

The Gables

101 LARDNER ROAD, DROUIN



Figure 1 Facade of The Gables, viewed from front garden (north). Note projecting gable faces Drouin.
Source: Plan Heritage, 2020

Recommendations

Include in Schedule to the Heritage Overlay at Clause 43.01 of the Baw Baw Planning Scheme.
The schedule should be set out as follows

PS Map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO***	<p>'The Gables' 101 Lardner Road, Drouin</p> <p>Statement of Significance: The Gables Statement of Significance</p>	No	No	Yes – English Elms (x 2), and Magnolia tree.	No	No	No	No



Figure 2 View of The Gables from Lardner Road (looking north)
Source: Plan Heritage, 2020

History

Locality history

The Baw Baw Shire is home to two Victorian Aboriginal Nations, the Kulin and the Kurnai (Context 2006:1).

White settlement in the Drouin area, part of today's Baw Baw Shire, was slow to occur due to the dense forest cover of the region. Pastoral runs were taken up, but little development took place. In 1867, a coaching station was established on the track into Gippsland at Brandy Creek, about seven kilometres northeast of present Drouin. By the early 1870s, a small settlement had developed at Brandy Creek and land was being selected in the area (*Victorian Places* 2015).

With the opening of the railway line through the area in 1878, a township was surveyed on the railway line at Drouin Junction, which became known as Drouin. When the Buln Buln Shire was formed in 1878, the administrative centre was located in Drouin (*Victorian Places* 2015).

Drouin Junction's school opened in 1877, mostly for the children of railway construction workers. Further public buildings soon followed: a mechanics' institute hall (1879), Anglican, Catholic, Methodist and Presbyterian churches (1880) and the Buln Buln Shire hall (1884) (*Victorian Places* 2015).

Throughout the 1880s a number of small sawmills operated in the Drouin area. As land was cleared, dairy farming became the main industry (*Victorian Places* 2015).

Thematic context

Taken from Chapter 2.1 of the Baw Baw Thematic History

From 1860 the Victorian government, motivated by the ideal of populating Victoria with independent farmers, and by the demands to 'unlock the land' from miners leaving the central Victorian goldfields, passed a series of Land Acts aimed at breaking up the squatting runs into small farming allotments. These allotments, known as selections, were made available to people with little capital, who desired to settle permanently on the land. Loopholes in the early Land Acts enabled many squatters to purchase their former runs, frustrating the intentions of the legislators and the prospects of many would-be selectors. Although selection commenced in the 1860s in central Gippsland there was little demand for farming land in the hills and scrub of the study area before the decline of the gold mining boom in the Tanjil and Walhalla districts in the 1870s. By then, the loopholes that favoured squatters had been removed from the legislation. Most of the farmland in the study area was selected under the 1869 *Land Act*, which was more favourable to selectors than the earlier Acts. Nevertheless, selectors had an even more formidable obstacle than the opposition of squatters - the dense mountain forests and vast expanses of swampland that had for so long impeded access to the area (Context, 2006:11).

Under the *Land Act* 1869 almost all of the unselected land in Victoria was thrown open for selection, including unsurveyed land. A person could select up to 320 acres, which was held by licence for three years before it could be purchased. During this time the selector was expected to reside on or near the block, and make £320 worth of improvements, including a house, fences and the clearing and cultivation of 32 acres. After the first three years an additional seven-year lease could be granted, during which time the balance was to be paid. An amendment to the *Land Act* in 1878 increased the period of license and lease to 20 years and halved the annual rent. Even with these easier terms, many selectors found it extremely difficult to make the required improvements, pay their rent and make a living for their families during the establishment phase. Thus the failure rate was high in many parts of the study area (Context, 2006:11).

Selection and the associated development of agricultural and timber industries profoundly altered the landscape of the study area. The changes were driven mostly by economic and legislative necessity (the need to establish viable farms and satisfy requirements of the Land Act), but also by a desire to 'civilise' the environment and create a more familiar landscape based on European ideals. The great forests were replaced with open pastures enclosed by hedges and wind-rows of exotic trees including hawthorn, cypress and pine, while homestead complexes dotted the landscape and settlements began to form (Context, 2006:11, 15). Thus began the transformation of the natural landscape of the study area into the distinctive cultural landscape that exists today.

