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# House - 'Boronia', 189 Grampians Road, HALLS GAP



HG 21 - Shire of Northern Grampians - Stage 2 Heritage Study, 2004



HG 21 1 - Boronia Cafe and Store, Halls Gap, Grampians, Valentine's Post Card - Shire of Northern Grampians - Stage 2 Heritage Study, 2004

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## Location

189 Grampians Road HALLS GAP, NORTHERN GRAMPIANS SHIRE

## Municipality

NORTHERN GRAMPIANS SHIRE

## Level of significance

Recommended for Heritage Overlay

## Heritage Listing

Northern Grampians Shire

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## Statement of Significance

Last updated on - July 31, 2004

The house known as 'Boronia', 189 Grampians Road, Halls Gap, has significance as the location of the milkbar and tearooms that were established in 1929 by Percy Bond and his wife. Although no longer operating as a shop and tearooms, the interwar Bungalow design qualities of the building (irrespective of some changes) still survive.

The house known as 'Boronia' is **architecturally** significant at a **LOCAL** level. Although altered, it still demonstrates original design qualities of an interwar Bungalow style. These qualities include the gable roof form that traverses the site, together with the gable that projects slightly towards the road. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall

cladding, galvanised corrugated steel roof cladding, wide eaves with exposed timber rafters, face brick chimney with soldier course capping, and the timber framed double hung windows.

The house known as 'Boronia' is **historically** significant at a **LOCAL** level. It is associated with commercial developments at Halls Gap and the growth of tourism in the early 20th century. In particular, this building has associations with Percy Bond and his wife from 1929, when they had the building constructed as a milkbar and tearooms (as well as a private home). The milkbar and tearooms operated well into the 20th century and later closed by E. Meagher, the last of the shop operators.

Overall, the house known as 'Boronia' 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 105126

Property Number

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## Physical Description 1

The house known as 'Boronia', 189 Grampians Road, Halls Gap, is set on a small allotment with a contextually small front setback. There is a rudimentary garden at the front comprising open grassed areas and perimeter shrubbery and trees. The front is bound by an introduced timber picket fence approximately 1300 mm high.

The asymmetrical, single storey, horizontal timber weatherboard, interwar Bungalow styled house is characterised by a gable roof form that traverses the site, together with a gable that projects slightly towards the road. These roof forms represent the original design, as does the wide eaves with exposed timber rafters and the face brick chimney with soldier course capping.

The original long narrow verandah has been replaced with an open, flat timber pergola structure. The original single timber framed double hung windows have been replaced with paired timber framed double hung windows and the original shopfront window has been converted into a full length window and door opening, having a timber and glazed door and wide sidelights. A double timber ventilator has been introduced into the projecting gable end.

*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/>*