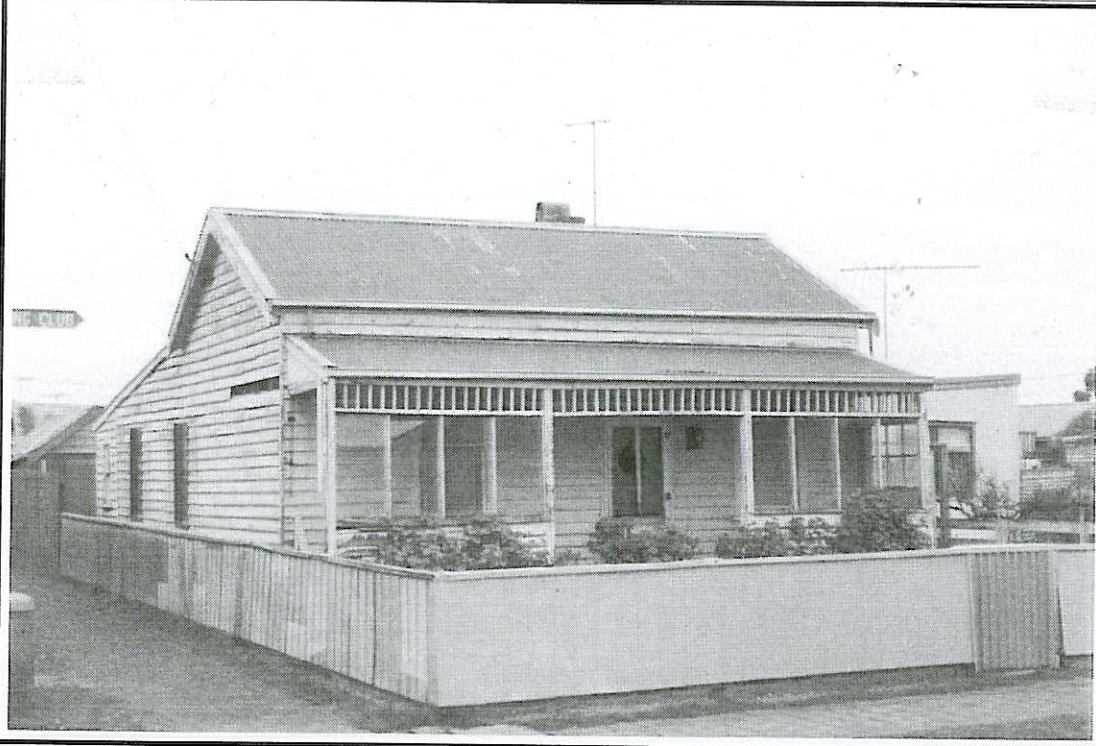


GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

<p>Existing Use/Type Rural Residential</p> <p>Survey Date 20/07/1998</p> <p>Cons Man Plan []</p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1901-02</p> <p>Major Changes []</p> <p>Precinct Name []</p>	<p>Site Address</p> <p>No. 37 Street/Site Name Hitchcock Avenue</p> <p>Town/Suburb Barwon Heads Postcode 3227</p> <p>Current Site Name Cottage & Outbuilding</p>
---	--	--



Heritage Status

Register of the National Estate
Database No. [] File No. []

Victorian Heritage Register
[]

Planning Scheme:
C.G.G. [] HO1681 []

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, C.2	Local
Scientific value []	[]
Social value []	[]
Overall Significance Level	Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

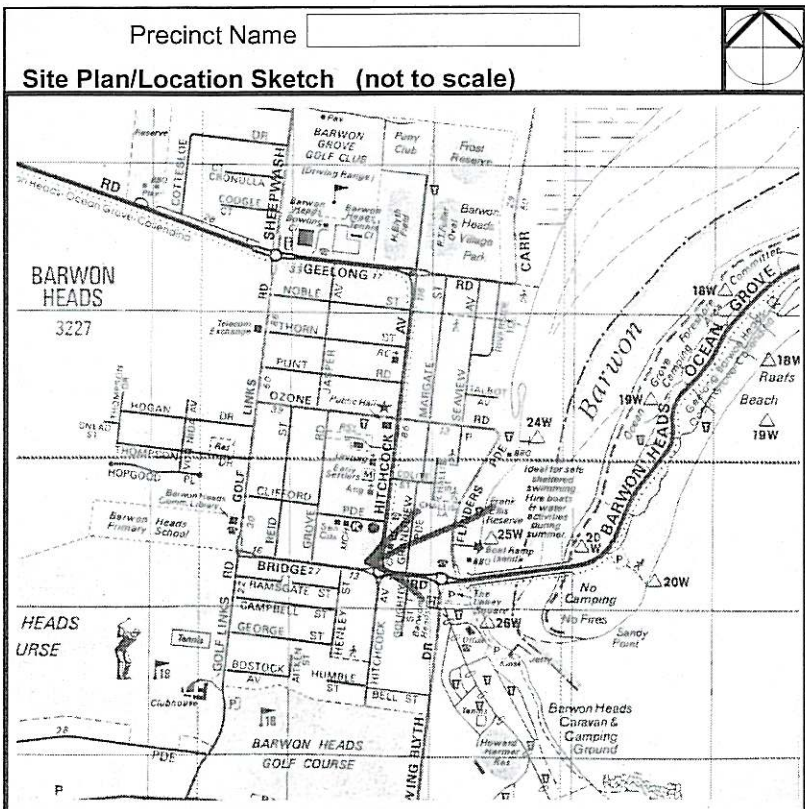
Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

