

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Rural Residential</p>	<p><b>Key Dates</b> Original 1924-25</p>	<p><b>Site Address</b> Street/Site Name 8 Stephens Parade</p>
<p><b>Survey Date</b> 29/11/1999</p>	<p><b>Cons Man Plan</b> </p>	<p><b>Town/Suburb</b> Barwon Heads</p>
<p><b>Recorded By</b> David Rowe</p>	<p><b>Precinct Name</b> Golf Links</p>	<p><b>Postcode</b> 3227</p>
		<p><b>Current Site Name</b> Fairways</p>



**Heritage Status**

**Register of the National Estate**  
Database No.  File No.

**Victorian Heritage Register**

**Planning Scheme:**  
C.G.G.  HO1650

**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"/>	<input type="text" value="Regional"/>
Scientific value <input type="text"/>	<input type="text"/>
Social value <input type="text"/>	<input type="text"/>
<b>Overall Significance Level</b>	<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

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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**

E 280000km N 5759350km

Map

Scale

Ownership

**Cadastral Location**

County

Parish

Allotment

Block

**Types of Sites**

- |                                       |  |   |                                     |   |   |  |
|---------------------------------------|--|---|-------------------------------------|---|---|--|
| <input type="checkbox"/> monument     | <input checked="" type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation   | <input type="checkbox"/> gate               | <input checked="" 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="lpsRecreational"/>
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="Verandah"/>
Finish	<input type="text" value="Painted"/>
Stylistic Character	<input type="text" value="Interwar 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

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	8	Stephens Parade	Barwon Heads	3227
	Site Name		Fairways	
<b>Description</b>				
<p>The house known as Fairways at 8-10 Stephens Parade is set on a substantial allotment and has wide north and side setbacks. The house has uninterrupted visual connections with the Barwon Heads Golf Course and the Barwon Heads Golf Clubhouse to the north and north-west. The north section of the block is bound by a post and rail fence?, approximately 1200mm high. There are at least 5 early and substantial cypress trees immediately north of the site, on the southern fringe of the golf course.</p> <p>The single storey, symmetrical, horizontal weatherboard interwar Bungalow is characterised by a dominant hipped roof form, together with a minor ventilator gable that projects towards the north. These roof forms appear to be clad in corrugated zincalume. An early brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The windows are timber framed.</p> <p>A feature of the design is the lengthy verandah on the north facade, formed under the projection of the main hipped roof. It is supported by early paired, square timber posts. A vertical timber? balustrade forms the verandah boundary.</p> <p>Another early decorative feature of the design is the gable ventilator in the minor gable albeit now constructed in timber (originally galvanised steel).</p>				
<b>History</b>				
<p>The site at 8-10 Stephens Parade originally appears to have formed part of Hopgood's farm.<sup>1</sup> In late 1919, 147 acres of this farmland were acquired by the Barwon Heads Golf Club as the site for a new links course.<sup>1</sup> In c.1920-21, the southern fringe of the site was subdivided as the Golf Links and/or Golf Lands estate.<sup>2,3</sup> This site formed lots 4-5 of section 1, with lot 4 being sold to Sir Arthur Robinson, gentleman of 360 Collins Street, Melbourne, and lot 5 to Ian Black, grazier, of Mt Noorat.<sup>3</sup> Robinson sold lot 4 for L2,500 to Mrs Fay Bilson of "Myoora", Irving Road, Toorak, in 1923-24 and she appears to have had this house built the following year.<sup>3</sup> In 1928-29 the property was sold to Mrs Harriett Carson of "Glencrill", Wallbau, N.S.W.<sup>3</sup> By 1935, the house was owned by Christina Carson and by 1941-42, neighbouring lot 5 was owned by the estate of Ian Black, c/o of B. Carson.<sup>3</sup> In 1944-45, the house was owned by Mrs Beryl Petrie Cummins and in 1958-59 it was owned by Mrs Ivy Elaine Cameron of 27 Retreat Road, Newtown.<sup>3</sup> At some later stage, lot 5 was purchased by the owners of lot 4. Initially, the house was addressed as Ocean Road,<sup>3</sup> which was the first section of the Great Ocean Road that stretched from Barwon Heads to Warrnambool.<sup>4</sup> The road was constructed as a memorial to those soldiers who fought in the First World War.<sup>4</sup> ... History continued on Page 4 ...</p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name	Golf Links
<b>Neighbouring Buildings</b>	<input checked="" type="checkbox"/> Similar Types <input type="checkbox"/> Appropriate Bulk/Form			
	<input type="checkbox"/> Similar Styles <input type="checkbox"/> Appropriate Architectural Detailing			
<input type="checkbox"/> Similar Construction Dates <input type="checkbox"/> Appropriate Materials & Finishes				
<input type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations				
<b>Urban Design</b>	<input type="checkbox"/> Significant Historical Development		<input type="checkbox"/> Original Paving	
	<input type="checkbox"/> Significant Urban Focii		<input type="checkbox"/> Appropriate Allotment Sizes	
	<input type="checkbox"/> Significant Views		<input type="checkbox"/> Appropriate Street Furniture	
	<input type="checkbox"/> Original Kerbing			
<b>Landscaping</b>	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips			

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# GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

SIGNIFICANCE SHEET

<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	8	Stephens Parade	Barwon Heads	3227
			<b>Site Name</b>	Fairways

## Comparative Listings

History continued ...

According to the current owner (2001), modifications were made to the house in 1956-57. These works included the addition of a sunroom and the removal of a chimney. Other modifications over time have included the construction of a new verandah balustrade, reconstruction of original galvanised steel gable ventilator in timber, and the removal of verandah detailing.<sup>5</sup>

## Statement of Cultural Significance

The house known as Fairways at 8-10 Stephens Parade is **aesthetically** significant at a **REGIONAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the dominant hipped roof form, together with a minor ventilator gable that projects towards the north. Other intact or appropriate qualities include the horizontal weatherboard wall cladding, brick chimney, wide eaves with exposed rafters, timber framed windows, north verandah under the projection of the main hipped roof supported by paired timber posts, vertical timber verandah balustrade, and the gable ventilator. The house also makes a significant contribution to the interwar Bungalow character of the Golf Links precinct.

The house known as Fairways at 8-10 Stephens Parade is **historically** significant at a **REGIONAL** level. It is associated with the development of the Barwon Heads Golf Course from c.1919, the Golf Links/Golf Lands subdivision of c.1920-21 and the development of the Great Ocean Road.

Overall, the house known as Fairways at 8-10 Stephens Parade is of **REGIONAL** significance.

## References

1. J. Pescott, *South Barwon 1857-1985*, South Barwon City Council, Belmont, 1985, p.157.
2. Barwon Heads Golf Links Subdivision plan, c.1920-21, Geelong Historical Records Centre.
3. Shire of South Barwon Rate Books, 1922-23, 1923-24, 1927-28, 1928-29, 1931-32, 1935, 1941-42, 1944-45, 1958-59.
4. 'Great Ocean Road History Notes', compiled by Peter Alsop, Geelong Historical Records Centre.
5. Information provided by the owner, Warrington Cameron, August 2001.

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