Selectors resided in tents or even hollow trees until they could build a house. At Fumina, the Penny family lived in a hollow tree stump for nine months after bushfire destroyed their tent. It was 'so big they could make a fire in the centre and sit around it and have their family beds in the hollow roots' (Butler, 1979:700). The first farmhouse constructed on a selection was usually a rudimentary one-or two-roomed hut built of logs or slabs with a shingle or bark roof. Gaps between the logs or slabs were filled with clay, and the floor was of earth (see description of a house at Drouin South in 'King Parrot Country', p.15). Farm buildings were soon added - a cow shed, pig sty, fowl house. Vegetable gardens and orchards were planted near the house, and crops or pasture sown in the rest of the cleared portion. Over time, gardens, featuring exotic plants -fruit trees, oaks, and conifers, replaced the eucalypt forests, to become an important part of the cultural landscape.

As the settlers became more established they built more substantial homes and began to set out gardens for purely aesthetic value - this was usually in the early twentieth century after the freehold grant had been obtained and farms had been made more profitable (Many new houses were also constructed in the wake of the 1898 bushfires). The garden fashion in the Victorian and Edwardian eras was for specimen planting using a mixture of native trees such as *Araucaria* sp. (Norfolk Island Pines, Bunya Bunyas) and exotic trees such as Oaks and Elms. An Australian native tree that was frequently used was the *Cordyline* or Cabbage Tree. Hardy survivors, Cabbage trees are often the only early plantings to remain from old gardens, sometimes remaining long after the buildings that they were associated with have gone. Several examples remain in Walhalla on the sites of lost buildings and there are two fine specimens in the front gardens of the former Count Von Horn's house north of Warragul (Context, 2006:15, 120).

Land in the districts surrounding Drouin and Warragul was surveyed from the 1870s onwards. In 1873 John Lardner, a surveyor for the Department of Land and Works, surveyed a line from the Old Sale Road at Brandy Creek southward, creating a north-south axis from which ten thousand acres were surveyed for selection. This line became known as Lardner's Track and later became a route used by selectors as well as a municipal boundary. Morgan (1997:110) has identified four distinct groups of selectors who settled in south and west Gippsland following this survey, two of which - the Warragul group and the Thorpdale-Mirboo group - are relevant to Baw Baw Shire. The Warragul group included the earliest selectors in Baw Baw Shire, who began arriving in the early 1870s, following the (Old) Sale Road (to the north of the present Princes Highway). Surveyors commenced surveying blocks in the Brandy Creek area in 1872, and by the end of the year there were several families at the settlement. In 1873 residents were lobbying the government for a school. In the same year, the announcement that a railway would be constructed through the study area to Sale encouraged further selection. Lillico and Nilma North were settled from 1875. With the opening of the railway in 1878, the trickle of selectors became a steady stream, extending south from the new stations at Drouin and Warragul along Lardner's Track to places like Ellinbank and Bull Swamp (Context, 2006:13).

Site use and development

1880-1886

The subject property, 'The Gables', at 101 Lardner Road, Drouin, is located on part of a parcel of land of 195 acres, Allotments 80 and 80A, Parish of Drouin West, taken up by J P B Damyon under the 1869 Land Act, and owned freehold by him by 1880 (see Figure 3) (*Drouin West Parish Plan* 1969). The land was located on the outskirts of Drouin on two sides of Lardner Road (built in 1883) with the northern boundary abutting the Melbourne-Sale railway line (*Warragul Guardian and Buln Buln and Narracan Shire Advocate* 18 October 1883:3).

James Philpot Damyon was the son of Mary-Ann and James Damyon, early farmers in the Drouin area. Sawmillers Alex Patterson and George Cooper formed a partnership in 1883 and established a sawmill on Damyon's property, which they operated in the 1880s (McCarthy 1993:76).

Damyon put Allotment 80 up for sale in 1882, at which time it was described as '147 acres of rich land' (*Leader* 20 May 1882:15). The land did not sell, however.

