
House - 'Oaklands', 1122 Traynors Lagoon Road, SWANWATER WEST



SWW 03 - House -
'Oaklands', Cope Cope
Marnoo East Road,
SWANWATER WEST

Location

1122 Traynors Lagoon Road SWANWATER WEST, 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 - August 27, 2004

'Oaklands', 1122 Traynors Lagoon Road, Swanwater West, has significance as an intact example of the interwar homestead Bungalow style. Although the construction date for the house has not been ascertained, the design suggests that it was constructed between the 1920s and 1940s. It appears to be in fair-good condition.

'Oaklands' is **architecturally** significant at a **LOCAL** level. It demonstrates original design qualities of an interwar homestead Bungalow style. These qualities include the complex roof forms comprising the central gambrel roof, together with the projecting gables at the front, rear and sides, and the broadly projecting shallow-pitched return

verandah. Other intact or appropriate qualities include the asymmetrical composition, single storey height, face brick wall construction, tiled roof cladding, broad eaves with exposed timber rafters, two brick chimneys, paired timber verandah columns with large solid timber brackets above, face brick verandah piers with white painted rendered bands and cappings, solid face brick verandah balustrades with white painted rendered cappings, timber framed double hung windows, window brackets, projecting bay the front, timber framed doorway, and the decorative gable infill (battening, panelling and timber ventilators). The front brick fence with open steel bays also contributes to the significance of the place.

'Oaklands' is **historically** significant at a **LOCAL** level. It is associated with farming developments in Swanwater West during the interwar period (c.1920s-1940s), which was a time of renewed prosperity.

Overall, 'Oaklands' 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	113774
Property Number	

Physical Description 1

'Oaklands', 1122 Traynors Lagoon Road, Swanwater West, is set on a large allotment. It is surrounded by open grassed areas, perimeter garden beds and several trees. The main frontage is bound by an early fence comprising brick piers and plinth, and open steel bays. The brick piers have early concrete cappings and there are open steel vehicular gates.

The asymmetrical, single storey, face brick, interwar homestead Bungalow styled house is characterised by complex roof forms comprising a central gambrel roof, together with projecting gables at the front, rear and sides, and a broadly projecting shallow-pitched return verandah. These roof forms are clad in tiles. Broad overhangs with exposed timber rafters are features of the eaves. Two early brick chimneys adorn the roofline at the front and rear.

A particular early feature of the design is the return verandah. It is supported by early paired timber columns with large solid timber brackets above. The columns are supported by early face brick piers with white painted rendered bands and cappings. Early solid face brick balustrades with white painted rendered cappings form the verandah boundaries.

Other early features of the design include the timber framed double hung windows, window brackets and projecting bay the front, together with the timber framed doorway, and the decorative gable infill (battening, panelling and timber ventilators).

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/>