

BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

ADMINISTRATIVE SHEET

<p>Existing Use/Type Suburban Residential</p> <p>Survey Date 17/04/1998</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1927-28</p> <p>Major Changes </p> <p>Precinct Name Elderslie Estate</p>	<p>Site Address</p> <p>No. 88 Street/Site Name Mt Pleasant Road</p> <p>Town/Suburb Belmont Postcode 3216</p> <p>Current Site Name House</p>
---	--	---



Heritage Status

Register of the National Estate
 Database No. File No.

Victorian Heritage Register

Planning Scheme:
C.G.G.

Heritage Inventory (Archaeological)

National Trust Register:

Other:

Recommended Heritage Listings

Victorian Heritage Register
 Victorian Heritage Inventory
 Register of the National Estate
 HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria	Significance Level	
Aesthetic value	<input type="text" value="D.2"/>	<input type="text" value="Local"/>
Historic value	<input type="text" value="A.4"/>	<input type="text" value="Local"/>
Scientific value	<input type="text"/>	<input type="text"/>
Social value	<input type="text"/>	<input type="text"/>
Overall Significance Level	<input type="text" value="Local"/>	

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

PAGE 1 of 4

BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)

Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

E 266810km N 5771785km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|---|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation | <input type="checkbox"/> gate | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial | <input type="checkbox"/> public | <input type="checkbox"/> infrastructure | <input type="checkbox"/> relic/ruin | <input type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> maritime | <input checked="" type="checkbox"/> fence | <input type="checkbox"/> garden | <input type="checkbox"/> machinery | <input type="checkbox"/> miscellaneous |

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement	<input type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text"/>	Miscellaneous	<input type="text"/>

Significant Architectural Features

- Original Materials
- Original Chimneys
- Wall Decoration
- Verandah Structure
- Verandah Decoration
- Original Parapet
- Other Prominent Elevations
- Appropriate Fence
- Early Garden

