

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

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Suburban Residential</p> <p><b>Survey Date</b> 22/04/1998</p> <p><b>Cons Man Plan</b>  </p> <p><b>Recorded By</b> David Rowe</p>	<p><b>Key Dates</b> Original 1913-14</p> <p><b>Major Changes</b>  </p> <p><b>Precinct Name</b>  </p>	<p><b>Site Address</b> Street/Site Name Francis Street</p> <p>No. 2</p> <p><b>Town/Suburb</b> Belmont</p> <p><b>Postcode</b> 3216</p> <p><b>Current Site Name</b> House</p>
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**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	A.4, H.1	Local
Scientific value		
Social value		
<b>Overall Significance Level</b>		<b>Local</b>

**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 267705km N 5771585km

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"/>	<input type="text"/>	Industry <input type="text"/>	<input type="text"/>
Maritime <input type="text"/>	<input type="text"/>	Community Life <input type="text" value="clHomes"/>	<input type="text"/>
Tourism <input type="text"/>	<input type="text"/>	Urbanization <input type="text"/>	<input type="text"/>
Transport <input type="text"/>	<input type="text"/>	Landscapes <input type="text"/>	<input type="text"/>
Townships <input type="text"/>	<input type="text"/>	Miscellaneous <input type="text"/>	<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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<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	2	Francis Street	Belmont	3216
		<b>Site Name</b>	House	
<b>Description</b>				
<p>The site at 2 Francis Street has visual connections to Newtown Hill to the north and to the substantial Palm tree and the Norfolk Pine tree to the south. This house is set in a single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes. The house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1927 GWST Plan of Drainage.<sup>3</sup> The site is bound at the front by a post and wire fence and iron gates, approximately 1200mm high.</p> <p>The asymmetrical, single storey weatherboard Edwardian house is characterised by a dominant, recessed hipped roof, together with a gable roof and bullnosed verandah that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume. An early, tall corbelled red brick chimney adorns the roofline. Early timber framed double hung windows are arranged in pairs on the street facade. A window hood supported by early worked timber brackets is over the windows on the projecting gable.</p> <p>A feature of the design is the bullnosed verandah, supported by recent plain timber columns with decorative timber brackets.</p> <p>Early decorative features of the design include the gable infill (stucco work and battening).</p>				
<b>History</b>				
<p>The site at 2 Francis Street is located on lot 12 of Gibson's three-acre subdivision of 1919-20.<sup>1</sup> This house was built for Edward Gibson in 1913-14.<sup>1</sup> He owned the house until the time of the land subdivision, 1919-20, when he sold it to Henry J. Richardson, a labourer.<sup>1</sup> He lived there until 1922-23, when Miss Ellen Hutton purchased the property.<sup>1</sup> Miss Hutton leased the house to Leslie Smith, a labourer, in 1927-28.<sup>1</sup> In 1957, Louis M. Pauwels was listed at this address and in 1972 S. Geniotre was listed as the occupier.<sup>2</sup></p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
				<b>Precinct Name</b> <input style="width:150px;" type="text"/>
<b>Neighbouring Buildings</b>	<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			
	<b>Urban Design</b>	<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		
<b>Landscaping</b>	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips			

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<b>Site Address</b>	<b>No.</b> 2	<b>Street/Site Name</b> Francis Street	<b>Town/Suburb</b> Belmont	<b>Postcode</b> 3216
			<b>Site Name</b>	House

**Comparative Listings**

- 48 Riverview Terrace, Belmont.

**Statement of Cultural Significance**

The house at 2 Francis Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the dominant, recessed hipped roof, together with a gable roof and bullnosed verandah that project towards the street frontage. Other intact qualities include the tall corbelled red brick chimney, timber framed double hung windows arranged in pairs, window hood supported by worked timber brackets, and the decorative gable infill (stucco work and battening). The house also makes a significant contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 2 Francis Street is *historically* significant at a **LOCAL** level. It is associated with Gibson's subdivision of 1919-20, and with Edward Gibson, original owner and land holder.

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

**References**

1. Shire of South Barwon Rate Books, 1913-14, 1914-15, 1917-18, 1918-19, 1919-20, 1920-21, 1922-23, 1925-26, 1926-27, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Drainage Plans and Inspector's Reports, 1927, Barwon Water profits system.

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