px;" type="text" value="Ozone Road"/></p>
<p>Survey Date <input style="width: 100px;" type="text" value="20/07/1998"/></p>	<p>Cons Man Plan <input style="width: 100px;" type="text"/></p>	<p>Town/Suburb <input style="width: 100px;" type="text" value="Barwon Heads"/> Postcode <input style="width: 50px;" type="text" value="3227"/></p>
<p>Recorded By <input style="width: 150px;" type="text" value="David Rowe"/></p>	<p>Precinct Name <input style="width: 100px;" type="text" value="Flinders"/></p>	<p>Current Site Name <input style="width: 150px;" type="text" value="Beulah & Outbuilding"/></p>



Heritage Status

Register of the National Estate

Database No. File No.

Victorian Heritage Register

Planning Scheme:

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 <input style="width: 100px;" type="text" value="D.2"/>	<input style="width: 100px;" type="text" value="Local"/>
Historic value <input style="width: 100px;" type="text" value="A.4"/>	<input style="width: 100px;" type="text" value="Local"/>
Scientific value <input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
Social value <input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
Overall Significance Level	<input style="width: 100px;" type="text" value="Local"/>

Condition of the fabric

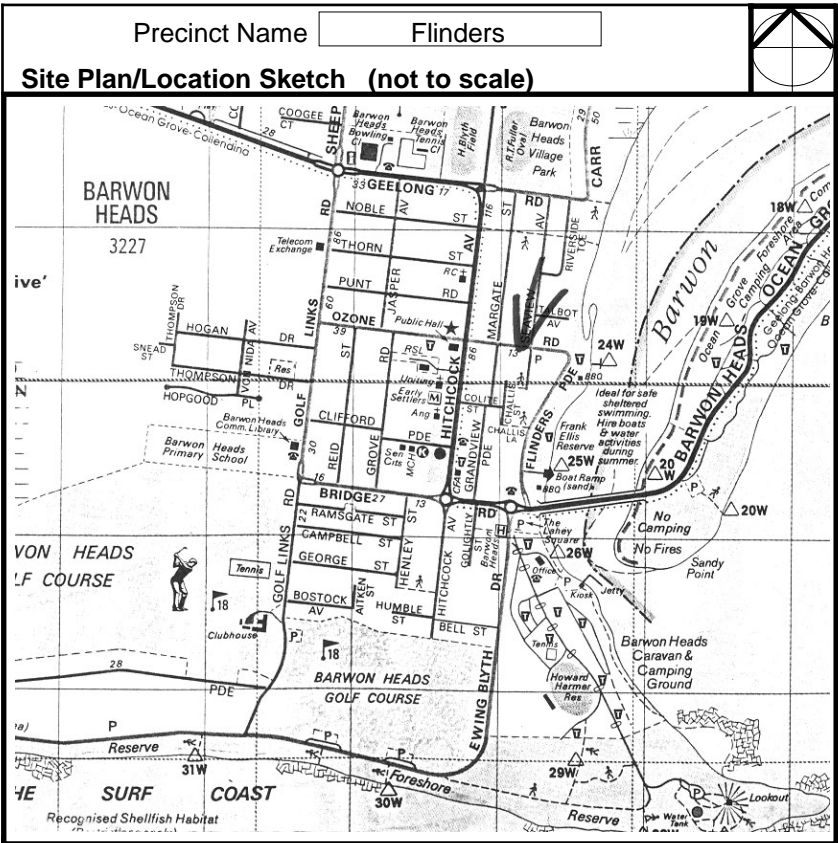
Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET



Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

E 280675km N 5760065km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|-------------------------------------|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input checked="" 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 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	<input type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text" value="lpsVistas, views"/>
Townships	<input type="text"/>	Miscellaneous	<input type="text"/>

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

PAGE 2 of 4

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode								
	11	Ozone Road	Barwon Heads	3227								
	Site Name Beulah & Outbuilding											
Description												
<p>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</p> <p>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.</p> <p>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.</p> <p>An early horizontal weatherboard outbuilding is extant towards the rear of the site.</p>												
History												
<p>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</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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td><input checked="" type="checkbox"/> Similar Types</td> <td><input checked="" type="checkbox"/> Appropriate Bulk/Form</td> </tr> <tr> <td><input type="checkbox"/> Similar Styles</td> <td><input checked="" type="checkbox"/> Appropriate Architectural Detailing</td> </tr> <tr> <td><input type="checkbox"/> Similar Construction Dates</td> <td><input checked="" type="checkbox"/> Appropriate Materials & Finishes</td> </tr> <tr> <td><input checked="" type="checkbox"/> Appropriate Set Backs</td> <td><input type="checkbox"/> Appropriate Fence Designs & Locations</td> </tr> </table>				<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
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Urban Design	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td><input checked="" type="checkbox"/> Significant Historical Development</td> <td><input type="checkbox"/> Original Paving</td> </tr> <tr> <td><input checked="" type="checkbox"/> Significant Urban Focii</td> <td><input checked="" type="checkbox"/> Appropriate Allotment Sizes</td> </tr> <tr> <td><input checked="" type="checkbox"/> Significant Views</td> <td><input type="checkbox"/> Appropriate Street Furniture</td> </tr> <tr> <td><input checked="" type="checkbox"/> Original Kerbing</td> <td></td> </tr> </table>				<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	
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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.

PAGE 4 of 4