PAGE 1 of 4

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

TECHNICAL SHEET



Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

E 280465km N 5759715km

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	esDwellings	Industry	
Maritime		Community Life	
Tourism		Urbanization	
Transport		Landscapes	
Townships		Miscellaneous	

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

PAGE 2 of 4

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

C
O
N
T
E
X
T
U
A
L

S
H
E
E
T

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	37	Hitchcock Avenue	Barwon Heads	3227
			Site Name	Cottage & Outbuilding

Description

The site at 37 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 and commercial buildings of mixed styles and periods. This cottage has a narrow side setback but typical front setback, as shown on the 1978 BSA Plan of Drainage.⁶ The front is bound by a timber capped aluminium fence, approximately 1200mm high.

The single storey, symmetrical, horizontal weatherboard Late Victorian vernacular cottage is characterised by a gable roof form that traverses the site, together with a skillion verandah that projects towards the street frontage. These roof forms appear to be clad in corrugated colorbond. A c.1900? unpainted brick chimney adorns the roofline. Two early timber framed double hung windows (with recent sashes) are symmetrically located about a recent central doorway.

A feature of the design is the skillion verandah. It is supported by early recent columns and is accentuated by a timber fretwork valance.

The rear, Victorian vernacular horizontal weatherboard outbuilding has a galvanised corrugated iron gable roof form.

History

The site at 37 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 This lot was purchased by W. Nicholson.² By 1901, this block and the neighbouring north and south blocks had been purchased by Thomas and Sarah Lilian Abernathy, a fisherman and boarding house keeper respectively.^{3,4} It is recorded in the Rate Books that they had a wood house on the land (lots 19-22) as early as 1901-02.⁴ An early (1910) photograph/sketch of a timber cottage owned by Abernathy indicates that the cottage was nearer to the Barwon River foreshore, and not in its present location.⁵ Although this cottage may have been moved to its current location in the 1910s or 1920s, it is unknown whether the present house is this same building. By 1907-08, the Abernathys had sold this allotment to Arthur H. Vines, manager of the Western Stage Company that operated Cobb and Co.⁴ Stabling was constructed on this block at that time.⁴ Some of this stabling may have included the timber outbuilding towards the rear of the cottage. In the 1940s, the cottage was occupied by Rene Davis.⁷

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 Treelines Public Gardens Median Strips Nature Strips

P
A
G
E
3
o
f
4

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

SIGNIFICANCE SHEET

Site Address	No. 37	Street/Site Name Hitchcock Avenue	Town/Suburb Barwon Heads	Postcode 3227
			Site Name	Cottage & Outbuilding

Comparative Listings

Statement of Cultural Significance

The cottage at 37 Hitchcock Avenue is *aesthetically* significant at a **LOCAL** level. Although the cottage appears to have been relocated and has been altered, it still demonstrates some original design qualities of a Late Victorian vernacular style. These qualities include the gable roof form that traverses the site and the skillion verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, timber framed double hung windows, timber verandah columns, and the timber fretwork valance.

The cottage and rear outbuilding at 37 Hitchcock Avenue is *historically* significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the Barwon Heads Estate Company Limited subdivision of 1891. It is also associated with the Western Stage Company and Cobb and Co., as the site of horse stables.

Overall, the cottage and rear outbuilding at 37 Hitchcock Avenue are of **LOCAL** significance.

References

1. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
2. Barwon Heads Estate Company Limited subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Barwon Heads Estate Company Limited subdivision plan, 26 December, 1901, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1901-02, 1902-03, 1904-06, 1907-08, 1909-10, 1911-12, 1912-13.
5. Photograph/sketch of Abernathy's cottage, c.1910, Geelong Historical Records Centre.
6. Drainage Plans and Inspectors Reports, Barwon Heads Sewerage Authority, 1978, Barwon Water Profis system.
7. Interview by David Rowe with Dawn Hyland, Barwon Heads, 19 October, 1999.

PAGE 4 of 4