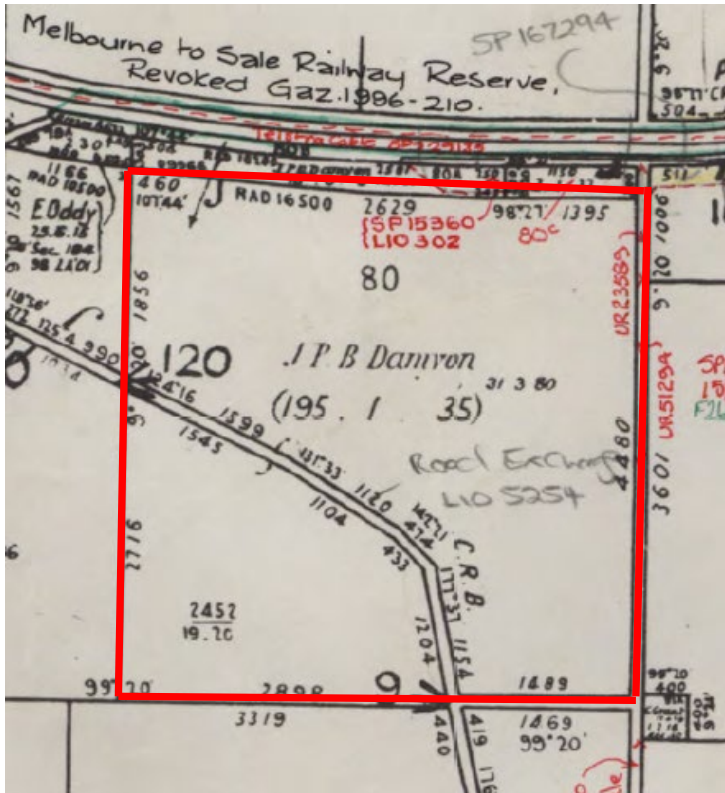


Figure 3. Showing Allotments 80 and 80A dissected by Lardner Road. (Source: Drouin West Parish Plan 1967).

1886-1894

In 1886, George King became the owner of the 195-acre allotment and retained ownership until 1889 when he sold 54 acres on the south of Lardner Road to N Cooling and the remainder of the land, approximately 150 acres on the north side of Lardner Road (on which the subject property is located), to Robert Grimes Butler, farmer, of Drouin (RB 1886-89; CT:V2118 F577).

The rated net annual value (NAV) of the property rose from £80 in 1888-89, when it measured 195 acres and was owned by George King, to £100 under the ownership of Butler in 1889-90 (when it measured 150 acres), likely indicating that a permanent residence was constructed in this period (RB 1888-90). The location of the house site is not known but may have been near the site of the former Patterson and Cooper sawmill. The mature English Elms which survive in the home paddock are likely to date from this period.

Butler married Elizabeth Bruce Watts in 1883 and the couple had two sons, one of whom, George Robert, was born at the subject property, then called 'Aberfeldie', in 1889 (Age 16 March 1889:5). The Butlers used the property for mixed farming, which included dairying and the growing of apples. Robert Butler also sold firewood from the property (Age 20 March 1890:10 and 1 August 1891:1).

The period of the Butler family's occupation corresponded with a widespread economic depression, and likely because of this, the family could not make repayments on a mortgage taken out on the farm, resulting in the sale of 'Aberfeldie' in 1893 (Age 3 June 1898:6).

In October 1893, the sale advertisement for the property read as follows:

A most valuable and well improved farm of 150 acres, situated in the Drouin township, well cleared, and mostly under English and Native grasses. The soil is rich, chiefly chocolate and black, and watered by permanent creek. The property is

well fenced and improved. Homestead— Substantial house, seven rooms, large stables, barns, &c.; six acres orchard in full bearing. This is really one of the best farms that we have offered for many months past...(Age 18 October 1893:2).

If this description does describe the current house, it would represent one of the earliest examples of the Federation period dwelling in the municipality, which is generally acknowledged as commencing in the very late 1880s.

‘Aberfeldie’ farm sold late in 1893, with Elizabeth Butler conducting a clearing auction of ‘stock, implements and sundries’ in December of that year (*Great Southern Advocate* 14 December 1893:2). Robert Butler subsequently left his family in 1894 and the couple were divorced in 1898 (*Age* 3 June 1898:6).

