

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

Existing Use/Type <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Rural Residential</div>		Key Dates Original 1930c		Site Address Street/Site Name <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Hamilton Highway</div>	
Survey Date <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">01/07/1998</div>	Cons Man Plan <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"></div>	Major Changes		No. <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">370</div>	Town/Suburb <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Fyansford</div>
Recorded By <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">D Rowe & L Huddle</div>			Precinct Name <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">N/A</div>	Postcode <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">3221</div>	
				Current Site Name <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Condie House</div>	



Heritage Status

Register of the National Estate
Database No. File No.

Victorian Heritage Register

Planning Scheme:
C.G.G. HO1738

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="H.1"/>	<input type="text" value="Local"/>
Scientific value	<input type="text"/>	<input type="text"/>
Social value	<input type="text"/>	<input type="text"/>
Overall Significance Level		<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

 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 checked="" 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="lpsRural"/>
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
	370	Hamilton Highway	Fyansford	3221
	Site Name Condie House			

Description

Set a considerable distance back from the road this single storey house nestles into the landscape of flat grazing land and a backdrop of very large cypress trees.

The roof form dominates the appearance of the large house. The main hip roof has a diagonal axis which extends to encompass a return verandah under it and extends as a window hood across the gable end of the front projecting wing. Another wing projects at the other end of the verandah but it has no window hood. It is essentially a simplified form of the Federation house design so popular in Geelong and first used by Angus Laird on 'Rosnashane/Clivedon' in Aberdeen St Newtown in 1900. There are pairs of double hung timber windows with leadlighting.

The clear use of Interwar bungalow design is seen in the gable end strapwork, verandah piers and paired posts and window design. The house was constructed sometime between 1926 and 1935 for Marshall McD Condie. In more recent years, the early wall construction of the house has been painted and a carport and decorative finials have been added. There is also a new front fence.

History

The site was part of the Port Phillip Association's holdings, The Condie family have been in the Fyansford district and associated with this site for over 100 years. Sometime between 1926 and 1935 Andrew Condie built this house. He was the owner and occupier from this time until at least 1970. At one time he also appears to have owned part of Frogmore Estate (1957) and Tulchan Estate (1957).^{1,2,3.}

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

Precinct Name N/A

Neighbouring Buildings	<input type="checkbox"/> Similar Types <input type="checkbox"/> Similar Styles <input type="checkbox"/> Similar Construction Dates <input type="checkbox"/> Appropriate Set Backs	<input type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Appropriate Materials & Finishes <input type="checkbox"/> Appropriate Fence Designs & Locations
Urban Design	<input type="checkbox"/> Significant Historical Development <input type="checkbox"/> Significant Urban Focii <input type="checkbox"/> Significant Views <input type="checkbox"/> Original Kerbing	<input type="checkbox"/> Original Paving <input type="checkbox"/> Appropriate Allotment Sizes <input type="checkbox"/> Appropriate Street Furniture
Landscaping	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips	

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SIGNIFICANCE STATEMENT

Site Address	No. 370	Street/Site Name Hamilton Highway	Town/Suburb Fyansford	Postcode 3221
			Site Name	Condie House

Comparative Listings
None in Fyansford.

Statement of Cultural Significance

The Interwar Bungalow styled house at 370 Hamilton Highway is *aesthetically significant* at a **Local level** as it demonstrates a very good design and visual qualities of a large 1930s rural bungalow homestead in a typical landscape setting of grazing land and cypress trees.

It is *historically significant* at a **Local level** for its long association with one of Fyansford's early farming families.

Overall, the house at 370 Hamilton Highway is of **Local Significance**.

References

1. Shire of Bannockburn Rate Books.
2. Sands & McDougall's Directory of Victoria.
3. Derek Beaufort, *The Stepping Stone*, p33

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