

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

|   |  |   |
|---|--|---|
| <b>Existing Use/Type</b><br><input style="width: 100%;" type="text" value="Rural Residential"/> | <b>Key Dates</b><br>Original<br>1934-35<br>Major Changes                 | <b>Site Address</b><br>No. <input style="width: 50%;" type="text" value="9"/> Street/Site Name <input style="width: 100%;" type="text" value="Flinders Parade"/><br>Town/Suburb <input style="width: 50%;" type="text" value="Barwon Heads"/> Postcode <input style="width: 50%;" type="text" value="3227"/><br>Current Site Name <input style="width: 100%;" type="text" value="House"/> |
| Survey Date <input style="width: 100%;" type="text" value="20/07/1998"/>                        | Cons Man Plan <input style="width: 100%;" type="text"/>                  |   |
| Recorded By <input style="width: 100%;" type="text" value="David Rowe"/>                        | Precinct Name <input style="width: 100%;" type="text" value="Flinders"/> |   |



**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: 50%;" type="text" value="D.2"/> | <input style="width: 100%;" type="text" value="Local"/> |
| Historic value <input style="width: 50%;" type="text" value="A.4"/>  | <input style="width: 100%;" type="text" value="Local"/> |
| Scientific value <input style="width: 50%;" type="text"/>            | <input style="width: 100%;" type="text"/>               |
| Social value <input style="width: 50%;" type="text"/>                | <input style="width: 100%;" type="text"/>               |
| <b>Overall Significance Level</b>                                    | <input style="width: 100%;" type="text" value="Local"/> |

**Condition of the fabric**

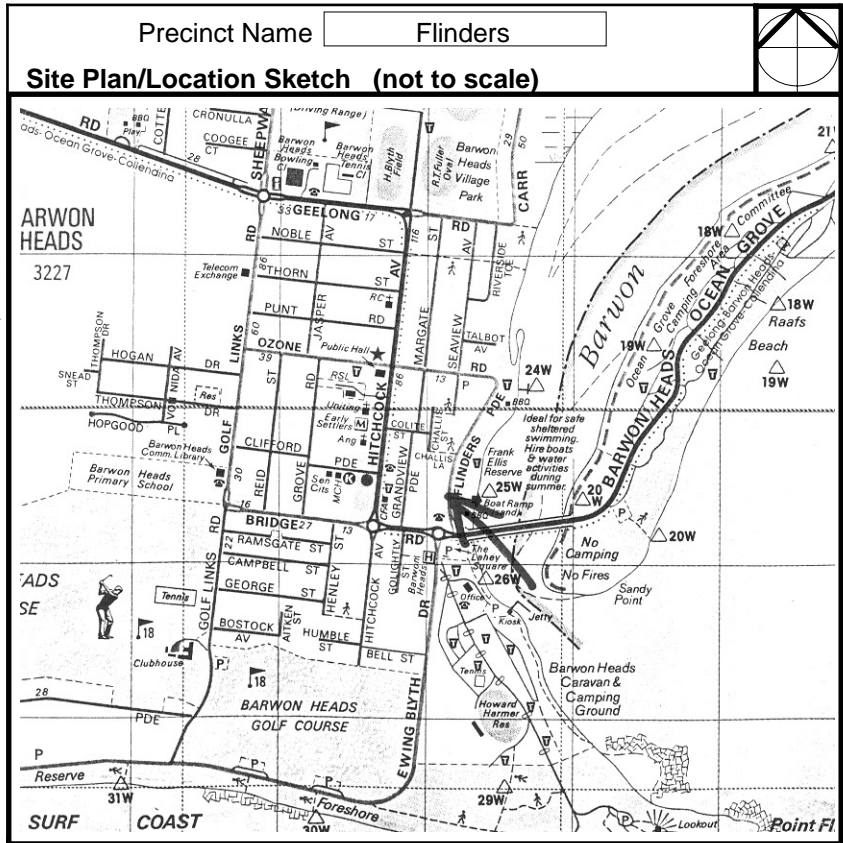
- Excellent
- Good
- Fair
- Poor
- Ruinous
- Unexposed

**Integrity of the site**

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

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TECHNICAL SHEET



**Site Address**

No.  Street/Site Name

Town/Suburb  Postcode

Site Name

**Australian Map Grid Co-ordinates**

E 280665km N 5759775km

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                | <input type="text" value="Form"/>                          |
| Openings            | <input type="text" value="Windows"/>                       |
| Decoration          | <input type="text" value="Gable, Verandah"/>               |
| Finish              | <input type="text" value="Painted"/>                       |
| Stylistic Character | <input type="text" value="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