1894-1911

In 1894, George King of Drouin once again became the owner of the 150-acre property (CT:V2118 F577).

Edmund Kowarzik of ‘The Pines’ in Traralgon became the owner of the property in 1898. The NAV of the property increased from £65 in 1903-04 to £80 in 1904-05, possibly indicating the construction of farm infrastructure or renovations to the residence rather than the construction of a new and substantial dwelling such as the existing farmhouse. It appears that Kowarzik family, comprising Edmund, his wife, Janet, and four children, continued to use the land for farming and fruit-growing, with E Kowarzik winning a prize in the Drouin Fruit Growers Association show in 1902 and the children attending the Drouin Presbyterian Sunday School (*West Gippsland Gazette* 6 May 1902; Farmer 2020)

1911-1920

In 1911, Kowarzik subdivided the 150 acres into two portions, keeping 120 acres for himself and selling the subject land, then comprising 30 acres, to Edward James Hamilton, solicitor, in March of that year (CT:V2698 F529; CT:V3509 F794). Hamilton commenced his legal practice in Main Street, Drouin, in 1907. Both the physical fabric of the dwelling (style, materials and design) and Rate Book evidence supports a construction date of c.1909-1911. Although the certificate of title shows Hamilton as the owner from 1911, Hamilton appears as the owner of a 30 acre parcel of land in 1909. No architect has been found for the residence.

Edward Hamilton married Bosville Zouch Ross from Callandoon, Queensland, in May 1911 and the couple made their home on the 30-acre property. Edward and Bosville had two sons, both born in Drouin in 1912 and 1914. It is believed that the property was renamed ‘The Gables’ by the Hamiltons (Farmer 2020).

In 1913, the Hamilton house was one of only eight private properties listed on the Drouin telephone exchange and Edward Hamilton’s business was one of only five listed at the time (Farmer 2020).

After Edward’s enlistment in World War I in 1917, Bosville and her two sons left Drouin and moved to Melbourne. The household furniture from ‘The Gables’, car and livestock were all sold at a clearing sale in 1918, with the property leased out until its sale in 1921 (RB 1915-1919).

1920-1965

In September 1920, Thomas O’Halloran, a farmer from Morwell, purchased 20 acres to the immediate east of the Hamilton property, and on 18 November 1921, O’Halloran purchased the subject property from the Hamiltons, so that he came to own a total of approximately 50 acres.

O'Halloran owned the 'The Gables' until his death in 1923, at which time the property was described as 'Crown Allotments eighty and eighty a, Parish of Drouin...on which is erected a W.B. house'. The property was valued at £2050 (PROV 1923).

Elizabeth Armour (later Elizabeth Smethurst) took over ownership from 1924 until 1948. Elizabeth planted apple orchards on the land and also milked cows (Farmer 2020).

Beatrice Wright Warnecke of Merricks and Kathleen Annie Burnell of Frankston, both married women, inherited the property in 1948, with ownership changing to Beatrice Wright Warnecke in the period 1950-1965. During these years the property was leased out. Albert and Birdie Smith lived at 'The Gables' from 1950 to 1954, milking 50-60 cows. Their daughter was the author, Patsy Adam Smith. Bill Bethune and his family, who also milked cows, lived at the property from 1954, at which time Bill undertook renovations to the house (Farmer 2020).

1965-present day

Archie McLean purchased the property in 1965 and continued to use the dairy to milk 20 cows. He removed most of the cypress hedges and lowered the ceilings in the kitchen and bathroom (Farmer 2020).

In 1967 Russ and Mavis Foster leased the property before purchasing 'The Gables' in 1971. They raised four children and farmed the land raising cattle (Farmer 2020). A view of 'The Gables' in the 1960s can be seen in Figure 4.

In 1979, five acres, including 'The Gables' residence, was subdivided off for their daughter and son in law, Janice and Graeme Hawkey. Two lines of the cypress hedge on the west and south were removed in 1987 (Farmer 2020).

In late 1982, the Hawkeys sold the five acres to John and Judy Farmer who still own it. The Farmers have undertaken renovations to the residence and have strengthened the former dairy building. The c1960s hay shed has been replaced (Farmer 2020). A view of 'The Gables' showing the Magnolia in flower in 2012 can be seen in Figure 5.



