

**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 1923-24</p>	<p>Site Address Street/Site Name Francis Street</p>
<p>Survey Date 22/04/1998</p>	<p>Cons Man Plan </p>	<p>No. 6</p>
<p>Major Changes </p>		<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name Francis</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	<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

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

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 267695km N 5771555km

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"/>	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

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

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

Description

The site at 6 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. These setbacks are shown on the 1927 GWST Plan of Drainage.³

The asymmetrical, single storey weatherboard interwar Californian Bungalow house is characterised by a gable roof form which traverses the site and a verandah gable which projects towards the street frontage. These gables are clad in recent tiles. An early brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed casement windows are arranged as a horizontal bank under the verandah (with the central light having a bowed sash) and as a projecting bay to the north.

A feature of the design is the verandah which is supported by inappropriate, recent timber posts.

Early decorative features of the design include the gable ventilators.

History

The site at 6 Francis Street is located on lot 13 of Gibson's three-acre subdivision of 1919-20.¹ This house, named "Rewah", was built for James McKibbin, a mill hand, in 1923-24.¹ In 1925-26, he sold it to George E.L. Watson.¹ In 1957, Mrs B. Plunkett was listed at this address and in 1972 V. Karwan was listed as the occupier.²

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

Precinct Name Francis

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 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 Treelines Public Gardens Median Strips Nature Strips

C
O
N
T
E
X
T
U
A
L

S
H
E
E
T

P
A
G
E

3
o
f
4

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

S
I
G
N
I
F
I
C
A
N
C
E
S
H
E
E
T

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

Comparative Listings

Statement of Cultural Significance

The house at 6 Francis Street is *aesthetically* significant at a **LOCAL** level. Although the verandah structure has been altered and the roof clad in tiles, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the gable roof form which traverses the site and the verandah gable which projects towards the street frontage. Other intact qualities include the weatherboard wall cladding, brick chimney, wide eaves and exposed rafters, timber framed casement windows arranged as a horizontal bank under the verandah (with the central light having a bowed sash) and as a projecting bay, and the gable ventilators. The house also makes a significant contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 6 Francis Street is *historically* significant at a **LOCAL** level. It is associated with Gibson's subdivision of 1919-20.

Overall, the house at 6 Francis Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1919-20, 1922-23, 1923-24, 1924-25, 1925-26, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Drainage Plans and Inspector's Reports, 1927, Barwon Water profits system.

P
A
G
E

4
o
f
4