

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type		Key Dates		Site Address	
Rural Residential		Original 1915c	No. 105	Street/Site Name Hitchcock Avenue	
Survey Date 20/07/1998	Cons Man Plan	Major Changes 1923-24		Town/Suburb Barwon Heads	Postcode 3227
Recorded By David Rowe		Precinct Name 		Current Site Name Maxwelton	



Heritage Status

Register of the National Estate
Database No. File No.

Victorian Heritage Register

Planning Scheme:
C.G.G. HO1688

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	D.2	Local
Historic value	A.4	Local
Scientific value		
Social value		
Overall Significance Level		Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

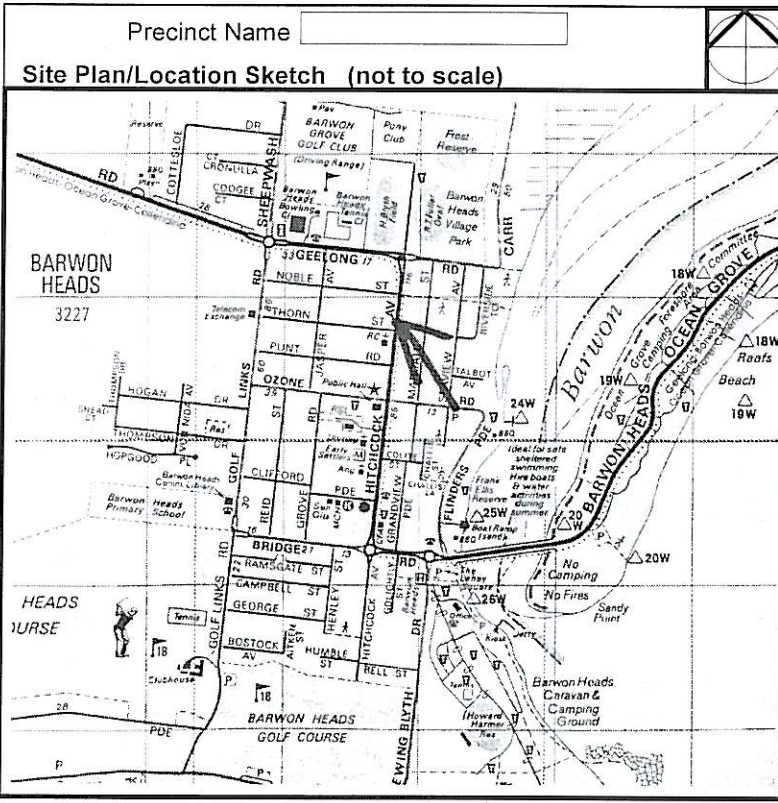
Integrity of the site

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 280540km N 5760320km

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"/>	<input type="text"/>	Industry <input type="text"/>	<input type="text"/>
Maritime <input type="text"/>	<input type="text"/>	Community Life <input type="text" value="clHomes"/>	<input type="text"/>
Tourism <input type="text"/>	<input type="text"/>	Urbanization <input type="text"/>	<input type="text"/>
Transport <input type="text"/>	<input type="text"/>	Landscapes <input type="text"/>	<input type="text"/>
Townships <input type="text"/>	<input type="text"/>	Miscellaneous <input type="text"/>	<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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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	105	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Maxwelton

Description

The site at 105 Hitchcock Avenue has visual connections to some tall pine trees and an avenue of gum trees at the north end, together with other single storey residential, religious and commercial buildings of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1975 BHSA Plan of Drainage.⁵ The front is characterised by substantial trees and shrubs.

The single storey, asymmetrical, horizontal weatherboard Edwardian house is characterised by a recessed dominant hipped roof and a concave verandah and gable that project towards the street frontage. These roof forms appear to be clad in corrugated colorbond. An early, unpainted brick chimney with terra cotta pot adorns the roofline. The early timber framed windows are double hung and the window under the projecting gable has decorative timber frames and leadlighted side lights. Above it is a window hood supported by worked timber brackets. The four panel timber door with side lights also appears to be original.

A feature of the design is the front verandah, supported by worked timber columns with worked timber brackets and a decorative timber fretwork valance.

History

The site at 105 Hitchcock Avenue was owned by a Mr Johnstone from 1887, which he had purchased as part of the Flinders Estate subdivision.¹ This land was further subdivided by the Barwon Heads Estate Company Limited in 1891.² By 1901, a considerable section of this land was sold to George Hague, woolbroker.² Upon his death in 1909, this land formed the Monomeeth Estate subdivision and this house is situated on lots 1-2.³ William Dobson, Cab proprietor, appear to have purchased these lots soon after.⁴ These house appears to have been built for him about this time.⁷ In 1923-24, he sold the property to Murdock McLean, a gentleman.⁴ By 1938-39, McLean had sold the house to Mary Elizabeth Abbott of Highton.⁴ The property was owned by Mrs Fanny Terrier in 1943-44,⁴ and Les and Gwen Hands lived there in the 1950s.⁷ In 1975, M. Luke was the owner, while G. Kelly and Karyn Howie owned the property in the early 1990s.⁵

Heritage Precinct: Significant Urban Character Features visually connected to this place
(this section is only applicable to places in precincts)

Precinct Name

Neighbouring Buildings	<input 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 type="checkbox"/> Significant Views	<input type="checkbox"/> Appropriate Street Furniture
	<input type="checkbox"/> Original Kerbing	
Landscaping	<input type="checkbox"/> Treelines	<input type="checkbox"/> Public Gardens
	<input type="checkbox"/> Median Strips	<input checked="" type="checkbox"/> Nature Strips

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SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	105	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Maxwelton

Comparative Listings

Statement of Cultural Significance

The house at 105 Hitchcock Avenue is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the recessed dominant hipped roof and a concave verandah and gable that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted brick chimney with terra cotta pot, timber framed double hung windows with the window under the projecting gable having decorative timber frames and leadlighted side lights, window hood, front four panel timber door and sidelights, worked timber verandah columns with timber brackets and a decorative timber fretwork valance. The house also makes a significant contribution to the single storey, pitched roof streetscape.

The house at 105 Hitchcock Avenue is *historically* significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Monomeeth Estate subdivision of 1909.

Overall, the house at 105 Hitchcock Avenue is of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited Plan, 26 December, 1901, Geelong Historical Records Centre.
3. Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. 'Complete Plan of Barwon Heads', Thomas Roadknight & Company, 22 October, 1912, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1911-12, 1915-16, 1923-24, 1927-28, 1938-39, 1943-44.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1975, 1991, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

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