
House - 'Ava', 2212 Grampians Road, HALLS GAP



HG 08 - Shire of Northern
Grampians - Stage 2 Heritage
Study, 2004

Location

2212 Grampians Road HALLS GAP, NORTHERN GRAMPIANS SHIRE

Municipality

NORTHERN GRAMPIANS SHIRE

Level of significance

Recommended for Heritage Overlay

Heritage Listing

Northern Grampians Shire

Statement of Significance

Last updated on - July 31, 2004

The house 'Ava', 2212 Grampians Road, Halls Gap, has significance as a moderately intact example of a Late Victorian style. Possibly built in c.1900, the house has experienced some alterations and additions, and appears to be in fair condition when viewed from the road.

The house 'Ava', 2212 Grampians Road, Halls Gap, is **architecturally** significant at a **LOCAL** level. It demonstrates original design qualities of a Late Victorian style. These qualities include the front hipped roof form, together with the rear hipped roofs that project at the side and towards the rear. Other intact or appropriate qualities include the shallow-hipped return verandah by timber columns with decorative cast iron valances and brackets, red painted galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, face brick chimney, narrow eaves, asymmetrical composition, single storey height, central front timber framed

doorway with transom window above, and the symmetrical timber framed double hung windows.

The house 'Ava', 2212 Grampians Road, Halls Gap, is **historically** significant at a **LOCAL** level. It is associated with residential and farming developments at Halls Gap in the late 19th and early 20th centuries. In particular, this house appears to have been built in c.1900 for the Folkes family.

Overall, the house 'Ava', 2212 Grampians Road, Halls Gap, is of **LOCAL** significance.

Heritage Study/Consultant	Northern Grampians - Shire of Northern Grampians - Stage 2 Heritage Study, Wendy Jacobs, Vicki Johnson, David Rowe, Phil Taylor, 2004;
Hermes Number	105113
Property Number	

Physical Description 1

The house 'Ava', 2212 Grampians Road, Halls Gap, has a rural setting with a modest front setback comprised of an open grassed area with exotic trees and overgrown plantings at the side. The front is bound by a rural timber post and wire fence with an open steel vehicular gate.

The asymmetrical, single storey, horizontal timber weatherboard, Late Victorian styled house is characterised by a hipped roof form, together with rear hipped roofs that project at the side and towards the rear. There is a shallow-hipped return verandah that is supported by timber columns with decorative cast iron valances and brackets. The roof forms are clad in red painted galvanised corrugated steel. An early face brick chimney adorns the roofline. Narrow overhangs are features of the eaves.

Other early features of the design include the central front timber framed doorway with transom window above, and the symmetrical timber framed double hung windows.

The rear lean-to at the side, clad in cement sheet, and the horizontal banks of double hung windows have been introduced.

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/>