Figure 4. 'The Gables' in the 1960s or earlier. (Source: Judy Farmer)



Figure 5. 'The Gables' c2012. (Source: Judy Farmer).

Associations

Edmund and Janet Kowarzik, owners 1898-1911

Edmund and Janet Kowarzik married in Tasmania in 1889 and by c1903 had at least four children Frederick, Francis, Annie and Kathleen, who all attended Drouin State School. Frederick and Francis both served in World War I and are listed on the Drouin State School honour roll (Farmer 2020).

The Kowarzik family were active in community affairs, attending the local Presbyterian church and providing their land for wood chops to provide firewood for local churches and Melbourne mission centres (Farmer 2020). Edmund Kowarzik died in Blackburn on 7 September 1931 (Farmer 2020).

Edward and Bosville Hamilton, owners 1911-20

Edward James Hamilton was born 17 October 1881 in Richmond, Victoria, to barrister Edward Blaney Hamilton and Amy Vernon Hamilton (nee Stephen) (Farmer 2020).

Hamilton was educated at Melbourne Church of England Grammar School and then Trinity College. He completed his studies in Law at Melbourne University in 1905, and was admitted to practice in 1906, commencing his legal practice in Main Street, Drouin, in 1907 with one day a week in Bunyip (Farmer 2020).

In January 1911 Hamilton entered into partnership with Skinner and Backhouse of Collins Street, Melbourne, and then managed the Drouin and Bunyip locations of Skinner, Backhouse and Hamilton. He was admitted to the Law Institute of Victoria (LIV) on 12 December 1911 (Farmer 2020).

On 3 May 1911, Hamilton married Bosville Zouch Ross from Callandoon, Queensland. Edward and Bosville had two sons in Drouin: Hugh Blaney Hamilton, born in 1912, and Richard Zouch Hamilton, born in 1914 (Farmer 2020).

Edward Hamilton enlisted for World War I on the 24 January 1917 and became a member of the 13th Light Horse Gippslanders Regiment (Farmer 2020).

After Hamilton returned from active service in 1919 he again took up his legal practice, with the Hamilton family making their home at 152 Kooyong Road, Caulfield, c1920 (Farmer 2020).

Hamilton became the first president of the Drouin RSL, continuing his legal practice in Drouin in 1919-1920 in the same rented office, trading as E J Hamilton (Backhouse, Skinner & Hamilton). From 1921 to 1923, Hamilton traded as E J Hamilton, 46 Queen Street, Melbourne. From 1924 to 1931 he traded as E J Hamilton (Trumble & Hamilton) until 1931, from when the business traded as Hamilton &

Trumble. Hamilton also continued as solicitor for the Buln Shire, a position he held for 16 years from 1916 to 1931-32. In May 1931, Hamilton was appointed as the Melbourne City Council solicitor (Farmer 2020).

Hamilton was honorary auditor of the LIV in the period 1923-1929; he was elected vice-president of the LIV in 1930-31 and elected president in 1931-32 (Farmer 2020).

Hamilton's name is listed on the honour board which hangs at the front entrance to the Supreme Court at 210 William Street, Melbourne. This honour roll lists the 159 solicitors who enlisted for active service in World War I, including the nine who became presidents of the LIV (Farmer 2020).

Bosville Hamilton died in 1941 in Caulfield aged 55 years. Edward remarried Dorothy Colishaw in 1943 (Farmer 2020).

Edward Hamilton died on 25 July 1945. At the time of his death he was a member of the Melbourne Club, the Savage Club, the Royal Melbourne Golf Club and the Peninsula Country Golf Club. He was buried in St Kilda Cemetery (Farmer 2020).

Reference list

Age, as cited.

Certificate of Titles (CT), Landata Victoria, as cited.

Context 2006, 'Baw Shire Heritage Study Stage 1 Volume 1: Thematic Environmental History', Prepared for the Baw Shire Council.

Drouin West Parish Plan 1967, Melbourne, Department Crown Lands and Survey.

Farmer, Judy, 2020, owner of 'The Gables', historical research notes.

Great Southern Advocate, as cited.

Leader, as cited.

McCarthy, Mike 1993, *Settlers and Sawmillers: a history of West Gippsland tramways and the industries they served*, Light Railway Research Society of Australia Inc.

