

**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 1902-03</p>	<p>Site Address Street/Site Name No. 5 Francis Street</p>
<p>Survey Date 22/04/1998</p>	<p>Cons Man Plan</p>	<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name</p>		<p>Current Site Name House</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 A.4	Local
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 267730km N 5771565km

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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	5	Francis Street	Belmont	3216
		Site Name	House	
Description				
<p>The site at 5 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 narrower front and side setbacks. These setbacks are shown on the 1928 GWST Plan of Drainage.⁴ The site is bound at the front by a timber picket fence (of Victorian design), approximately 1200mm high.</p> <p>The asymmetrical, single storey weatherboard Edwardian house is characterised by a dominant hipped roof form, together with a gable roof that projects towards the street frontage, and a recessed hipped verandah under the main roof. These roof forms appear to be clad in corrugated zincalume. An early corbelled brick chimney with two terra cotta pots adorns the roofline. The early timber framed windows are arranged as a pair under the projecting gable and as single windows under the verandah. A window hood is over the paired windows. A highlight above the main entrance appears to be early.</p> <p>The return broken back verandah is supported by worked timber columns with a timber fretwork valance between.</p> <p>Apart from the verandah elements, early decorative features of the design include the gable brackets, window hood brackets and the gable infill (stucco work, battening and brackets).</p>				
History				
<p>The site at 5 Francis Street is situated on lot 6 of the Waverley Estate subdivision of 14 December, 1886.^{1,3} C.K. Camp, a coachbuilder, owned this and lot 5 in 1901-02.¹ He sold lot 6 to Mrs Wilmot Smith, who also owned lot 7, in 1902-03.¹ This house was built for Mrs Smith at this time.¹ In 1906-07, the house was owned and occupied by Morris McDonald, architect and farmer, but in 1915-16 he sold it to William Cocum, house painter.¹ In 1918-19 the house was again sold, this time to Mrs Jemima Smith, for £700.¹ She lived there until 1925-26, when Charles Grinter, a foreman, purchased the property.¹ He lived there for several years and was still listed at this address in 1957.^{1,2} In 1972 H. Cockin was listed as the occupier.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 <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 checked="" type="checkbox"/> Nature Strips			

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

Comparative Listings

- 11 Francis Street, Belmont.

Statement of Cultural Significance

The house at 5 Francis Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Edwardian style. These qualities include the dominant hipped roof form, together with a gable roof that projects towards the street frontage, and a recessed hipped verandah under the main roof. Other intact qualities include the weatherboard wall cladding, corbelled brick chimney with two terra cotta pots, timber framed windows arranged as a pair under the projecting gable and as single windows under the verandah, window hood and supporting brackets, highlight above the main entrance, worked timber verandah columns with timber fretwork valance, gable brackets, and the decorative gable infill (stucco work, battening and brackets). The house also makes a significant contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 5 Francis Street is *historically* significant at a **LOCAL** level. It is associated with the Waverley Estate subdivision of 14 December, 1886.

Overall, the house at 5 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. Waverley Estate subdivision plan, 14 December, 1886, Geelong Historical Records Centre.
4. Drainage Plans and Inspector's Reports, 1928, Barwon Water profits system.

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