

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

ADMINISTRATIVE SHEET

Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div>	Key Dates Original 1911-12 Major Changes	Site Address No. <div style="border: 1px solid black; padding: 2px; width: 40px; text-align: center;">35</div> Street/Site Name <div style="border: 1px solid black; padding: 2px; width: 150px; text-align: center;">Bailey Street</div> Town/Suburb <div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;">Belmont</div> Postcode <div style="border: 1px solid black; padding: 2px; width: 60px; text-align: center;">3216</div>
Survey Date <div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;">22/04/1998</div>	Cons Man Plan <div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;"> </div>	Precinct Name <div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;"> </div>
Recorded By <div style="border: 1px solid black; padding: 2px; width: 150px; text-align: center;">David Rowe</div>		Current Site Name <div style="border: 1px solid black; padding: 2px; width: 150px; text-align: center;">Goral</div>



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 <div style="border: 1px solid black; padding: 2px; width: 80px; text-align: center;">D.2</div>	<div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;">Local</div>
Historic value <div style="border: 1px solid black; padding: 2px; width: 80px;"> </div>	<div style="border: 1px solid black; padding: 2px; width: 100px;"> </div>
Scientific value <div style="border: 1px solid black; padding: 2px; width: 80px;"> </div>	<div style="border: 1px solid black; padding: 2px; width: 100px;"> </div>
Social value <div style="border: 1px solid black; padding: 2px; width: 80px;"> </div>	<div style="border: 1px solid black; padding: 2px; width: 100px;"> </div>
Overall Significance Level	<div style="border: 1px solid black; padding: 2px; width: 100px; text-align: center;">Local</div>

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

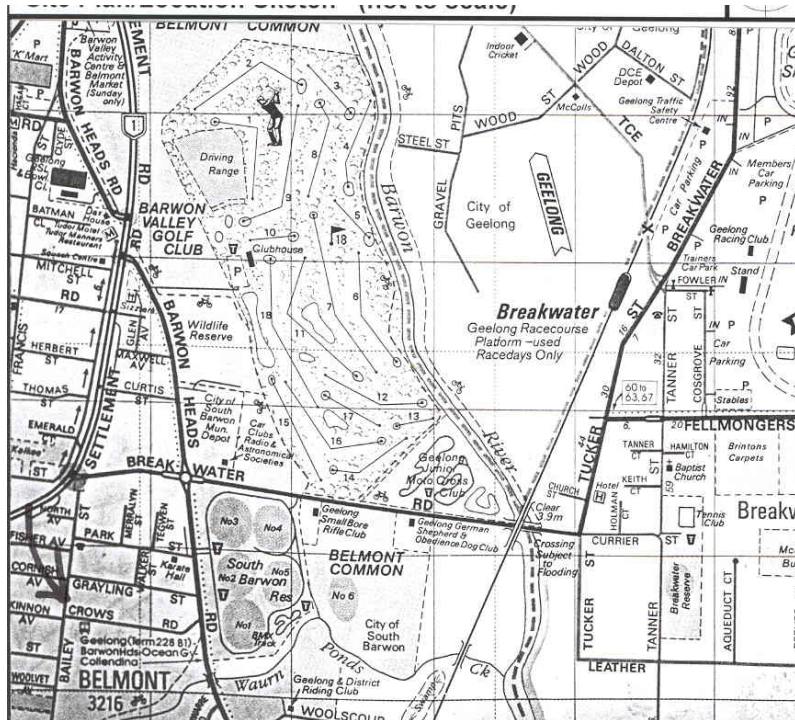
Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

