

**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 1903-04</p>	<p>Site Address Street/Site Name Francis Street</p>
<p>Survey Date 22/04/1998</p>	<p>Cons Man Plan</p>	<p>No. 18</p>
<p>Major Changes 1988</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

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 267680km N 5771450km

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)**

Site Address	No.	Street/Site Name	Town/Suburb	Postcode	
	18	Francis Street	Belmont	3216	
		Site Name	House		
Description					
<p>The site at 18 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 1926 GWST Plan of Drainage.⁴ The front is bound by an aluminium? palisade fence, approximately 1400mm high.</p> <p>The symmetrical, single storey weatherboard Late Victorian house is characterised by a hipped roof with a convex verandah at the front. The roof forms are clad in galvanised corrugated iron. Two early, tall rendered chimneys (the front chimney has a corbelled capping) adorn the roofline. Narrow overhangs are a feature of the eaves. The early timber framed double hung windows are symmetrically placed about the early central timber door and sidelights.</p> <p>A feature of the design is the verandah, supported by early? worked timber columns with a timber fretwork valance and recent? brackets.</p>					
History					
<p>This house was built for Alfred Ernest Fisher, a driver and storekeeper, in 1903-04.¹ He lived there until 1914-15, when he sold the house to Edgar Plumridge, manager and wool expert.¹ In 1920-21, the house was sold to Honore Oscar Belot.¹ During Belot's ownership in 1923, the neighbouring land to the north-west was subdivided as Little's Paddock Estate.³ Belot sold the house to David Morgan, an apiarist, in 1927-28.¹ He lived there at least until the mid 1930s, but in 1957 K.F. Mustey was listed at this address and in 1972 J.H. Utting was listed as the occupier.² It appears that rear extensions were carried out in 1988.⁴</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 type="checkbox"/> 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
	18	Francis Street	Belmont	3216
Site Name			House	

Comparative Listings

Statement of Cultural Significance

The house at 18 Francis Street is *aesthetically* significant at a **LOCAL** level. Although it has undergone some minor alterations and rear extensions, the house still demonstrates original design qualities of the Late Victorian style. These qualities include the hipped roof with a convex verandah at the front. Other intact qualities include the two tall rendered chimneys (the front chimney has a corbelled capping), narrow eaves, symmetrically arranged timber framed double hung windows, central timber door and sidelights, worked timber columns and timber fretwork valance. The house also makes a significant contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 18 Francis Street is *historically* significant at a **LOCAL** level. It is associated with the further development of the Belmont area, and particularly housing, at the beginning of the 20th century.

Overall, the house at 18 Francis Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1902-03, 1903-04, 1906-07, 1908-09, 1910-11, 1911-12, 1913-14, 1915-16, 1919-20, 1920-21, 1923-24, 1924-25, 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, 1926, Barwon Water profis system.

P
A
G
E

4
o
f
4