


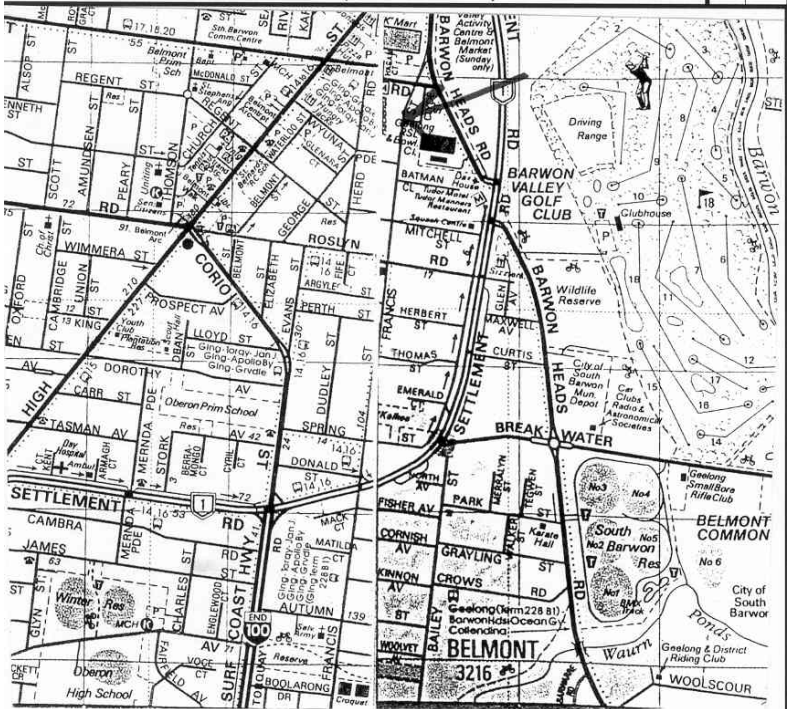
BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)

(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

<p>Existing Use/Type Suburban Residential</p> <p>Survey Date 22/04/1998</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1922-23</p> <p>Major Changes </p> <p>Precinct Name </p>	<p>Site Address Street/Site Name Francis Street</p> <p>No. 4</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name House</p>	A D M I N I S T R A T I V E S H E E T														
																	
<p>Heritage Status</p> <p>Register of the National Estate Database No. File No. </p> <p>Victorian Heritage Register </p> <p>Planning Scheme: C.G.G. </p> <p>Heritage Inventory (Archaeological) </p> <p>National Trust Register: </p> <p>Other: </p> <p>Recommended Heritage Listings</p> <p><input type="checkbox"/> Victorian Heritage Register</p> <p><input type="checkbox"/> Victorian Heritage Inventory</p> <p><input type="checkbox"/> Register of the National Estate</p> <p><input checked="" type="checkbox"/> HO City of Greater Geelong</p>	<p>Heritage Study Degrees of Significance</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">A H C Assessment Criteria</th> <th style="text-align: center;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value</td> <td>D.2 Local</td> </tr> <tr> <td>Historic value</td> <td>A.4 Local</td> </tr> <tr> <td>Scientific value</td> <td> </td> </tr> <tr> <td>Social value</td> <td> </td> </tr> <tr> <td colspan="2">Overall Significance Level</td> </tr> <tr> <td colspan="2" style="text-align: center;">Local</td> </tr> </tbody> </table>		A H C Assessment Criteria	Significance Level	Aesthetic value	D.2 Local	Historic value	A.4 Local	Scientific value	 	Social value	 	Overall Significance Level		Local		P A G E 1 o f 4
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TECHNICAL SHEET

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	4	Francis Street	Belmont	3216
			Site Name	House

Description

The site at 4 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.³ The site is bound at the front by a timber picket fence (of Victorian design), approximately 1200mm high.

The single storey weatherboard interwar Californian Bungalow house is characterised by a dominant gable roof form clad in galvanised corrugated iron? An early brick chimney with a projecting capping adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. An early horizontal bank of timber framed windows are situated on the north end of the street facade. It has a large central light surrounded by a pivot highlight and vertical casements.

Banks of timber framed windows and weatherboard cladding have been introduced over the original verandah that was recessed under the gable.

Early decorative features of the design include the tapered lower reaches of the gable, brackets and gable ventilator.

History

The site at 4 Francis Street is located on lot 13 of Gibson's three-acre subdivision of 1919-20.¹ This house was built for Bert A. Holmes, a labourer, in 1922-23.¹ He lived there until the mid 1930s when the house was purchased by F.A. Bartlett.^{1,2} He and his wife lived there at least until the late 1950s. In 1972 A. Biviano was listed at this address.²

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

Precinct Name

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 ☐ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

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SIGNIFICANCE SHEET

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			Site Name	House

Comparative Listings

- 4 Corio Street, Belmont

Statement of Cultural Significance

The house at 4 Francis Street is *aesthetically* significant at a **LOCAL** level. Although the verandah has been altered, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form, weatherboard wall cladding, galvanised corrugated iron roof cladding, brick chimney with a projecting capping, wide eaves and exposed rafters, horizontal bank of timber framed windows with a large central light surrounded by a pivot highlight and vertical casements. Other intact qualities include the tapered lower reaches of the gable, brackets and gable ventilator. The house also makes a significant contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 4 Francis Street is *historically* significant at a **LOCAL** level. It is associated with Gibson's subdivision of 1919-20.

Overall, the house at 4 Francis Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1919-20, 1922-23, 1923-24, 1924-25, 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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