

**GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2 (2000)  
UPDATED CITATION 2006**

<b>Existing Use/Type</b> Suburban Residential	<b>Key Dates</b> Original 1864 Major Changes c.1913	<b>Site Address</b> No. 84 Street/Site Name Francis Street Town/Suburb Belmont Postcode 3216 Current Site Name "Karrama"
Survey Date 12/09/2005	Cons Man Plan	Precinct Name
Recorded By David Rowe		



<p><b>Heritage Status</b></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><b>Recommended Heritage Listings</b></p> <p><input type="checkbox"/> Victorian Heritage Register  <input type="checkbox"/> Victorian Heritage Inventory  <input type="checkbox"/> Register of the National Estate  <input checked="" type="checkbox"/> HO City of Greater Geelong</p>	<p align="center"><b>Heritage Study Degrees of Significance</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>A H C Assessment Criteria</th> <th>Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value D.2</td> <td>Local</td> </tr> <tr> <td>Historic value A.4, H.1</td> <td>Local</td> </tr> <tr> <td>Scientific value [ ]</td> <td>[ ]</td> </tr> <tr> <td>Social value [ ]</td> <td>[ ]</td> </tr> <tr> <td><b>Overall Significance Level</b></td> <td><b>Local</b></td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <p><b>Condition of the fabric</b></p> <p><input type="checkbox"/> Excellent  <input type="checkbox"/> Good  <input checked="" type="checkbox"/> Fair  <input type="checkbox"/> Poor  <input type="checkbox"/> Ruinous  <input type="checkbox"/> Unexposed</p> </td> <td style="width:50%; vertical-align: top;"> <p><b>Integrity of the site</b></p> <p><input type="checkbox"/> Excellent  <input checked="" type="checkbox"/> Good  <input type="checkbox"/> Fair  <input type="checkbox"/> Poor  <input type="checkbox"/> Partially excavated  <input type="checkbox"/> Fully excavated</p> </td> </tr> </table>	A H C Assessment Criteria	Significance Level	Aesthetic value D.2	Local	Historic value A.4, H.1	Local	Scientific value [ ]	[ ]	Social value [ ]	[ ]	<b>Overall Significance Level</b>	<b>Local</b>	<p><b>Condition of the fabric</b></p> <p><input type="checkbox"/> Excellent  <input type="checkbox"/> Good  <input checked="" type="checkbox"/> Fair  <input type="checkbox"/> Poor  <input type="checkbox"/> Ruinous  <input type="checkbox"/> Unexposed</p>	<p><b>Integrity of the site</b></p> <p><input type="checkbox"/> Excellent  <input checked="" type="checkbox"/> Good  <input type="checkbox"/> Fair  <input type="checkbox"/> Poor  <input type="checkbox"/> Partially excavated  <input type="checkbox"/> Fully excavated</p>
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<p>Precinct Name <input style="width:150px;" type="text"/></p> <p><b>Site Plan/Location Sketch (not to scale)</b></p>	<div style="text-align: center;"> </div> <p><b>Site Address</b></p> <p>No. <input type="text" value="84"/> Street/Site Name <input type="text" value="Francis Street"/></p> <p>Town/Suburb <input type="text" value="Belmont"/> Postcode <input type="text" value="3216"/></p> <p>Site Name <input type="text" value="Karrama"/></p> <p><b>Australian Map Grid Co-ordinates</b></p> <p><input type="text" value="E 267610km N 5770875km"/></p> <p>Map <input type="text" value="Melway maps 227, 228"/></p> <p>Scale <input type="text" value="1:20,000"/></p> <hr/> <p>Ownership <input type="text" value="Residential owner"/></p> <hr/> <p><b>Cadastral Location</b></p> <p>County <input type="text" value="Grant"/></p> <p>Parish <input type="text" value="Corio"/></p> <p>Allotment <input type="text"/></p> <p>Block <input type="text"/></p>
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**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 checked="" type="checkbox"/> tree(s)	<input type="checkbox"/> religious	<input type="checkbox"/> educational
<input checked="" 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" value="esAgricultural"/>	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"/>	Miscellaneous	<input type="text"/>

<p><b>Significant Architectural Features</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Original Materials</li> <li><input checked="" type="checkbox"/> Original Chimneys</li> <li><input type="checkbox"/> Wall Decoration</li> <li><input type="checkbox"/> Verandah Structure</li> <li><input type="checkbox"/> Verandah Decoration</li> <li><input type="checkbox"/> Original Parapet</li> <li><input type="checkbox"/> Other Prominent Elevations</li> <li><input type="checkbox"/> Appropriate Fence</li> <li><input type="checkbox"/> Early Garden</li> </ul> <p>Roof <input type="text" value="Form"/></p> <p>Openings <input type="text" value="Windows"/></p> <p>Decoration <input type="text" value="Gable, Verandah, Window Hoods"/></p> <p>Finish <input type="text" value="Painted"/></p> <p>Stylistic Character <input type="text" value="Victorian with Federation era alts &amp; adds"/></p>	<p><b>Present Threats</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Human; mining</li> <li><input type="checkbox"/> Human; visitor erosion</li> <li><input type="checkbox"/> Human; vandalism</li> <li><input type="checkbox"/> Human; development</li> <li><input checked="" type="checkbox"/> Human; conservation/maintenance</li> <li><input type="checkbox"/> Human; stock</li> <li><input type="checkbox"/> Natural Forces; erosion</li> <li><input type="checkbox"/> Natural Forces; vegetation</li> <li><input type="checkbox"/> Not threatened</li> </ul>
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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	84	Francis Street	Belmont	3216
			Site Name	"Karrama"