PROV (Public Record Office of Victoria) 1923, Probate and Administration Files, VPRS28 P3 189/921.

Ratebooks (RB) Shire of Buln, research provided by Judy Farmer, owner of 'The Gables', and Ellen Burrows, Drouin History Group.

Victorian Places 2015, 'Drouin', Monash University and The University of Queensland, <https://www.victorianplaces.com.au/>, accessed 6 July 2020.

Warragul Guardian and Buln and Narracan Shire Advocate, as cited.

West Gippsland Gazette, as cited.

Physical Description

'The Gables' is a 10-acre property located south east of the township of Drouin. Originally located on a larger curtilage, the property is now situated on a battle-axe shaped site, accessed by a long driveway off Lardner Road to the south. The original carriageway is believed to have come from the north and terminated at front of the house (overlooking the township of Drouin), although the formal address has been Lardner Road since around c.1912.

The property is now accessed via a long gravel drive from Lardner Road, which terminates at the east (rear) of the dwelling. A number of substantial plantings survive both in the residential garden and within the surrounding paddocks. These include a mature Magnolia located close to the eastern elevation of the residence of an outstanding size, two substantial specimens of English Elms (*Ulmus procera*) in the home paddock to the south west and an Arizona Cypress (*Cupressus arizonica*), and Peppercorn Tree (*Shinus molle*) in the paddocks to the north west. A row of four Monterey Cypress (*Hesperocyparis macrocarpa*) are the remains of a number of pines and cypresses which once surrounded the house.



Figure 66 Row of four Monterey Cypress trees to the west of the residence.
Source: Plan Heritage, 2020



*Figure 7 Arizona Cypress tree located to the north west of the residence.
Source: Plan Heritage, 2020.*



*Figure 8 English Elms (x 2) located south west of the residence.
Source: Judy Farmer, 2020*



Figure 9 English Elms (x 2) located south west of the residence (June 2020)
Source: Plan Heritage, 2020

The home paddock is defined by modern tree plantations and includes the main house, the remnant early trees from the garden and a number of outbuildings which are closely sited around a gravelled core with substantial trees and landscaped areas between.

The garage, located immediately adjacent to the north east corner of the residence is a timber framed and low pitch gable roofed structure with fibro cement cladding. It has eaves with expressed rafter ends and double tilt doors on the east elevation and is believed to date from the late interwar period, with later additions and alterations.

A modern colourbond clad barn is located to the east of the dwelling, and a corrugated iron chicken house (which also contains an early brick lined well) is located to the north east. A large corrugated iron shed immediately to the east of the chicken house is the former mid twentieth century dairy building (now converted as a garage/workshop). The former dairy is a rectangular timber framed structure clad with corrugated sheet metal. The gable roof is also clad in corrugated sheet metal and the gable end is infilled with timber weatherboards. On the northern side of the structure is a skillion roof section. A series of smaller modern outbuildings are located to the south east of the residence and include a timber playhouse and modern woodshed.



Figure 10 Brick lined well, located within the chicken house to the north east of the residence.
Source: Plan Heritage, 2020



Figure 11 Former dairy, located north east of the residence (looking north)
Source: Plan Heritage (June 2020)



*Figure 12 Rear of dwelling - modern skillion addition with mature Magnolia in foreground (looking west).
Source: Plan Heritage, 2020*

The substantial main house is the largest building on the site. It is an attic story Federation period weatherboard dwelling with some references to the Federation Queen Anne style located on the west side of the graveled central core at the end of the driveway. The original building form (including verandahs) is almost square in plan with the main entrance on the northern side and a large modern skillion addition on the east.

The main roof is clad in corrugated iron and includes a steeply pitched hip form with gablets at the east and west ends of the ridge into which roof ventilators in the form of louvred timber panels are fitted. There are lower ridge height gable roof forms projecting to the north and west with a further gable form incorporated into the verandah roof projecting diagonally from the north west corner of the building. On the northern main roof plane is an introduced attic level dormer roof projection and a skylight on the south side (also introduced).



