

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 21/04/1998</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1925-26</p> <p>Major Changes </p> <p>Precinct Name Evans</p>	<p>Site Address Street/Site Name Evans Street</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name House</p>
<p>No. 27</p>	<p>Major Changes </p>	<p>Postcode 3216</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

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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 267375km N 5770925km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

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" 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

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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	27	Evans Street	Belmont	3216
	Site Name		House	
Description				
<p>The site at 27 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 a typical front and wide side setback, due to the substantial size block, with a driveway along the side. These setbacks are shown on the 1928 GWST Plan of Drainage.⁴ A post and wire fence, and a side flat timber picket fence, approximately 700mm high, forms the front and inner side boundary.</p> <p>The asymmetrical, single storey weatherboard interwar Californian Bungalow house is characterised by a recessed major gable roof form together with a gable roof and flat roofed verandah that project towards the street frontage. These roof forms are clad in lapped galvanised corrugated iron. An early, tall brick chimney adorns the roofline. Wide overhangs are features of the eaves. Early timber framed double hung windows are arranged as horizontal banks of three along the street facade. The windows under the gable are supported by worked timber brackets. The front timber and glazed? door with sidelight appears to be early.</p> <p>A flat roofed verandah extends across the street facade to form a window hood. It is supported by recent timber posts with recent brackets.</p> <p>Early decorative features of the design include the window leadlighting, worked verandah rafters, gable brackets and the gable infill (brackets, joinery simulating shingling, panelling and battening).</p>				
History				
<p>The site at 27 Evans Street is located on lot 57 and part of lot 58 of the Mount Pleasant Estate subdivision of 21 December, 1889.^{1,3} Henry Dod owned this land in the 1920s, and he sold it to Mrs Mary Lugg in 1925-26 who had this house built in the same year.¹ P.G. Woods was listed as the occupier in 1972.²</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	Evans
Neighbouring Buildings	<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	<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	<input checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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Site Address	No. 27	Street/Site Name Evans Street	Town/Suburb Belmont	Postcode 3216
			Site Name	House

Comparative Listings

- 12 Corio Street, Belmont.
- 21 Corio Street, Belmont.

Statement of Cultural Significance

The house at 27 Evans Street is *aesthetically* significant at a **LOCAL** level. Although it has experienced some minor alterations to the verandah, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed major gable roof form together with a gable roof and flat roofed verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, lapped galvanised corrugated iron roof cladding, tall brick chimney, wide eaves, timber framed double hung windows arranged as horizontal banks of three, worked timber window brackets, front timber and glazed? door, flat roofed verandah that extends across the street facade to form a window hood, window leadlighting, worked verandah rafters, gable brackets and the gable infill (brackets, joinery simulating shingling, panelling and battening). The house also contributes to the predominantly single storey weatherboard Edwardian and interwar Californian Bungalow streetscape.

The house at 27 Evans Street is *historically* significant at a **LOCAL** level. It is associated with the Mount Pleasant Estate subdivision of 21 December, 1889.

Overall, the house at 27 Evans Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1925-26, 1926-27, 1928-29.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Mount Pleasant Estate Subdivision plan, 21 December, 1889, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1928, Barwon Water Profis system.

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