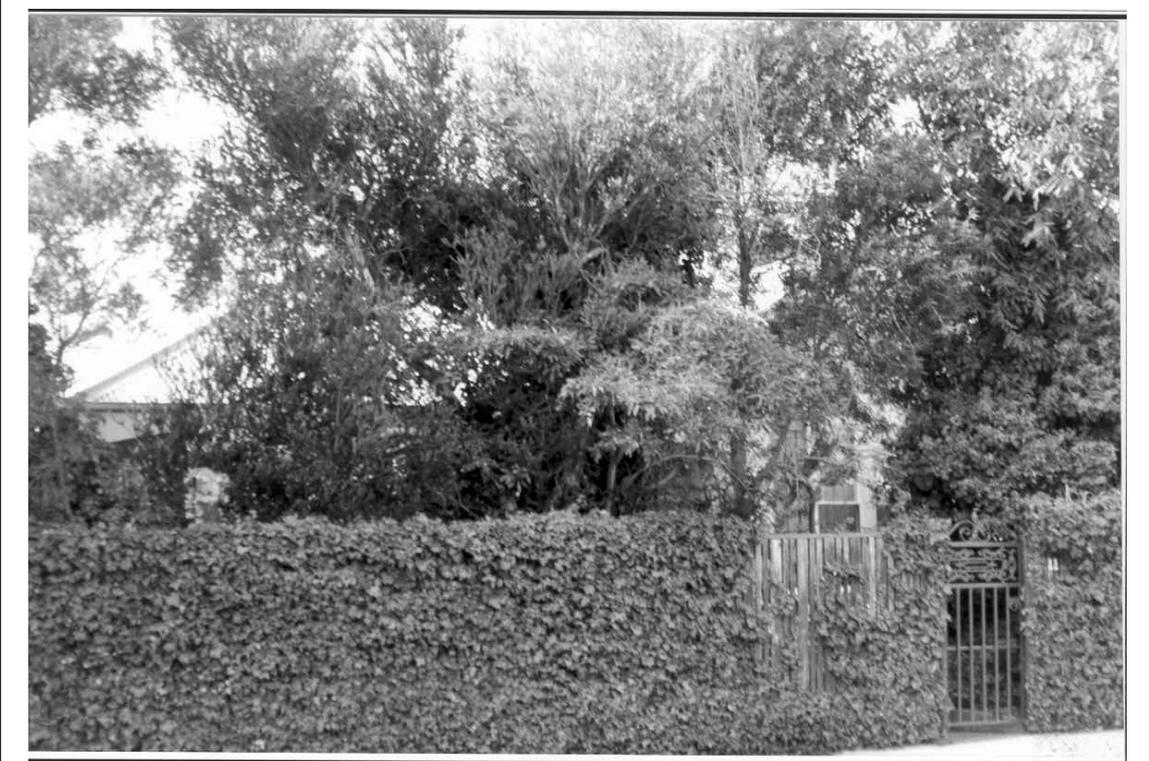


**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)  
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Suburban Residential</p>	<p><b>Key Dates</b> Original 1905-06</p>	<p><b>Site Address</b> Street/Site Name No. 11 Francis Street</p>
<p><b>Survey Date</b> 22/04/1998</p>	<p><b>Cons Man Plan</b></p>	<p><b>Town/Suburb</b> Belmont</p>
<p><b>Recorded By</b> David Rowe</p>		<p><b>Postcode</b> 3216</p>
<p><b>Precinct Name</b></p>		<p><b>Current Site Name</b> 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	[ ]	[ ]
<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

**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 267725km N 5771505km

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

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

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

**Description**

The site at 11 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.<sup>4</sup> The front boundary is formed by the inappropriate timber fence, approximately 1800mm high, covered in creeper.

The asymmetrical, single storey weatherboard Edwardian house is characterised by a dominant, recessed hipped roof form, together with a gable roof that projects towards the street frontage and a recessed return verandah under the main hipped roof. An early brick chimney adorns the roofline.

Any other early features of the design could not be ascertained.

**History**

The site at 11 Francis Street is situated on lot 10 of the Waverley Estate subdivision of 14 December, 1886.<sup>1,3</sup> Herbert Jarman, a butcher, owned lots 8-11 in 1904-05.<sup>1</sup> In the following year he sold them to Thomas M. Dickins, a mason, who had this house built on lot 10.<sup>1</sup> Johann Carl Jeude owned the house and land in 1910-11, and it appears he leased it to Gottfried Schache, a farmer, in 1911-12.<sup>1</sup> In the following year Johann Jeude was again living there, although by 1914-15, he had sold the house and land to John Larcombe, a gentleman.<sup>1</sup> By 1919-20, the house on lot 10 only was owned by George T. Laing, and in 1920-21 he sold it to Edgar Plumridge.<sup>1</sup> Frank Stones became the owner in 1926-27 and he lived there at least until the mid 1930s.<sup>1,2</sup> In 1957 John R. Whittington was listed at this address and by 1972 the house was owned and occupied by a relative of John Whittington's, Gary S. Beardon.<sup>2</sup>

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

**Precinct Name**

<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	

**Landscaping**  Treelines  Public Gardens  Median Strips  Nature Strips

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

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

**Comparative Listings**

- 5 Francis Street, Belmont.

**Statement of Cultural Significance**

The house at 11 Francis Street is *aesthetically* significant at a **LOCAL** level. It appears to demonstrate original design qualities of the Edwardian style. These qualities include the dominant recessed hipped roof, together with a gable roof that projects towards the street frontage and a return verandah recessed under the main hipped roof. Other intact qualities include the weatherboard wall cladding and brick chimney.

The house at 11 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 11 Francis Street is of **LOCAL** significance.

**References**

1. Shire of South Barwon Rate Books, 1904-05, 1905-06, 1906-07, 1909-10, 1910-11, 1911-12, 1912-13, 1914-15, 1918-19, 1919-20, 1920-21, 1924-25, 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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