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## Residence



48 Eastern Beach Road



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### Location

48 Eastern Beach, GEELONG VIC 3220 - Property No 213064

### Municipality

GREATER GEELONG CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO1639

HO911

### Heritage Listing

Greater Geelong City

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### Statement of Significance

Last updated on - December 6, 2018

Significant

C Listed - Local Significance

STATEMENT OF SIGNIFICANCE

'Rosehaugh' at 48 Eastern Beach, Geelong, has significance as an intact example of a substantial interwar Californian Bungalow. Built in 1923 for William Maitland Reid, auctioneer, the house appears to be in good condition when viewed from the street.

'Rosehaugh' at 48 Eastern Beach is architecturally significant at a LOCAL level. It demonstrates original design qualities dominant gable roof form that traverses the site, together with the central attic gable, central flat-roofed verandah and flanking minor gables that project towards the street frontage. Other intact or appropriate qualities include the symmetrical composition, predominantly single storey height (with attic within the roof space), unpainted red brick wall construction, terra cotta tile roof cladding, wide eaves, three rendered brick chimneys with terra cotta pots, square concrete verandah columns on a solid brick balustrade, concrete verandah steps behind the projecting solid brick balustrade, boxed timber windows arranged in banks of three with flanking double hung windows, small timber window brackets, flat window hoods, other timber framed windows and front timber framed doorway, shingled timber attic base, terra cotta finials and the timber shingling gable infill. The front brick fence and gateway also contribute to the significance of the place.

'Rosehaugh' at 48 Eastern Beach is historically significant at a LOCAL level. It is associated with the development of substantial residences in Geelong during the interwar (1920s-1940s) period. In particular, this house has associations with William Maitland Reid, auctioneer and original owner from 1923. The Reid family owned the property until after 1960.

Overall, 'Rosehaugh' at 48 Eastern Beach is of LOCAL significance

## REFERENCES

Drainage plans and Reports, Barwon Water profis system, 1925, 1949, 1972.

Voters' Roll, Bellerine Ward 1992, Geelong Historical Records Centre.

Electoral Roll, Division Corio, Subdivision Geelong, 1984, Geelong Historical Records Centre.

Sands & McDougall Directory of Geelong 1972, Geelong Historical Records Centre.

Sands & McDougall "Invicta" Geelong Directory, 1968, Geelong Historical Records Centre.

Geelong City Council Rate Books (Bellerine Ward), 1920-1960, Geelong Historical Records Centre.

Geelong Town Plan 1923, Public Records Office, Melbourne.

Heritage Study/Consultant	Greater Geelong - Geelong City Urban Conservation Study, Volumes 2-5, Graeme Butler, 1991; Greater Geelong - Geelong City Urban Conservation Study Volume 1, Graeme Butler, 1993; Greater Geelong - Geelong City 'C' Citations Study, Dr David Rowe, 2002; Geelong City Fringe Heritage Area Review, RBA Architects + Conservation Consultants, 2018;
Heritage Act Categories	Registered place,
Hermes Number	18553
Property Number	

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## Physical Description 1

### Description

The house known as 'Rosehaugh' at 48 Eastern Beach, Geelong, is set on a contextually large allotment for the local area. This house has a substantial front setback and narrow side setbacks. The front garden consists of open grassed areas and perimeter plantings. The front is bound by an early unpainted brick and steel truss balustrade fence, with brick piers at the ends and four elongated brick piers at the gateway which has an early timber pergola structure above, forming a lychgate. The gate piers have rendered cappings and roundels.

The substantial, symmetrical, predominantly single storey (with attic space), unpainted red brick, interwar Californian Bungalow styled house is characterised by a dominant gable roof form that traverses the site, together with a central attic gable, central flat-roofed verandah and flanking minor gables that project towards the street frontage. Apart from the flat-roofed verandah, these roof forms are clad in terra cotta tiles. The verandah appears to be clad in galvanised decking. Wide overhangs are features of the eaves. Three rendered brick chimneys with terra cotta pots adorn the roofline.

A feature of the design is the central verandah. It is supported by square concrete columns on a solid brick balustrade. There is also early concrete steps at the front behind the projecting solid brick balustrade.

Early boxed timber windows arranged in banks of three with flanking double hung windows are features of the projecting gables. These windows are supported by early small timber brackets and have flat hoods above. The other timber framed windows and front doorway also appear to be early.

The early attic gable has a timber shingled base with timber framed windows that may have been introduced.

Early decorative features of the design include the terra cotta finials and the timber shingling gable infill.

## **Physical Description 2**

Largely intact, symmetrical bungalow with attic level, red brick with clinker brick panels, gable roof clad in terracotta tiles with finials, rendered brick chimneys with terracotta pots, shingles to gable ends. Central flat verandah with square columns & low brick wall, timber boxed framed windows with timber brackets below & flat hoods, later windows to sleep-out, paired doors with leadlight sidelights, early timber garage doors. Early brick fence.

*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/>*