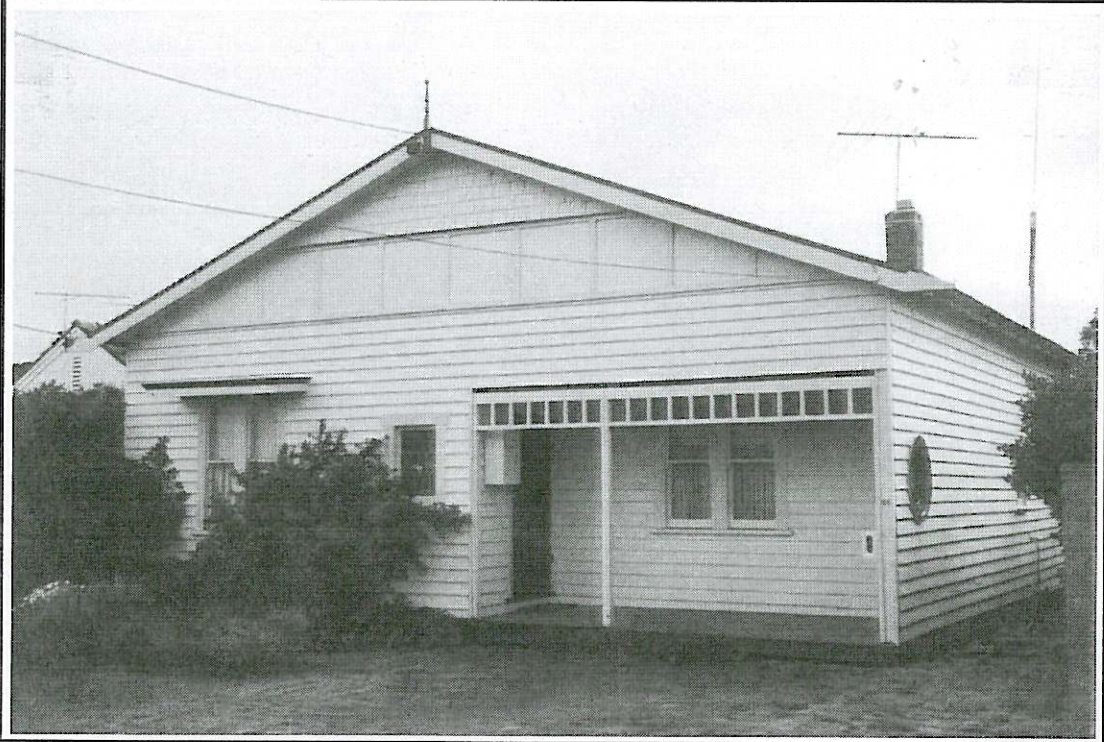


GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Rural Residential</div>	Key Dates Original 1925-26 Major Changes	Site Address No. <div style="border: 1px solid black; padding: 2px; width: 30px; text-align: center;">26</div> Street/Site Name <div style="border: 1px solid black; padding: 2px; width: 100px;">George Street</div> Town/Suburb <div style="border: 1px solid black; padding: 2px; width: 100px;">Barwon Heads</div> Postcode <div style="border: 1px solid black; padding: 2px; width: 50px; text-align: center;">3227</div>
Survey Date <div style="border: 1px solid black; padding: 2px; width: 100px;">20/07/1998</div>	Cons Man Plan <div style="border: 1px solid black; padding: 2px; width: 100px;"></div>	Precinct Name <div style="border: 1px solid black; padding: 2px; width: 100px;"></div>
Recorded By <div style="border: 1px solid black; padding: 2px; width: 100px;">David Rowe</div>	Current Site Name <div style="border: 1px solid black; padding: 2px; width: 100%; text-align: center;">House</div>	



Heritage Status

Register of the National Estate
 Database No. File No.

