

**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>Key Dates Original 1913-14</p>	<p>Site Address Street/Site Name No. 2 Church Street</p>
<p>Survey Date 17/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Major Changes 1972</p>		<p>Postcode 3216</p>
<p>Recorded By David Rowe</p>		<p>Current Site Name House</p>
<p>Precinct Name []</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 D.2	Local
Historic value []	[]
Scientific value []	[]
Social value []	[]
Overall Significance Level	Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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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 267275km N 5771645km

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 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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	2	Church Street	Belmont	3216
		Site Name	House	
Description				
<p>This site at 2 Church Street is set on a substantial allotment, with considerable side setbacks and a typical front setback. These setbacks are shown on the 1989 GWST Plan of Drainage.³ The front is bound by an appropriate capped timber picket fence, approximately 1300mm high.</p> <p>The asymmetrical, single storey, weatherboard Edwardian style house is characterised by a dominant, rear hipped roof with a return verandah and a projecting gable towards the street frontage. These roof forms are clad in galvanised corrugated iron? An early, tall brick and rendered and corbelled chimney adorns the roofline. The early timber framed casement windows with highlights are arranged in pairs on the street facade. The window under the gable has an early? window hood over and is supported by worked timber brackets. The front timber panelled door and sidelight also appears to be early, although altered.</p> <p>The return verandah is a feature of the design, however it is supported by recent columns, possibly with a recent timber fretwork valance.</p> <p>Early decorative features of the design include the gable infill (stucco work and battening).</p>				
History				
<p>The house at 2 Church Street appears to have been built for John Charles Spriggins, a bricklayer, in 1913-14.¹ He leased the house to Fred Tomkins, a farmer, but by 1914-15 and until 1924, Spriggins lived there.¹ From 1926 to 1928, the house was let to Ernest Gibbs, a grocer's assistant.¹ In 1928-29, the house was again occupied by Spriggins.¹ In around 1930, the house was sold to Frank Palfreyman, who lived there at least until the mid 1930s.¹ In 1957, Mrs F.M. McDonald was listed at this address and by 1972 the house had been extended and converted into flats.^{2,4}</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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Site Address	No. 2	Street/Site Name Church Street	Town/Suburb Belmont	Postcode 3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 2 Church Street is *aesthetically* significant at a **LOCAL** level. While changes to the verandah and the rear extensions visible from the street have impacted on the integrity of the place, the house still demonstrates original design qualities of the Edwardian style. These qualities include the dominant, rear hipped roof with a return verandah and a projecting gable towards the street frontage. Other intact qualities include the tall brick and rendered and corbelled chimney, timber framed casement windows with highlights and arranged in pairs on the street facade, window hood and worked timber brackets, front timber panelled door and sidelight, and the decorative gable infill (stucco work and battening).

Overall, the house at 2 Church Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1913-14, 1914-15, 1915-16, 1916-17, 1919-20, 1921-22, 1923-24, 1925-26, 1927-28, 1928-29, 1930-31, 1931-32, 1934-35.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Drainage Plans and Inspectors' Reports, 1989, Barwon Water Profis system.

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