
Bareena Estate Heritage Area

Location

NEWTOWN, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1922

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

The Bareena Estate Heritage Precinct is significant as a distinctive residential area defined by intact Edwardian/Federation and interwar era dwellings, and to a lesser degree, Late Victorian and postwar era dwellings. Two primary schools in the area (Chilwell Primary, built c.1878 and St. Robert's Primary, built c.1942) form important local landmarks, as do the bowling greens to the Bareena Bowling Club, Noble Street, and the row of Canary Island Palm trees in the Council reserve in Noble Street. Most of the dwellings are detached and single storey, although there are a few significant larger, two storey houses in Miles Street. Contributing to the characteristics of the area are the hipped and/or gabled roof forms clad in corrugated sheet metal, front and side verandahs, horizontal timber weatherboard wall cladding or face brick or rendered wall finishes, broad eaves (often with exposed timber rafters) and architectural detailing consistent with the architectural era in which the dwellings were built. Also contributing to the significance of the area is the Edwardian era Bareena Bowling Clubhouse.

The Bareena Estate Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the late 19th century until c.1952. These qualities are expressed in the predominant Edwardian/ Federation and interwar Bungalow styled dwellings and to a lesser degree the Late Victorian and postwar Bungalow style dwellings that are single storey in appearance and have predominantly detached compositions. The buildings include the following design characteristics: gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side, timber framed double hung

windows, arranged singularly, in pairs, galvanized corrugated steel roof cladding, verandahs are mainly supported by timber posts and brick piers, or solely with brick piers, brick chimneys (detailed to reflect the design era), with some featuring rendered or soldier-coursed tops, rough cast gable infill and gable infill comprising timber shingles with gable ventilator. The buildings are constructed of horizontal timber weatherboards and some in face brick work with stucco finish, with a 25 to 35 degree roof pitch form and wide eaves with exposed timber rafters, and the rear and side location of carports and garaging. Overall, these dwellings constitute 69% of the building stock in the area. The two primary school buildings row of 13 Canary Island palms and the landscape setting of the Bareena Bowling club building also contribute to the significance of the area.

The Bareena Estate Heritage Area is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential development after the subdivision of the area in the 1880's but in particular from early 1900's period. Allotments in the first subdivision were sold from the late 1880's until the early 1900's. The area contains two primary school buildings Chilwell Primary School c. 1878 and St. Roberts Primary School c. 1942 together with the Bareena Bowling Club c. 1914 that contributes to the significance of the area. It was from 1885 when the Mercers Hill Estate was advertised showing a number of subdivided allotments fronting both Noble Street, Huntingdon Street, Stanley Street (now Miles Street), and Chilwell Street. Further subdivision occurred in 1910-12 on the south side of Fairview Avenue and north side of Nicholas Street as part of the Newtown Hill Estate. The Bareena Estate in c. 1922 offered 18 lots for sale in Noble Street, Huntingdon Street, Miles Street and Fairview Avenue.

Overall, the Bareena Estate Heritage Area is of LOCAL significance.

Hermes Number 46986

Property Number

Physical Description 1

Physical Evidence

Building Character & Appearance

The Bareena Estate Heritage Area is a residential area comprising of 104 dwellings/buildings including the two primary schools Chilwell State and St. Roberts Primary and the Bareena Bowling Club.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photo's 8.01, 8.03, 8.06, 8.07, 8.08, 8.10, 8.12, 8.13, 8.15 and 8.17). The exception to this are the properties located on the west side of Miles Street (No's 4, 6, and 8) which are elevated and two storey in height (Photo 8.04 and 8.05).

Form, Design and Scale, Construction and Finish

The dwellings in the Bareena Estate Heritage Area are predominantly Edwardian/Federation and interwar era (interwar Bungalow and interwar Californian Bungalow). There are some Late Victorian dwellings.

The majority of early and original dwellings in this area are constructed of timber. The new introduced dwellings are constructed of face brick work.