Victorian Heritage Register

Planning Scheme:
 C.G.G. HO1670

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

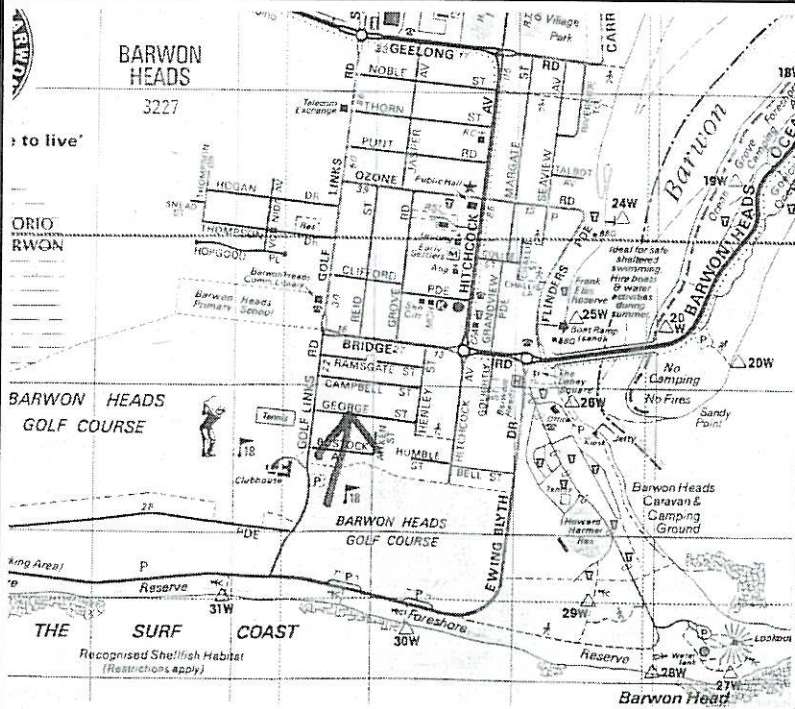
Heritage Study Degrees of Significance

A H C Assessment Criteria	Significance Level
Aesthetic value <div style="border: 1px solid black; padding: 2px; width: 80px;">D.2</div>	<div style="border: 1px solid black; padding: 2px; width: 100%; text-align: center;">Local</div>
Historic value <div style="border: 1px solid black; padding: 2px; width: 80px;">A.4</div>	<div style="border: 1px solid black; padding: 2px; width: 100%; text-align: center;">Local</div>
Scientific value <div style="border: 1px solid black; padding: 2px; width: 80px;"></div>	<div style="border: 1px solid black; padding: 2px; width: 100%;"></div>
Social value <div style="border: 1px solid black; padding: 2px; width: 80px;"></div>	<div style="border: 1px solid black; padding: 2px; width: 100%;"></div>
Overall Significance Level <div style="border: 1px solid black; padding: 2px; width: 100%; text-align: center;">Local</div>	

<p>Condition of the fabric</p> <ul style="list-style-type: none"> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruinous <input type="checkbox"/> Unexposed 	<p>Integrity of the site</p> <ul style="list-style-type: none"> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated
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GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET

<p>Precinct Name <input style="width: 150px;" type="text"/></p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p style="text-align: center;">Site Address</p> <p>No. <input style="width: 40px;" type="text"/> Street/Site Name <input style="width: 150px;" type="text"/></p> <p><input style="width: 40px;" type="text"/> 26 <input style="width: 150px;" type="text"/> George Street</p> <p>Town/Suburb <input style="width: 100px;" type="text"/> Postcode <input style="width: 50px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Barwon Heads <input style="width: 50px;" type="text"/> 3227</p> <p>Site Name <input style="width: 150px;" type="text"/></p> <p><input style="width: 150px;" type="text"/> House</p> <p style="text-align: center;">Australian Map Grid Co-ordinates</p> <p><input style="width: 150px;" type="text"/> E 280185km <input style="width: 150px;" type="text"/> N 5759525km</p> <p>Map <input style="width: 100px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Melway map 233</p> <p>Scale <input style="width: 100px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> 1:20,000</p> <p>Ownership <input style="width: 150px;" type="text"/></p> <p><input style="width: 150px;" type="text"/> Residential owner</p> <p style="text-align: center;">Cadastral Location</p> <p>County <input style="width: 100px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Grant</p> <p>Parish <input style="width: 100px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Connewarre</p> <p>Allotment <input style="width: 100px;" type="text"/></p> <p>Block <input style="width: 100px;" type="text"/></p>
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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 style="width: 40px;" type="text"/>	Industry	<input style="width: 40px;" type="text"/>
Maritime	<input style="width: 40px;" type="text"/>	Community Life	<input style="width: 40px;" type="text"/> clHomes
Tourism	<input style="width: 40px;" type="text"/>	Urbanization	<input style="width: 40px;" type="text"/>
Transport	<input style="width: 40px;" type="text"/>	Landscapes	<input style="width: 40px;" type="text"/>
Townships	<input style="width: 40px;" type="text"/>	Miscellaneous	<input style="width: 40px;" 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 style="width: 100px;" type="text"/> Form
Openings	<input style="width: 100px;" type="text"/> Windows
Decoration	<input style="width: 100px;" type="text"/> Gable, Ver., L. Light
Finish	<input style="width: 100px;" type="text"/> Painted
Stylistic Character	<input style="width: 100px;" type="text"/> 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