Roof

Openings

Decoration

Finish

Stylistic Character

Present Threats

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

PAGE 2 of 4

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

Site Address	No.	Street/Site Name	Town/Suburb	Postcode								
	88	Mt Pleasant Road	Belmont	3216								
		Site Name	House									
Description												
<p>The site at 88 Mount Pleasant Road has visual connections with the Belmont Primary School to the south-east. This house is set in a streetscape formed by predominantly single storey homes of varying periods and styles. The house has a typical large setback to the front and narrower side setbacks, with a driveway along the side. These setbacks are shown on the 1928 GWST Plan of Drainage.⁴ The site is bound at the front by a curved, rendered brick fence with rendered brick piers at equally spaced intervals and is approximately 1200mm high).</p> <p>The asymmetrical, single storey brick and rendered interwar Californian Bungalow house is by a dominant gable roof form that traverses the site, together with a verandah gable that projects towards the street frontage. These roof forms are clad in early tiles. An early, corbelled red brick chimney adorns the roof line. Wide overhangs are a feature of the eaves. The early timber framed double hung windows appear to be arranged in pairs. The double timber and glazed front doors also appear to be early.</p> <p>A feature of the design is the projecting verandah gable. It is supported by tapered concrete Doric columns, which in turn are supported by brick piers with concrete banding and cappings. A solid rendered balustrade forms the verandah boundary.</p> <p>Apart from the verandah columns, pier and balustrade, early decorative features include the terra cotta? finials, and the gable infill (shingling, brackets and battening). The brick quoining at the corners is also a decorative feature, and the brick construction of the house is unusual for interwar Californian Bungalow design in Belmont.</p>												
History												
<p>The site at 88 Mount Pleasant Road was originally part of J.C. Wallace's Elderslie homestead.⁵ In December 1923, land to the north of Mount Pleasant Road was subdivided and offered for sale and this house was originally situated on lot 12 of the Elderslie Estate Subdivision.^{1,3} An early land owner was C.J. Bonney, agent, who built this house in 1927-28.¹ In the same year he sold it to Albert and Maude Pickrell.¹ By 1972, the house was occupied by R.M. Warren.²</p>												
Heritage Precinct: Significant Urban Character Features visually connected to this place (this section is only applicable to places in precincts)												
			Precinct Name	Elderslie Estate								
Neighbouring Buildings	<table border="0" style="width:100%;"> <tr> <td><input checked="" type="checkbox"/> Similar Types</td> <td><input checked="" type="checkbox"/> Appropriate Bulk/Form</td> </tr> <tr> <td><input type="checkbox"/> Similar Styles</td> <td><input checked="" type="checkbox"/> Appropriate Architectural Detailing</td> </tr> <tr> <td><input type="checkbox"/> Similar Construction Dates</td> <td><input checked="" type="checkbox"/> Appropriate Materials & Finishes</td> </tr> <tr> <td><input checked="" type="checkbox"/> Appropriate Set Backs</td> <td><input checked="" type="checkbox"/> Appropriate Fence Designs & Locations</td> </tr> </table>				<input checked="" type="checkbox"/> Similar Types	<input checked="" type="checkbox"/> Appropriate Bulk/Form	<input type="checkbox"/> Similar Styles	<input checked="" type="checkbox"/> Appropriate Architectural Detailing	<input type="checkbox"/> Similar Construction Dates	<input checked="" type="checkbox"/> Appropriate Materials & Finishes	<input checked="" type="checkbox"/> Appropriate Set Backs	<input checked="" type="checkbox"/> Appropriate Fence Designs & Locations
	<input checked="" type="checkbox"/> Similar Types	<input checked="" type="checkbox"/> Appropriate Bulk/Form										
<input type="checkbox"/> Similar Styles	<input checked="" type="checkbox"/> Appropriate Architectural Detailing											
<input type="checkbox"/> Similar Construction Dates	<input checked="" type="checkbox"/> Appropriate Materials & Finishes											
<input checked="" type="checkbox"/> Appropriate Set Backs	<input checked="" type="checkbox"/> Appropriate Fence Designs & Locations											
Urban Design	<table border="0" style="width:100%;"> <tr> <td><input checked="" type="checkbox"/> Significant Historical Development</td> <td><input type="checkbox"/> Original Paving</td> </tr> <tr> <td><input checked="" type="checkbox"/> Significant Urban Focii</td> <td><input checked="" type="checkbox"/> Appropriate Allotment Sizes</td> </tr> <tr> <td><input checked="" type="checkbox"/> Significant Views</td> <td><input type="checkbox"/> Appropriate Street Furniture</td> </tr> <tr> <td><input type="checkbox"/> Original Kerbing</td> <td></td> </tr> </table>				<input checked="" type="checkbox"/> Significant Historical Development	<input type="checkbox"/> Original Paving	<input checked="" type="checkbox"/> Significant Urban Focii	<input checked="" type="checkbox"/> Appropriate Allotment Sizes	<input checked="" type="checkbox"/> Significant Views	<input type="checkbox"/> Appropriate Street Furniture	<input type="checkbox"/> Original Kerbing	
<input checked="" type="checkbox"/> Significant Historical Development	<input type="checkbox"/> Original Paving											
<input checked="" type="checkbox"/> Significant Urban Focii	<input checked="" type="checkbox"/> Appropriate Allotment Sizes											
<input checked="" type="checkbox"/> Significant Views	<input type="checkbox"/> Appropriate Street Furniture											
<input type="checkbox"/> Original Kerbing												
Landscaping	<table border="0" style="width:100%;"> <tr> <td><input type="checkbox"/> Treelines</td> <td><input type="checkbox"/> Public Gardens</td> <td><input type="checkbox"/> Median Strips</td> <td><input checked="" type="checkbox"/> Nature Strips</td> </tr> </table>				<input type="checkbox"/> Treelines	<input type="checkbox"/> Public Gardens	<input type="checkbox"/> Median Strips	<input checked="" type="checkbox"/> Nature Strips				
<input type="checkbox"/> Treelines	<input type="checkbox"/> Public Gardens	<input type="checkbox"/> Median Strips	<input checked="" type="checkbox"/> Nature Strips									

C
O
N
T
E
X
T
U
A
L
S
H
E
E
T

P
A
G
E
3
o
f
4

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

S
I
G
N
I
F
I
C
A
N
C
E
S
H
E
E
T

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	88	Mt Pleasant Road	Belmont	3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 88 Mount Pleasant Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form that traverses the site, together with a verandah gable that projects towards the street frontage. Other intact features include the tiled roof cladding, corbelled red brick chimney, wide eaves, timber framed double hung windows, double timber and glazed front doors, tapered concrete Doric verandah columns, verandah piers and balustrading, terra cotta? finials, gable infill (shingling, brackets and battening) and the brick construction which is unusual for interwar Bungalow design in Belmont. The front rendered brick fence contributes to the significance of the place. The house also makes a significant contribution to the predominantly single storey residential streetscape.

The house at 88 Mount Pleasant Road is *historically* significant at a **LOCAL** level. It is associated with the Elderslie Estate Subdivision of 1923.

Overall, the house at 88 Mount Pleasant Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1926-27, 1927-28, 1928-29.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Elderslie Estate Subdivision Map, 23 December, 1923, Geelong Historical Records Centre.
4. Drainage Plans and Inspector's Reports, 1928, Barwon Water Profis system.
5. Pescott, *South Barwon 1857-1985*, p.46.

P
A
G
E

4
o
f
4