*Figure 13 Detail of original gable ends and bargeboards. Note notched weatherboards in gable ends.
Source: Plan Heritage, 2020*

The gable ends are defined by simple timber barge boards and gable end battens to the outer edge of the eave. The gable end battens on the north and west gable ends appear to be introduced, and repeat the original detail on the projecting north west gable which is clearly present in early photographs of the house and believed to be original. There are two red brick chimneys – one on the east and the other on the west side of the original building. The chimneys have decorative cappings with stepped brickwork and projecting lines of bricks on each face and terracotta chimney pots on top.

The northern elevation of the building is the main façade with a central front paneled door with side and high lights door accessed from the verandah. The front door, side and high lights date from the late twentieth century and have replaced the original front door. To the east of the front door is a projecting gable roofed space and to the west is the continuation of the verandah which wraps around the diagonal boxed window and gable roofed verandah facing north west.

The timber verandah which wraps around part of the north and west elevations butting into the projecting gable ends was replaced in the late twentieth century. The original verandah was replaced with this structure in the late twentieth century, and while the dimensions, profile and form of the verandah generally replicate the original structure, there are minor changes such as the narrow planks of hardwood timber verandah decking and introduced timber balustrade. The turned timber posts with slender brackets and decorative timber fretwork to the valance appear to replicate the original details. The west side of the verandah leads to a secondary entrance door to the house. Projecting from the hip roof form above the main entrance door is the dormer window.

All of the gable ends, including the dormer are decorated with scalloped weatherboards below the timber battens featured in the gable apex.

There is a modern skillion addition at the east end with a modern multi angled deck area enclosed by a timber lattice balustrade and clear plastic blinds. This deck area connects the main house to the garage which is further east. The east elevation (skillion addition) replicates the style and design of the verandah on the original part of the house, with simple square posts rather than turned timber posts, and no balustrade.

On the southern elevation there is an introduced section of building in the form of a projecting room with gable roof over. This represents an extension of the original projecting room undertaken in the late twentieth century. A modern timber pergola structure is located on the east side connecting with the skillion addition verandah.

The timber framed windows around the building vary in detail. What appears to be the original form of the windows is the paired (or triple) timber casements with smaller fanlight sashes above as seen on the south elevation, and the diagonal projecting window facing north west (in which the fanlight sashes retain the original textured and coloured glass). The main windows on the north and west elevation are modern replacement timber window of similar proportions.



*Figure 14 Original window in north west projecting gable - note coloured textured glass remaining in upper panes.
Source: Plan Heritage, 2020*

Comparative Analysis

There is a modest selection of Edwardian/Federation houses built c.1902-1918 included in the Baw Baw Shire Heritage Overlay. As rural homesteads of any era often differ from dwellings of the same era in towns, it is considered most appropriate to compare 'The Gables', 101 Lardner Road, to other rural properties outside of Baw Baw's townships rather than directly comparing to the Edwardian/Federation residences located within the townships, although the dwelling at 28 Albert Street, Warragul is perhaps the most stylistically comparable residence within the municipality.

These other examples are located largely in the southern half of the municipality where agricultural practices were established from the late nineteenth century. Most of the houses are single storey in scale, clad in weatherboard and asymmetrical with a loosely bungalow form exhibited in the broad mass of roof form. The dwellings are relatively simple in their design, with a principal hipped roof (usually one, but sometimes more) projecting gables. There is little decorative detail, complicated or exaggeration in the roof forms or planes and relatively straight forward arrangement. These include:

HO300 Thorngrove Farm, 2765 Main Neerim Road, Neerim, c. 1914-16. A double fronted weatherboard Federation dwelling with a hip and gable roof (timber shingle to the gable), and original six-over-six windows. Simple timber valance and little other decoration. The dwelling has had alterations to the front door and has lost the decorative detailing of the chimney and chimney pots. Some windows have also been altered. The homestead has two outbuildings (not identified as significant) and is located in a garden setting (also not identified as significant). Thorngrove farm in its massing, scale, materials and design has much in common with Federation-era rural homesteads of a modest scale, and is fairly typical for the period within the Baw Baw Shire.