CONTENTS SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	26	George Street	Barwon Heads	3227
	Site Name <input style="width:100%;" type="text" value="House"/>			

Description

The site at 26 George Street is set in a shrub lined streetscape, with views to significant focii including tall pine trees on the north side of the street and to a row of pine trees to the west on Golf Links Road. The site also has visual connections with other single storey, pitched roof, weatherboard, cement sheet and brick houses of varying styles and periods between 1925 and c.1980.

The site has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1976 BHSA Plan of Drainage.⁶

The asymmetrical, single storey, horizontal weatherboard interwar Californian Bungalow house is characterised by a dominant gable roof form. An unpainted red brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in pairs on the street frontage. There are also rectangular and portal windows with leadlight glazing.

A feature of the design is the recessed verandah. It appears to be supported by a recent timber post, although the fretwork valance may be original.

Early decorative features of the design include the gable infill (shingling, panelling and battening).

History

The site at 26 George Street originally formed part of Section A owned by R. Robinson until 1901.³ On 26 December, 1906, the land was subdivided and offered for sale and this house is situated on lot 30 (later lot 108) of the Ozone Estate subdivision.^{1,2,4,5} H.C. Cameron purchased this block in c.1906 which he owned at least until 1912.^{5,1} By 1924-25 this allotment was owned by Victor McHarry, a builder/carpenter.¹ Construction commenced on this house in 1925-26, which may have been built by McHarry.¹ It was listed as having 'five good rooms'.¹ McHarry owned the house at least until 1940-41.¹ In 1974 it was owned by R.A. Leggatt.⁶

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 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 checked="" 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 checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips	

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GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

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Site Address	No. 26	Street/Site Name George Street	Town/Suburb Barwon Heads	Postcode 3227
Site Name			House	

Comparative Listings

- 15 Cambridge Street, Belmont (form and gable infill)

Statement of Cultural Significance

The house at 26 George Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form and horizontal weatherboard wall cladding. Other intact qualities include the unpainted red brick chimney, wide eaves and exposed rafters, timber framed double hung windows arranged in pairs, rectangular and portal leadlight windows, recessed verandah with fretwork valance, and the decorative gable infill (shingling, panelling and battening).

The house at 26 George Street is *historically* significant at a **LOCAL** level. It is associated with the Ozone Estate subdivision of 26 December, 1906.

Overall, the house at 26 George Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1924-25, 1925-26, 1928-29, 1932-33, 1940-41.
2. Ozone Estate subdivision plan, 26 December, 1906, Geelong Historical Records Centre.
3. Subdivision plans of Barwon Heads, Thomas Roadknight & Co., 22 October, 1912, 1920.
4. Barwon Heads Estate Company Limited Land Sale, 26 December, 1901, Geelong Historical Records Centre.
5. 'Complete Plan of Barwon Heads', Thomas Roadknight & Co., 22 October, 1912, Geelong Historical Records Centre.
6. Drainage Plans & Inspector's Reports, 1974, Barwon Heads Sewerage Authority, Barwon Water Profis system.

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