PAGE 1 of 4

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TECHNICAL SHEET

<p>Precinct Name <input style="width:150px;" type="text"/></p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p align="center">Site Address</p> <p>No. <input type="text" value="35"/> Street/Site Name <input style="width:150px;" type="text" value="Bailey Street"/></p> <p>Town/Suburb <input style="width:100px;" type="text" value="Belmont"/> Postcode <input style="width:50px;" type="text" value="3216"/></p> <p>Site Name <input style="width:150px;" type="text" value="Goral"/></p> <p align="center">Australian Map Grid Co-ordinates</p> <p>E 267810km N 5770240km</p> <p>Map <input style="width:100px;" type="text" value="Melway map 228"/></p> <p>Scale <input style="width:100px;" type="text" value="1:20,000"/></p> <p>Ownership <input style="width:150px;" type="text" value="Residential owner"/></p> <p align="center">Cadastral Location</p> <p>County <input style="width:100px;" type="text" value="Grant"/></p> <p>Parish <input style="width:100px;" type="text" value="Corio"/></p> <p>Allotment <input style="width:150px;" type="text"/></p> <p>Block <input style="width:150px;" type="text"/></p>
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Types of Sites

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|---------------------------------------|---------------------------------------|---|-------------------------------------|----------------------------------|------------------------------------|--|
| <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 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	Form & Finish
Openings	Windows
Decoration	
Finish	Painted
Stylistic Character	Late Victorian

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)
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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	35	Bailey Street	Belmont	3216
	Site Name		Goral	
Description				
<p>The house at 35 Bailey Street has a substantial front setback of approximately 7 metres, with typical narrow side setbacks. These setbacks are shown on the 1968 GWST Plan of Drainage.³</p> <p>The single storey, symmetrical, horizontal weatherboard Late Victorian style house is characterised by a hipped slate roof. Two early, c.1900 unpainted brick and corbelled chimneys with terra cotta pots adorn the roofline. Narrow overhangs are a feature of the eaves. The early timber framed double hung windows are symmetrically located about the central doorway. One window at the front has recently been replaced as a full length type.</p> <p>There is also evidence that an early verandah has been removed from the front of the house, while a recent skillion extension is visible at the south side.</p>				
History				
<p>The site at 35 Bailey Street, comprising 2 acres, appears to have been owned by A. McKenzie in 1909.¹ In 1909-10, it seems that this and neighbouring land was subdivided and James Williams, a gentleman, purchased lots 93-96b, 98-100, and 112, with his land having a 5 acre frontage.² In 1911-12, this house was either constructed or more likely relocated to this site, which was then owned by James Bird, a carpenter.² In the following year, 1912-13, he leased the house to Albert James Binch, a labourer, but by 1913-14 Stanley James Burn, a dairyman, was listed at this address.² By the late 1940s and until at least the late 1960s, the property comprised a 6 acre farm and was owned and occupied by R and E Rowan.² Rodney Rowan had paid an advance of L1324 on 7 October, 1949, for the property.²</p>				
Heritage Precinct: Significant Urban Character Features visually connected to this place <i>(this section is only applicable to places in precincts)</i>				
				Precinct Name <input style="width:150px;" type="text"/>
Neighbouring Buildings	<input type="checkbox"/> Similar Types <input type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Similar Styles <input type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Similar Construction Dates <input type="checkbox"/> Appropriate Materials & Finishes <input type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations			
	Urban Design	<input type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving <input type="checkbox"/> Significant Urban Focii <input type="checkbox"/> Appropriate Allotment Sizes <input type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture <input type="checkbox"/> Original Kerbing		
Landscaping	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips			

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

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Site Address	No. 35	Street/Site Name Bailey Street	Town/Suburb Belmont	Postcode 3216
		Site Name	Goral	

Comparative Listings

Statement of Cultural Significance

The house at 35 Bailey Street is *aesthetically* significant at a **LOCAL** level. Although partially altered, it still demonstrates original design qualities of the Late Victorian style. These qualities include the hipped slate roof, horizontal weatherboard wall cladding, two c.1900 unpainted brick and corbelled chimneys with terra cotta pots, narrow eaves, and timber framed double hung windows.

Overall, the house at 35 Bailey Street is of **LOCAL** significance.

References

1. Lands Department Plan, Corio Parish, 1909, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1909-10, 1911-12, 1912-13, 1913-14, 1915-16, 1948-49, 1955-58, 1958-60.
3. Inspectors' Reports and Drainage Plans, 1969, Geelong & District Water Board, Barwon Water Profis system.

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