


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

<p><b>Existing Use/Type</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p><b>Survey Date</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">21/04/1998</div></p> <p><b>Cons Man Plan</b>  <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p><b>Key Dates</b>  Original  1913-14</p> <p><b>Major Changes</b>  1993</p>	<p><b>Site Address</b>  <b>Street/Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Evans Street</div></p> <p><b>Town/Suburb</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div></p> <p><b>Postcode</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p>	<b>A D M I N I S T R A T I V E  S H E E T</b>												
<p><b>Recorded By</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p><b>Precinct Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Evans</div></p>	<p><b>Current Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>													
															
<p><b>Heritage Status</b></p> <p><b>Register of the National Estate</b>  <b>Database No.</b> <div style="border: 1px solid black; width: 80px; height: 20px;"></div> <b>File No.</b> <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p><b>Victorian Heritage Register</b>  <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>Planning Scheme:</b>  <b>C.G.G.</b> <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p><b>Heritage Inventory (Archaeological)</b>  <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>National Trust Register:</b>  <div style="border: 1px solid black; width: 60px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p><b>Other:</b>  <div style="border: 1px solid black; width: 200px; height: 30px;"></div></p> <p><b>Recommended Heritage Listings</b></p> <p> <input type="checkbox"/> Victorian Heritage Register  <input type="checkbox"/> Victorian Heritage Inventory  <input type="checkbox"/> Register of the National Estate  <input checked="" type="checkbox"/> HO City of Greater Geelong </p>	<p align="center"><b>Heritage Study Degrees of Significance</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">A H C Assessment Criteria</th> <th style="width:40%;">Significance Level</th> </tr> </thead> <tbody> <tr> <td><b>Aesthetic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td><b>Historic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td><b>Scientific value</b> <div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td><b>Social value</b> <div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td colspan="2"><b>Overall Significance Level</b> <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px;"><b>Local</b></div></td> </tr> </tbody> </table>			A H C Assessment Criteria	Significance Level	<b>Aesthetic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	<b>Historic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	<b>Scientific value</b> <div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<b>Social value</b> <div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<b>Overall Significance Level</b> <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px;"><b>Local</b></div>	
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**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

TECHNICAL SHEET

Precinct Name <input type="text" value="Evans"/>		
<b>Site Plan/Location Sketch (not to scale)</b>		
<b>Site Address</b>		
No. <input type="text" value="10"/>	Street/Site Name <input type="text" value="Evans Street"/>	
Town/Suburb <input type="text" value="Belmont"/>		Postcode <input type="text" value="3216"/>
Site Name <input type="text" value="House"/>		
<b>Australian Map Grid Co-ordinates</b>		
<input type="text" value="E 267425km N 5771050km"/>		
Map	<input type="text" value="Melway map 227"/>	
Scale	<input type="text" value="1:20,000"/>	
Ownership		<input type="text" value="Residential owner"/>
<b>Cadastral Location</b>		
County	<input type="text" value="Grant"/>	
Parish	<input type="text" value="Corio"/>	
Allotment	<input type="text"/>	
Block	<input type="text"/>	

**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 checked="" 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" value="tpsSubdivision"/>	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	<input type="text" value="Form"/>
Openings	<input type="text" value="Doors &amp; Windows"/>
Decoration	<input type="text" value="Gable, Window Hoods"/>
Finish	<input type="text" value="Painted"/>
Stylistic Character	<input type="text" value="Federation"/>

**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
	10	Evans Street	Belmont	3216
			Site Name	House

**Description**

The site at 10-12 Evans Street has visual connections with the tree-lined streetscape and a significant view of the Grovedale hill to the south. The house is set in a streetscape of predominantly single storey weatherboard Edwardian and interwar Californian Bungalow houses. This house has typical front setback but a wide side setback, due the double block. These setbacks are shown on the 1928 GWST Plan of Drainage.<sup>4</sup> A recent timber picket fence (of Victorian design), approximately 1300mm high, forms the front and side boundary, while an early hedge is situated behind the Evans Street boundary fence.

The asymmetrical, single storey weatherboard Federation style house is characterised by a central, dominant hipped roof form, together with gable and hipped roofs that project to the sides, and a recessed return verandah under the main roof. These roof forms appear to be clad in corrugated colorbond. An early, tall corbelled brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged in pairs under the gables and as single windows at the corner under the verandah. The front timber door with sidelight appears to be early.

A feature of the design is the returned verandah between the projecting gables. It is formed under the projection of the major hipped roof and is supported by recent but appropriate worked timber posts and brackets. A recent but appropriate timber fretwork valance adorns the verandah.

Early decorative features of the design include the gable stucco work - the battening is appropriate although recent.

**History**

The site at 10-12 Evans Street is located on lots 7-8 of the Montrose Estate subdivision of 3 December, 1887.<sup>1,3</sup> These lots were originally owned by a Mr Marriet in 1887, when Evans Street was known as Germantown Road.<sup>3</sup> By 1912-13, they were owned by Lloyd Hooper, a grocer.<sup>1</sup> He sold them to Frederick Bedggood the following year.<sup>1</sup> This house was built for Bedggood in 1913-14.<sup>1</sup> He lived there until 1919-20, when he sold the property to Robert Patterson, a teacher.<sup>1</sup> Around 1924-25, Clarence McCann, a manager, owned and occupied the property.<sup>1</sup> He lived there at least until the late 1950s.<sup>2</sup> In 1972 L.J. Clifton was listed at this address.<sup>2,4</sup> It appears that rear additions were carried out in 1993, while under the ownership of P.A. & E. Royce.<sup>4</sup>

**Heritage Precinct: Significant Urban Character Features visually connected to this place**  
*(this section is only applicable to places in precincts)*

Precinct Name Evans

<b>Neighbouring Buildings</b>	<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

<b>Urban Design</b>	<input checked="" type="checkbox"/> Significant Historical Development	<input type="checkbox"/> Original Paving
	<input 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** ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

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

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	10	Evans Street	Belmont	3216
			Site Name	
			House	

## Comparative Listings

## Statement of Cultural Significance

The house at 10-12 Evans Street is *aesthetically* significant at a **LOCAL** level. Although the house has undergone some alterations, it still demonstrates original design qualities of the Federation style. These qualities include the central, dominant hipped roof form, together with gable and hipped roofs that project to the sides, and a recessed return verandah under the main roof. Other intact or appropriate qualities include the tall corbelled brick chimney, wide eaves, timber framed double hung windows, front timber door with sidelight, worked timber verandah posts, brackets and valance, and the decorative gable infill (stucco work and battening). The front fence and hedge contribute to the significance of the place. The house also contributes to the predominantly single storey weatherboard Edwardian and interwar Californian Bungalow streetscape.

The house at 10-12 Evans Street is *historically* significant at a **LOCAL** level. It is associated with the Montrose Estate subdivision of 3 December, 1887.

Overall, the house at 10-12 Evans Street is of **LOCAL** significance.

## References

1. Shire of South Barwon Rate Books, 1912-13, 1913-14, 1917-18, 1919-20, 1924-25, 1927-28, 1928-29.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Montrose Estate Subdivision plan, 3 December, 1887, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1928-93, Barwon Water Profis system.

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