The 19th century dwellings are Late Victorian in style and are located at 83 Noble Street, 49 and 51 Fairview Avenue.

The early 20th Century era buildings are largely designed in Federation style and are located at 52 Fairview Avenue, 19 Huntingdon Street and 2 Miles Street.

The Edwardian buildings in the precinct reflect the following key characteristics:

Asymmetrical facades.

Recessive hipped roof forms and a gable and front verandah that projects towards the street, some with front verandahs formed under the main roof. Alternatively, broad hipped, gabled or gambrel roof forms.

Strapped and/or corbelled brick chimneys.

The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets.

Timber framed double hung windows and timber framed doorways with sidelights and highlights.

Timber joinery and roughcast gable infill.

Most of these dwellings are constructed of horizontal timber weatherboards.

Galvanized corrugated steel (non-zincalume) roof cladding pitched at 25-35 degrees.

Timber eave bracket and exposed rafters.

Timber window hoods.

Rounded picket fence or capped timber picket or a woven wire fence.

Examples of Edwardian style dwellings include 55 and 59 Fairview Avenue, 17 Huntingdon Street and 20 Nicholas Street.

The interwar era dwellings are designed as interwar Bungalows, interwar Californian Bungalows and include the following types:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Timber framed double hung windows, arranged singularly, in pairs.

Galvanized corrugated steel roof cladding.

Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.

There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.

The gable infill comprises timber shingles.

Gable ventilator.

Constructed in horizontal timber weatherboards (some in brick and rendered finish).

25 to 35 degree pitched roof forms.

Wide eaves with exposed timber rafters.

Examples of interwar style dwellings are at 13 Huntingdon Street, 25 Fairview Avenue and 30 Nicholas Street.

Significance of Dwellings

Seventy two buildings/dwellings of the one hundred and four buildings/dwellings (69%) within the Bareena Estate Heritage Area are considered to have significance. There are four properties that have potential individual significance. Further details and a photograph of each of the dwellings are provided in the Inventory of Places as Volume 2.

There are two buildings in the heritage area that are already included in the Schedule to the Heritage Overlay Clause 43.01 of the Greater Geelong Planning Scheme. These include Chilwell State Primary School at 313A Pakington Street as HO120 and Bareena Bowling Club at 89-101 Noble Street as HO1341 (Photo 3.18 and 3.19).

The following properties are considered to have individual Local Significance (C) listing:

7 Cairns Avenue;

48 Fairview Avenue;

52 Fairview Avenue;

6 Miles Street;

8 Miles Street; and

13 Nicholas Street (St. Roberts Catholic School).

The dwellings/buildings that have contributory significance (D) listing within the heritage precinct are:

3 Fairview Avenue

5 Fairview Avenue 7

Fairview Avenue

15 Fairview Avenue

23 Fairview Avenue

25 Fairview Avenue

29 Fairview Avenue

30 Fairview Avenue

32 Fairview Avenue

34 Fairview Avenue

36 Fairview Avenue

37 Fairview Avenue

38 Fairview Avenue

39 Fairview Avenue

40 Fairview Avenue

41 Fairview Avenue

44 Fairview Avenue

45 Fairview Avenue

47 Fairview Avenue

49 Fairview Avenue

51 Fairview Avenue

53 Fairview Avenue

55 Fairview Avenue

59 Fairview Avenue

7 Huntingdon Street

8 Huntingdon Street

10 Huntingdon Street

11 Huntingdon Street

13 Huntingdon Street

15 Huntingdon Street

16 Huntingdon Street

17 Huntingdon Street

18 Huntingdon Street

20 Huntingdon Street

21 Huntingdon Street

22 Huntingdon Street

23 Huntingdon Street

25 Huntingdon Street

2 Miles Street

3 Miles Street

16 Nicholas Street

19 Huntingdon Street

20 Nicholas Street

22 Nicholas Street

24 Nicholas Street

26 Nicholas Street

28 Nicholas Street

30 Nicholas Street

32 Nicholas Street

36 Nicholas Street

40 Nicholas Street

42 Nicholas Street

29 Nicholas Street

33 Nicholas Street

37 Nicholas Street

39 Nicholas Street

41 Nicholas Street

43 Nicholas Street

45 Nicholas Street

47 Nicholas Street

49 Nicholas Street

83 Noble Street

85 Noble Street

101 Noble Street (landscape reserve)

103 Noble Street

107 Noble Street

The properties that are **NOT** considered to have significance within the precinct are at:

