

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

<p><b>Existing Use/Type</b> Rural Residential</p> <p><b>Survey Date</b> 21/07/1998</p> <p><b>Cons Man Plan</b> </p> <p><b>Recorded By</b> David Rowe</p>	<p><b>Key Dates</b> Original 1905</p> <p><b>Major Changes</b> 1936, 1991c</p> <p><b>Precinct Name</b> Flinders</p>	<p><b>Site Address</b> Street/Site Name Flinders Parade</p> <p><b>No.</b> 11</p> <p><b>Town/Suburb</b> Barwon Heads</p> <p><b>Postcode</b> 3227</p> <p><b>Current Site Name</b> Nga-We (former boat shed)</p>
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**Heritage Status**

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

**Victorian Heritage Register**

**Planning Scheme:**  
C.G.G.  HO1649

**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 type="text" value="D.2"/>	<input type="text" value="Local"/>
Historic value <input type="text" value="A.4"/>	<input type="text" value="State"/>
Scientific value <input type="text"/>	<input type="text"/>
Social value <input type="text" value="G.1"/>	<input type="text" value="Local"/>
<b>Overall Significance Level</b>	<input 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

Precinct Name

**Site Plan/Location Sketch (not to scale)**



**Site Address**

No.  Street/Site Name

Town/Suburb  Postcode

Site Name

**Australian Map Grid Co-ordinates**

E 280670km N 5759790km

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 checked="" 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" value="mmBeaches"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text" value="tmAccommodation"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text" value="lpsCoastlines"/>
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

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# GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	11	Flinders Parade	Barwon Heads	3227
<b>Site Name</b> <span style="border: 1px solid black; padding: 2px;">Nga-We (former boat shed)</span>				
<b>Description</b>				
<p>This former boat shed at 11 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 boat shed, together with the house on the site, has a sizeable front setback but typical side setbacks. These setbacks are shown on the 1979 BHSA Plan of Drainage.<sup>5</sup></p> <p>The symmetrical, single storey, horizontal weatherboard, Federation styled boat shed is characterised by a galvanised corrugated iron gable roof form, with a porch at the front. The porch is supported by recent? timber posts. Wide overhangs are a feature of the eaves. The timber doors at the front appear to be recent, although appropriate for the timber construction and design of the building.</p> <p>Early decorative features of the design include the timber porch brackets, timber members of the flying gable (except the recent timber finial), and the timber framed panelling forming the porch valance.</p>				
<b>History</b>				
<p>The former boat shed at 11 Flinders Parade was constructed in 1905 to a standard design developed for the Geelong Harbour Trust by Seeley and King, Geelong architects.<sup>1</sup> This standard design resulted from a need to improve the type and quality of boat shed on the Barwon Heads foreshore.<sup>1</sup> The <i>Geelong Advertiser</i> reported in 1906 that until the Geelong Harbour Trust had decided to bring the sheds up to a 'proper standard', there were a 'nondescript class of boat sheds ... erected at Barwon Heads',<sup>1</sup> being 'built from packing cases and the lining of packing cases.'<sup>2</sup> These sheds measured 30 feet by 12 feet,<sup>3</sup> and 'had a comfortable living room in front and bedrooms behind, but contained no sanitary facilities of any kind, nor were they constructed in accordance with the building regulations of the township. Nevertheless, many of the sheds were elaborately furnished and had electric light installed.'<sup>2</sup> By 1925 around 60 licences had been granted at £5 per annum to residents of Geelong, Ballarat, Melbourne and other localities, with the line of sheds stretching from near the present jetties and Fishermens' Co-operative sheds to Ozone Road.<sup>2</sup> This shed appears to have been constructed for W. Sadler in 1905, for it is situated on the land he owned at this time.<sup>4</sup> Sadler had two boat sheds on the foreshore, numbering 39 and 40.<sup>5</sup> In 1912-13, this boat shed may have been sold to Mrs Penelope Fraser, who had purchased the house owned by Sadler at 11 Flinders Parade.<sup>4</sup> In 1917-18, the boat sheds were sold to Robert Leslie Gorrell.<sup>4</sup> ... Continued under Comparative Analysis ...</p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
<b>Precinct Name</b> <span style="border: 1px solid black; padding: 2px;">Flinders</span>				
<b>Neighbouring Buildings</b>	<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			
<b>Urban Design</b>	<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			
<b>Landscaping</b>	<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				
<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 STATEMENT PAGE 4

