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# The Pines - Dwelling



The Pines - Dwelling - 450  
Flinders Avenue, Lara

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## Location

450 Flinders Avenue, LARA VIC 3212 - Property No 284274

## Municipality

GREATER GEELONG CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1998

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

LOCAL SIGNIFICANCE

What is Significant?

The dwelling known as 'The Pines' at 450 Flinders Avenue, Lara, has significance as a predominantly intact example of an Edwardian dwelling in the rural outskirts of Lara, and as an historical legacy of the Lara Estate

subdivision of George Fairbairn's Windermere Homestead in 1907 (as a result of the Closer Settlement Act of 1904). The successful applicant for the newly subdivided land was George Jones junior, a local farmer. The dwelling appears to have been built for him in 1907. The significant fabric includes the hipped roof forms, front post-supported hipped and bullnosed verandah with decorative cast iron valances and brackets, red brick chimneys, narrow eaves with paired timber brackets, front timber framed double hung tripartite windows and the front doorway with four panelled timber door, sidelight and highlight. The dwelling appears to be in fair-good condition when viewed from the road.

How is it Significant?

The dwelling known as 'The Pines' at 450 Flinders Avenue, Lara, is architecturally and historically significant at a LOCAL level.

Why is it Significant?

The dwelling known as 'The Pines' at 450 Flinders Avenue, is architecturally significant as a substantially intact and representative example of the Edwardian style in the rural outskirts of the Lara area (Criteria D & E). 'The Pines' is a modest version of its type, but it is one of the more intact examples of the seven Edwardian and Federation timber farm houses constructed in the rural Lara area in the early 20th century.

The dwelling known as 'The Pines' at 450 Flinders Avenue is historically significant for its associations with the subdivision of George Fairbairn's Windermere Homestead as the Lara Estate in 1907, a consequence of the Closer Settlement Act of 1904 (Criteria A & H). It is a rare surviving historical legacy of the numerous allotments and farms made available in the area as a result of the Lara Estate subdivision, the other existing example being 'Glenoe' at 10 Windermere Road.

Heritage Study/Consultant	Greater Geelong - Lara Heritage Review Phase 2, D. Rowe & W. Jacobs, 2013;
Heritage Act Categories	Registered place,
Hermes Number	195340
Property Number	

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## Physical Description 1

### DESCRIPTION

'The Pines' dwelling at 450 Flinders Avenue, Lara, is set on a large rural property having a substantial front setback from the road. This setback is characterised by a several native and exotic trees of varying ages. The front is bound by an introduced chain mesh fence, approximately 1200 mm high. A gravelled driveway along the southern side of the dwelling leads to the rear yard which has a number of gabled and skillion outbuildings. The outbuilding adjoining the rear fenced off area of the dwelling may be early. To the south of the driveway is a treed area beyond which are open grassed paddocks.

The asymmetrical, single storey, horizontal timber weatherboard, Edwardian styled dwelling is characterised by a hipped roof form, together with rear double hipped (M) roofs and a gabled wing and hipped bullnosed verandah at the front. These roof forms are clad in galvanised corrugated steel. Two early face red brick chimneys with multi-corbelled tops adorn the roofline. Narrow overhangs and paired timber brackets are features of the eaves.

An early feature of the design is the front verandah. It is supported by timber posts with decorative cast iron valances and brackets. Other early features include the front timber framed double hung tripartite windows and front doorway with four panelled timber door, sidelight and highlight. The side timber framed double hung windows may be early.

At the rear of the dwelling are skillion additions. Adjacent to these additions is a small early gabled outbuilding and a more recent shallow-gabled outbuilding.

*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/>*