9 Fairview Avenue

17 Fairview Avenue

27 Fairview Avenue Units 1/2

28 Fairview Avenue

31 Fairview Avenue

43 Fairview Avenue

46 Fairview Avenue

50 Fairview Avenue

54 Fairview Avenue

56 Fairview Avenue

57 Fairview Avenue

58 Fairview Avenue

59A Fairview Avenue

60 Fairview Avenue

6A Huntingdon Street

1/6 Huntingdon Street

9 Huntingdon Street

12 Huntingdon Street

14 Huntingdon Street

24 Huntingdon Street

26 Huntingdon Street

4 Miles Street

5 Miles Street

18 Nicholas Street

25 Nicholas Street

27 Nicholas Street

34 Nicholas Street

35 Nicholas Street

38 Nicholas Street

87 Noble Street

89 Noble Street

105 Noble Street

Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Bareena Estate Heritage Area follow a traditional grid pattern layout of subdivision.

The allotment sizes are generally uniform within the street and the precinct as a whole. The two school sites are located on large allotments together with Bareena bowling club. The Council reserve has a long linear frontage to Noble Street (Photo 8.16).

Setbacks

Residential allotments throughout the precinct have regular front setbacks.

All dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

The Bareena Estate Heritage Area is characterized by various engineering infrastructure types in the following streets:

Nicholas Street- asphalt footpath and bluestone kerb and bluestone and concrete channel (Photo 8.10).

Fairview Avenue- concrete footpath and concrete kerb and channel and concrete footpaths (Photo 8.13).

Miles Street- concrete footpath and concrete kerb and channel (Photo 8.02).

Huntingdon Street- concrete footpath and bluestone kerb and channel (excluding the area adjacent to the north side of Bareena Bowling Club) which is concrete kerb and channel (Photo 8.03).

Noble Street- concrete footpath and concrete kerb and channel.

Front Fences

There are a number of early and original fences in the heritage area including those at:40 Fairview Avenue;

48 Fairview Avenue (Photo 8.14);

20 Nicholas Street;

30 Nicholas Street; and

36 Nicholas Street;

More generally, the front fences are not original or early. In terms of height, the Noble Street properties are characterized by medium high fences (1.5 metres) (Photo 8.15 and 8.17). Nicholas Street has a mixture of low, medium to high fences (Photo 8.09 and 8.10) while in Fairview Avenue the fences are more consistent in style and ranging from low to medium in height (Photo 8.13 and 8.14).

There are also some properties with introduced timber picket or other fences that do not relate to the design and construction of their dwellings.

Views/Landmarks

The Bareena Bowling Club is a notable landmark in the heritage precinct by virtue of its contextually vast open greens and Edwardian clubhouse. The row of 13 Canary Island Palm trees planted within the Council reserve on the south side of Noble Street, west of the bowling club also contributes to the significance of the area (Photo 8.16).

There are views to Kardinia Park located to the east from those properties that are slightly more elevated within the area.

Landscaping

The heritage area is characterised by well established garden settings. The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees. The properties on the eastern end of Fairview Avenue are characterised with minimal landscaping as a result of reduced front setbacks.

Planted in the Council reserve in Noble Street 13 *Phoenix canariensis* - Canary Island Palms (Photo 8.15 and 8.16).

There are also narrow nature strips and select tree plantings. In Fairview Avenue, Miles Street, Huntingdon Street and Noble Street are narrow nature strips and street trees that add to the aesthetic character of the area. There is no nature strip or street trees in Nicholas Street (Photo 8.09 and 8.10).

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>