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	11	Flinders Parade	Barwon Heads	3227
			Site Name	Nga-We (former boat shed)

## Comparative Listings

• 10 Ewing Blyth Drive, Barwon Heads and • 14 Ewing Blyth Drive, Barwon Heads.  
 ... History Continued ...

The Harbour Trust's leasing of the foreshore allotments for the boat sheds was carried out without first obtaining the consent of the Governor-in-Council as required by the Act.<sup>2</sup> With the increase of licensees of the sheds staying for longer periods and more sheds being constructed, the local people became alarmed that their beach was being overtaken.<sup>2</sup> The fact that the sheds were in breach of the Act was used by the residents to bring about their removal. From 1920 until 1935, controversy raged between the local residents, Harbour Trust, Health Commission, the Government and the licensees of the sheds as to the validity of the structures on the foreshore.<sup>2</sup> Finally, in 1935-36 financial year, the Lands Department renewed the boatsheds' licenses for the last time, as Cabinet had bowed to public pressure and stopped the further leasing of the foreshore land.<sup>2,6</sup> The first boatshed to leave the Barwon Heads foreshore occurred on 5 June, 1936, owned by Mrs Walter Kernot.<sup>2</sup> Over half of the 56 boatsheds were later relocated to Ocean Grove.<sup>2</sup> According to Norm Houghton, the 'Barwon Heads example later formed the basis for a uniform policy on private occupation of foreshore throughout the State.'<sup>2</sup> This boat shed was therefore removed in 1936, possibly to this site which was owned by E. McKellar from at least 1934-35.<sup>4</sup> She owned the shed on this site at least until 1979.<sup>7</sup> In 1991, S.C. Stevens was the owner and it appears that it was 1989 when the structure was repaired and some minor alterations carried out.<sup>7</sup>

## Statement of Cultural Significance

The former boat shed at 11 Flinders Parade is **aesthetically** significant at a **LOCAL** level. Although it has experienced some minor alterations, the boat shed demonstrates original design of a Federation style. These qualities include the galvanised corrugated iron gable roof form, with a porch at the front. Other intact qualities include the horizontal weatherboard cladding, wide eaves, timber porch brackets, timber members of the flying gable (except the recent timber finial), and the timber framed panelling forming the porch valance.

The former boat shed at 11 Flinders Parade is **historically** significant at a **STATE** level. It is associated with the decision by the Government to outlaw the practice of private occupation of the foreshore, which later became a uniform policy throughout the State. It is also **historically** significant at a **LOCAL** level for its associations with the half a mile of boatsheds once located on the Barwon Heads foreshore.

The former boat shed at 11 Flinders Parade is **socially** significant at a **LOCAL** level. It is recognised by the community for its associations with the development of Barwon Heads as a holiday resort at the turn of the century and demonstrates, in architectural terms, a custom of beach recreation that is no longer in use.

Overall, the former boat shed at 11 Flinders Parade is of **LOCAL** significance.

## References

1. 'Geelong Harbour Trust' in the *Geelong Advertiser*, 20 March, 1936.
2. N. Houghton, 'From the Archives', in the *Investigator*, September 1983, pp.101-105.
3. 'Geelong Harbour Trust - Boat Shed Standard', drawing in the collection of the Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1904-05, 1908-09, 1911-12, 1912-13, 1914-15, 1917-18, 1934-35, 1935-36, 1935-37.
5. These boat houses are listed on the 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, in the collection of the Geelong Historical Records Centre.
6. *The Sun*, 11 June, 1936, *The Geelong Advertiser*, 11 June, 1936.
7. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1979, 1991, Barwon Water Profis system; and Information provided verbally to City of Greater Geelong by owner in 2001.