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# GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

| Site Address   | No.  | Street/Site Name  | Town/Suburb   | Postcode |
|--|--|---|---------------|----------|
|  | 9  | Flinders Parade   | Barwon Heads  | 3227     |
|  |  | Site Name   | House         |          |
| <b>Description</b>   |  |   |               |          |
| <p>The site at 9 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 south-east). This house has a sizeable front setback but typical side setbacks, with a driveway along the side. These setbacks are shown on the 1977 BHSa Plan of Drainage.<sup>5</sup></p> <p>The asymmetrical, single storey, horizontal weatherboard interwar Californian Bungalow house is characterised by a recessed, dominant gable roof form which traverses the site, together with two minor gables and a flat roofed bay window that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume. An unpainted red brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows forming the projecting bay and under the verandah have large central lights and are flanked by double hung windows. The timber framed windows on the south-east corner may be recent. The timber and nine paned front door appears to be original.</p> <p>A feature of the design is the verandah, recessed under the dominant traversing gable and secondary projecting gable. It is supported by an early worked bracketed timber post, and a capped timber balustrade forms the verandah boundary.</p> <p>Early decorative features of the design include the gable shingling and ventilator.</p> |  |   |               |          |
| <b>History</b>   |  |   |               |          |
| <p>The site at 9 Flinders Parade originally formed part of the Crown Grant CA 16, owned by Alexander Cameron McDonald from 28 January, 1865.<sup>1</sup> On 13 May, 1870, this land (then CA 15, 16) was sold to John Middlemiss, before being purchased by Frederick Challis, farmer, on 13 January, 1876.<sup>1</sup> On 30 March, 1891, this block formed lot 35 as part of the large subdivision carried out by the Barwon Heads Estate Company Limited.<sup>2</sup> This block was sold to W. Sadler, who owned the land at least until 1912.<sup>2</sup> By the early 1930s, the land had been purchased by Florence Windeyer of Kyalite Park, Deniliquin, who had this house built in 1934-35.<sup>4</sup> She owned the property at least until 1941.<sup>4</sup> In 1977, the house was owned by B.P. Cummins.<sup>5</sup></p>  |  |   |               |          |
| <b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b><br><i>(this section is only applicable to places in precincts)</i>   |  |   |               |          |
|  |  |   | Precinct Name | Flinders |
| <b>Neighbouring Buildings</b>  | <input checked="" type="checkbox"/> Similar Types <input checked="" type="checkbox"/> Appropriate Bulk/Form<br><input type="checkbox"/> Similar Styles <input checked="" type="checkbox"/> Appropriate Architectural Detailing<br><input type="checkbox"/> Similar Construction Dates <input checked="" type="checkbox"/> Appropriate Materials & Finishes<br><input checked="" type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations |   |               |          |
|  | <b>Urban Design</b>  | <input checked="" type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving<br><input checked="" type="checkbox"/> Significant Urban Focii <input checked="" type="checkbox"/> Appropriate Allotment Sizes<br><input checked="" type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture<br><input checked="" type="checkbox"/> Original Kerbing |               |          |
| <b>Landscaping</b>   |  | <input checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips  |               |          |

CONTEXTUAL SHEET

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# GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

SIGNIFICANCE SHEET

|                     |                  |                         |                    |                 |
|---------------------|------------------|-------------------------|--------------------|-----------------|
| <b>Site Address</b> | <b>No.</b>       | <b>Street/Site Name</b> | <b>Town/Suburb</b> | <b>Postcode</b> |
|                     | 9                | Flinders Parade         | Barwon Heads       | 3227            |
|                     | <b>Site Name</b> |                         | House              |                 |

**Comparative Listings**

**Statement of Cultural Significance**

The house at 9 Flinders Parade is *aesthetically* significant at a **LOCAL** level. Although the house appears to have experienced minor alterations, it still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed, dominant gable roof form which traverses the site, together with two minor gables and a flat roofed bay window that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted red brick chimney, wide eaves and exposed rafters, timber framed windows forming the projecting bay and under the verandah which have large central lights and are flanked by double hung windows, timber and nine paned front door, front verandah supported by a worked bracketed timber post, capped timber verandah balustrade, and the gable shingling and ventilator.

The house at 9 Flinders Parade is *historically* significant at a **LOCAL** level. It is associated with the large subdivision of land by the Barwon Heads Estate Company Limited in 1891.

Overall, the house at 9 Flinders Parade is of **LOCAL** significance.

**References**

1. See Title History in Heritage Victoria file no. 605113.
2. Subdivision plan by Barwon Heads Estate Company Limited, 30 March, 1891, Geelong Historical Records Centre.
3. Sadler is still listed on the subdivision plan by Barwon Heads Estate Company Limited, 26 December, 1901, and on the Barwon Head plan of c.1906, and 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912. These maps are in the collection of the Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1934-35, 1935-36, 1936-37, 1939-40, 1940-41.
5. Drainage Plans & Inspectors' Reports, Barwon Heads Sewerage Authority, 1977, Barwon Water Profis system.

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