HO241 Dutton Lea (homestead complex and gardens), 120 Stocks Road, Drouin, c.1905 with later additions. Dutton Lea homestead is a simple asymmetrical timber villa typical of the Federation period which has had substantial 'faux heritage' additions undertaken the original dwelling. In addition, the building has low integrity and intactness. There are two outbuildings which are identified as being significant (a garage and packing shed), both corrugated iron clad. The homestead is located in a garden setting and one tree (a Cork Oak) is identified as significant.

HO295 Glenaveril, 1105 McDonalds Track Narracan, c.1909. Although constructed to a standard form and design and demonstrating elements of the bungalow in its broad sweeping roof and projecting gable, Glenaveril is unusual for its early and novel use of Abbestos is wall cladding. Set within a garden, a number of trees including a Magnolia are identified as significant.

The Gables, in comparison is one of the most substantial and complex design of the Federation/Edwardian period buildings within the municipality. As noted above, most other examples are simple in form with limited decoration and little detailing save that on the gable ends. Although The Gables has experienced some alterations and additions, including the changes to window and doors, and the addition a new dormer window, alteration of front door and some windows and extension of the existing skillion, it is distinguished by its Queen Anne style, demonstrated by the highly pitched hip and gable roof forms, complexity of arrangement and decorative detailing. It compares more closely in its form and decoration to 'town' residences such as the (much more intact) dwelling located at 28 Albert Street, Warragul which is the best example of the Federation house within the municipality.

Statement of Significance

What is Significant?

'The Gables' located at 101 Lardner Road Drouin is significant. Elements which contribute to the significance of the place include the timber dwelling c.1910, two mature English Elms (*Ulmus procera*), a mature specimen of Magnolia (*Magnolia soulageana*) and a brick lined well (now filled in).

The following elements of the place do not contribute to its significance: The outbuildings, including the former dairy (now altered), fowl house, woodshed, modern barn and garage; farm and garden fencing, and alterations and additions to the residence which postdate c.1920.

How is it Significant?

'The Gables' at 101 Lardner Road, Drouin is of local historical and aesthetic significance to the Baw Baw Shire.

Why is it Significant?

'The Gables' at 101 Lardner Road, Drouin is historical significance as it represents an historical period in the pastoral history of the municipality where dairy farming on small acreage was a viable financial proposition capable of supporting a family farm. Supported by the construction of creameries, collection facilities and the transportation via railway, Drouin supported a number of small dairy farms in the immediate vicinity. The house constructed around c.1910 for lawyer, Edward James Hamilton was originally situated on a small holding of thirty acres immediately outside of the township of Drouin. Although Hamilton and his family resided only until 1917, The Gables was the central focus of a small, highly productive farming enterprise from at least this point

through to the mid twentieth century. The intensive farming practices of dairying and orcharding is evidenced by the farmhouse, brick lined well and former dairy (although altered). (Criterion A).

The Gables is of aesthetic significance one of the most distinctive and substantial Federation period farmhouses surviving within the Baw Baw Shire. Although the external form of the dwelling has experienced minor alterations and additions (including the skillion addition to the west, a timber pergola and a new attic style dormer window in the northern plane of the roof, replacement of some doors and windows) the overall form and arrangement of the building is clearly visible and intact. The dwelling exhibits key features common to the Federation period including exaggerated high-pitched hip roof forms, an asymmetrical arrangement and plan and projecting gables. There are elements of the Queen Anne style evident in the picturesque asymmetrical massing of the building, the arrangement of the projecting north facing gable located on the corner of the building, decorative detailing, including the gablets with timber louvres, notched weatherboards and decorative timber detailing on gable ends, tripartite and casement windows with coloured textured glass paned high lights, the decorative timber brackets and valance. It is one of the more decorative and expressive examples of a Federation period dwelling within the municipality, and the most elaborate aesthetically of the farmhouses from this period. Further adding to the aesthetic significance of The Gables is its rural setting on the brow of a hill, deliberately sited to overlook the township of Drouin. The substantial specimens of English Elm (*Ulmus procera*) in the home paddock and the large Magnolia to the east of the residence are of aesthetic significance for their outstanding size and contribution to the setting of The Gables. (Criterion E)

Proposed curtilage for Heritage Overlay



Proposed Heritage Overlay curtilage for The Gables.

This includes the residence, significant and contributory outbuildings and trees and an appropriate landscape setting

Source: Plan Heritage, 2020