

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type Rural Residential	Key Dates Original 1891	Site Address Street/Site Name 33 Flinders Parade
Survey Date 20/07/1998	Cons Man Plan	Town/Suburb Barwon Heads
	Major Changes 1893, 1922-23	Postcode 3227
Recorded By David Rowe	Precinct Name Flinders	Current Site Name Monomeeth



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="Regional"/>
Historic value	<input type="text" value="A.4, C.2"/>	<input type="text" value="Regional"/>
Scientific value	<input type="text"/>	<input type="text"/>
Social value	<input type="text" value="G.1"/>	<input type="text" value="Local"/>
Overall Significance Level		<input type="text" value="Regional"/>

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

PAGE 1 of 5

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

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 280750km N 5760000km

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 dormer, Ver."/> |
| Finish | <input type="text" value="Painted"/> |
| Stylistic Character | <input type="text" value="Edwardian"/> |

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 5

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	33	Flinders Parade	Barwon Heads	3227
	Site Name <input style="width: 80%;" type="text" value="Monomeeth"/>			
Description				
<p>The site at 33 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 focus of the Barwon River (to the east). This house has a sizeable front setback but typical side setbacks. These setbacks are shown on the 1979 BHSA Plan of Drainage.⁵</p> <p>The symmetrical, single storey, horizontal weatherboard Edwardian style house is characterised by a substantial galvanised corrugated iron broken-back hipped roof, roof gablet and verandah that spans the length of the street facade. An early, unpainted brick and substantially corbelled chimney with three terra cotta pots adorns the roofline. The early timber framed windows are double hung and symmetrically positioned on the street facade.</p> <p>A feature of the design is the front verandah, which is supported by early worked timber columns. Early worked timber brackets and fretwork valance, together with the capped timber verandah balustrade form striking decorative features. Another decorative feature of the design is the diagonal timberwork in the gablet, and the gablet finial.</p>				
History				
<p>The site at 33 Flinders Parade originally formed part of the Crown Grant first owned by Alexander Cameron McDonald from 28 January, 1865.¹ On 13 May, 1870, this land was sold to John Middlemiss, before being purchased by Frederick Challis, farmer, on 13 January, 1876.¹ On 30 March, 1891, this block formed lots 24-25, Section 3, as part of the large subdivision carried out by the Barwon Heads Estate Company Limited.² These allotments were sold to Horace F. Richardson who had a weatherboard house constructed on the site in 1891.^{2,3} In 1893, this property was purchased by George Hague, woolbroker, and he appears to have had extensive alterations and additions carried out during the next few years.³ These alterations were to the design by Laird and Barlow, Geelong architects.⁴ The house, named "Monomeeth", was certainly substantial, for it contained 12 rooms and cellars, and was enveloped by returned verandahs.⁵ The site also had a lighting plant, underground tanks, stables, other multi-roomed weatherboard outbuildings, weatherboard kitchen, windmill, coal shed, garage and tennis court.⁶ "Monomeeth" was one of the finest guest houses in Barwon Heads after its completion.⁶ With the death of George Hague around 1909, "Monomeeth", together with boat shed no. 64, was sold to William Charles Cutts in 1911.³ Cutts was the occupier of part of Hindhaugh's "Forrest Station" and was later elected councillor for the Coast Riding in 1922.⁹ In 1918-19, the property was purchased by Mrs Harriett M. Garlick, who became the house keeper to the guest house.³</p> <p>... continued under Comparative Analysis ...</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 <input style="width: 80%;" type="text" value="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			
	Urban Design	<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			

CONTEXTUAL SHEET

PAGE 3 of 5

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	33	Flinders Parade	Barwon Heads	3227
			Site Name	Monomeeth

Comparative Listings

- 10 Buckland Avenue, Newtown (timber details only), also designed by Laird and Barlow in the 1890s.

... History continued ...

The property was advertised for subdivision on 26 December, 1922, by Mrs Garlick,⁵ possibly as a result of a fire which destroyed the kitchen and some bedrooms and damaged other parts of the house.⁶ This subdivision created 12 allotments, with the house (in sections) and its outbuildings also offered for sale and/or removal.⁵ While the land size of "Monomeeth" was reduced as the land was sold, the original house (after sections had been sold and removed) was eventually retained by Mrs Garlick. In 1923, she engaged the Geelong architects Laird and Buchan to design alterations and additions at a cost of £70.⁷ These works included the retention of the original living room, bedroom 3 and hall, together with remodelling of the kitchen, shower and other rear rooms.⁷ Some additional internal alterations were carried out at the front the house. Two new bedrooms were added, and a new chimney constructed.⁷ The new verandah at the front was constructed using material that originally formed part of the old "Monomeeth" buildings.⁷ By 1973, the property was owned by N. Cole.⁸

Statement of Cultural Significance

"Monomeeth" at 33 Flinders Parade is **aesthetically** significant at a **REGIONAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the substantial galvanised corrugated iron broken-back hipped roof, roof gablet and verandah that spans the length of the street facade. Other intact qualities include the horizontal weatherboard wall cladding, unpainted brick and substantially corbelled chimney with three terra cotta pots, timber framed double hung windows, worked timber verandah columns with timber brackets and fretwork valance, capped timber verandah balustrade, diagonal gablet timberwork and finial.

"Monomeeth" at 33 Flinders Parade is **historically** significant at a **REGIONAL** level. It is was one of the finest and most substantial guest house properties in Barwon Heads from the 1890s until the 1920s, being associated with George Hague, W.C. Cutts and H.M. Garlick. "Monomeeth" is also associated with the Barwon Heads Estate Company subdivision of 1891, and with the architectural practice of Laird and Barlow (later Laird and Buchan), who designed the early building in 1893-5, and the alterations in the 1920s. The underground tank on the site may be **historically** significant with further documentary and physical research.

"Monomeeth" at 33 Flinders Parade is **socially** significant at a **LOCAL** level. Although considerably altered, the building is still recognised by part of the local community for its associations as a substantial guest house.

Overall, "Monomeeth" at 33 Flinders Parade is of **REGIONAL** significance.

References

1. See Title History in Heritage Victoria file no. 605113.
2. See Subdivision plan by Barwon Heads Estate Company Limited, 30 March, 1891, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1890-91, 1891-92, 1892-93, 1908-09, 1911-12, 1912-13, 1914-15, 1915-16, 1918-19.
4. Laird and Barlow Contract Books, 1892-96, Geelong Historical Records Centre.
5. 'Subdivision of Monomeeth Estate, Barwon Head', 26 December, 1922, Geelong Historical Records Centre.
6. Information from a member of the Barwon Heads Association, 1998.
7. Laird and Buchan, 'Specification for Alterations and Additions to Monomeeth, Barwon Heads', 29 September, 1923, Geelong Historical Records Centre.
8. Drainage Plans & Inspectors' Reports, Barwon Heads Sewerage Authority, 1979, Barwon Water Profis system; and information provided by owner in 2001.
9. I. Wynd, *Barrabool: Land of the Magpie*, Barrabool Shire, Torquay, 1992, p.207.

PAGE 4 of 5

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	33	Flinders Parade	Barwon Heads	3227
Site Name			Monomeeth	

EXTRA IMAGES SHEET



'Monomeeth' Guesthouse, 33 Flinders Parade, Barwon Heads. Exterior, c. early 20th century. Source: Martin Klabbers Photographic Collection.

PAGE 5 of 5