
Residence



27 Loch St, Geelong

Location

27 Loch Street, GEELONG EAST VIC 3219 - Property No 214774

Municipality

GREATER GEELONG CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO1643

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Listed - Local Significance

STATEMENT OF SIGNIFICANCE

The house at 27 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 of 62 West Melbourne Road (Shannon Avenue), the house appears to be in good condition when viewed from the street.

The house at 27 Loch Street is architecturally significant at a LOCAL level. It demonstrates original design qualities of a modestly scaled 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 weatherboard wall cladding, galvanised corrugated steel roof cladding, wide eaves with exposed timber rafters, square timber verandah posts, timber shingled verandah balustrade, timber framed tripartite double hung windows with bowed sashes including the projecting flat roofed bay, other timber framed windows, timber framed and leadlighted portal window under the front verandah, and the decorative gable infill brackets, battening and panelling, and the timberwork simulating shingling.

The house at 27 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'Loghlen 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 27 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 profis system, 1924, 1935, 1984.

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;
Hermes Number	19270
Property Number	

Physical Description 1

The house at 27 Loch Street, East Geelong, is set on a slightly narrower sized allotment than other blocks in the local area. It has a modest front setback and narrow side setbacks, and the front garden consists of perimeter plantings and shrubs and grassed areas. The front is bound by an introduced timber picket fence, approximately 1300 mm high.

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 steel, and are similar to the neighbouring house at 25 Loch Street. 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 introduced square timber posts and has an introduced timber shingled balustrade.

The timber framed tripartite double hung windows with bowed sashes at the front are early, including the projecting flat roofed bay. The other timber framed windows at the sides also appear to be early, as is the timber framed and leadlighted portal window under the front verandah.

Early decorative features of the design include the gable infill brackets, battening and panelling, and the timberwork simulating shingling.

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/>