

---

## Residence



25 Loch St, Geelong

---

### Location

25 Loch Street, GEELONG EAST VIC 3219 - Property No 214772

### Municipality

GREATER GEELONG CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO1643

HO979

### Heritage Listing

Greater Geelong City

---

### Statement of Significance

Last updated on -

C Listed - Local Significance

#### STATEMENT OF SIGNIFICANCE

The house at 25 Loch Street, East Geelong, has significance as an intact, modestly scaled example of the interwar Californian Bungalow style. Built in 1924 by the speculative builder, J.T. O'Loughlen, the house appears

to be in fair condition when viewed from the street.

The house at 25 Loch Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a modest interwar Californian Bungalow style. These qualities include the broad gable roof form, together with the minor verandah gable that projects towards the street frontage. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal wall cladding, galvanised corrugated iron roof cladding, wide eaves with exposed timber rafters, rendered and panelled verandah piers, timber framed windows and doorway including the flat-roofed bay of double hung windows at the front, and the bank of casements under the verandah, timber framed portal window with a flat base, window lead-lighting and the gable infill timber shingling and brackets, battening and panelling and the ventilator. The rounded timber picket fence also contributes to the significance of the place.

The house at 25 Loch Street is historically significant at a LOCAL level. It is associated with residential developments in East Geelong in the interwar 1920s/1940s period, and in particular with the speculative builder, J.T. O'Loughlin in 1924. He was responsible for the construction of a number of small timber interwar Californian Bungalows in East Geelong and Hamlyn Heights in the 1920s and early 1930s.

Overall, the house at 25 Loch Street is of LOCAL significance.

## References

D. Rowe & L. Huddle (Authentic Heritage Services Pty Ltd), 'Greater Geelong Outer Areas Heritage Study Stage 2', City of Greater Geelong, vol.11, April 2000.

Drainage Plans and Reports, Barwon Water profits system, 1924.

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;
Heritage Act Categories	Registered place,
Hermes Number	19268
Property Number	

---

## Physical Description 1

The house at 25 Loch Street, East Geelong, is set on an average-sized allotment for the local area. It has a modest front setback and narrow side setbacks, and has a front garden that consists of a side concrete path, grassed areas, perimeter rose garden and other plantings. The front is bound by early rounded timber picket fence, approximately 1200 mm high and is in poor condition.

The asymmetrical, single storey, horizontal weatherboard, modestly scaled, interwar Californian Bungalow styled house is characterised by a broad gable roof form, together with a minor verandah gable that projects towards the street frontage. These roof forms are clad in galvanised corrugated iron and are similar to the neighbouring house at 27 Loch Street. An introduced cream brick chimney adorns the roofline. Wide overhangs and exposed timber rafters are features of the eaves.

A feature of the design is the projecting gabled verandah. It is supported by rendered and panelled piers. The timber framed windows and doorway are also early, and are comprised of a projecting flat-roofed bay of double hung windows at the front, and a bank of casements under the verandah. There is also an early timber framed

portal window with a flat base under the verandah.

Early decorative features of the design include the window lead-lighting and the gable infill timber shingling and brackets, battening and panelling and the ventilator.

*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/>*