**Description**

The dwelling known as "Karrama", 80-84 Francis Street, is set on a contextually large allotment for this part of Belmont. The dwelling has large front and side setbacks and is surrounded by a landscaped setting, including open grassed areas, plantings at the front and sides of the dwelling, and a number of trees including a pair of Norfolk Island pine trees at the front which form a local landmark in the area. There is an introduced double garage well set back from the front and to the north of the dwelling. The front of the site is bound by an introduced brick and iron palisade fence, approximately 1800mm high.

The asymmetrical, single storey, horizontal timber weatherboard dwelling known as "Karrama" is largely characterised by a Victorian design with Federation era alterations and additions at the front (east) and side (north). The multiple hipped roof forms, including the front hipped roof, side (northern) hipped roof (terminating as hips in the roof centre) and the elongated hipped roof comprising the south-west wing appear to reflect the original roof forms. The broad gable roof form that projects towards the front and the rear gable that projects to the north (and terminates as a hip in the roof centre), together with the return verandah with projecting gable at the corner, appear to represent changes during the Federation era. These roof forms are clad in unpainted corrugated sheet metal, with most cladding showing signs of rust deterioration. Two symmetrically located rendered chimneys with projecting cornices adorn the roofline. These chimneys appear to represent original Victorian style fabric. Narrow overhangs are features of the eaves to most of the dwelling, except the Federation era gables which have broader eaves.

An early (Federation era) feature of the design is the front verandah that returns along the north side. It is supported by fluted cast iron posts with decorative cast iron brackets and valances. It has not been ascertained whether these posts and valances had been recycled from the original Victorian style verandah. On the south and west sides of the dwelling is a convex return verandah. The west portion is supported by similar cast iron posts, with the south portion supported by timber posts. A section of the south verandah has been removed, and there is loose roof cladding towards the east. The location, form and surviving cast iron valance at the front (east) of this verandah appears to reflect the additions during the Federation era. The Plan of Drainage for 1929 also shows the outline of south and west verandahs in these locations, although these verandahs appear to have been rebuilt in recent times. It is also possible that the original dwelling was encircled by a verandah. There is also a verandah to the north of the rear projecting gable. This verandah appears to have been introduced.

Other early fabric includes the timber framed double hung windows at the front and north side, including the projecting rectangular bay at the front and the faceted bay on the north-east corner. These bay windows are reflective of the Federation era, as are the bracketed hoods. The front timber framed doorway with sidelights and highlights and four panelled timber door, appears to reflect the original (Victorian) design, although the glazing has been introduced. A second entrance on the side wall of the north-projecting gable has panelled timber and glazed door that appears to have been altered. The small leadlight window with the image of a yacht on the side wall of the front gable has been introduced. In the gable end of the north-projecting gable are two fixed window openings, while on the rear roof face of this gable is a small dormer.

At the rear, the gabled wing has been introduced. A laundry outbuilding appears to have been situated in this vicinity, as shown on the Plan of Drainage for 1929. The window and door openings on the side (south) and rear (west) elevations have also been introduced.

**Condition**

The roof cladding, timber weatherboards and verandahs (cladding, timber floors and details) have weathered and deteriorated. For a further outline on the condition of the place, refer to the 'Structural Assessment Report' by MacLeod Consulting (January 2006). While the dwelling has deteriorated (externally), the 'Structural Assessment Report' indicates that the dwelling can be 'structurally rehabilitated using commonly accepted repair/maintenance strategies'.

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## Integrity

Overall, the exterior of "Karrama" is of moderate-high integrity, when considering the evolutionary (Victorian and Federation era) stages of the building. Original Victorian portions of the building survive, including the complex hipped roof forms, narrow eaves, rendered chimneys with projecting cornices, and front timber framed doorway with sidelights and highlights and four panelled timber door. The significant Federation era alterations and additions include the front (east) and side (north) projecting gables, return verandah with projecting verandah gable at the corner, projecting faceted corner bay window, rectangular bay of timber framed double hung windows on the front gable with bracketed window hood above, verandah posts and cast iron valances, and the broad eaves to the gable ends.

Alterations and additions that do not appear to have been part of the original (Victorian era) or early (Federation era) design concept include the projecting gable at the rear (west) and the window and door openings at the rear and side (south). The rear and side (south) verandahs appear to have been removed with portions rebuilt. Part of the verandah along the side is missing.

## History

This site at 80-84 Francis Street Belmont, originally formed part of Crown Allotments 10 and 14 in the Parish of Corio. From 1854, these two-acre, allotments, together with neighbouring land, were owned by Thomas Ogilvie and H. Dewing, when several acres of Crown Land were realised for sale in the area.

In c.1858, Ogilvie's and Dewing's land, together with all the remaining allotments bounded by Germantown Road (now Torquay Rd.), Roslyn Road, Francis Street and Spring Street, was acquired by James Goodall Francis. He was then President of the Melbourne Chamber of Commerce, and in the following year (1859) won the legislative seat of Richmond before becoming Premier of Victoria from 1872 to 1874. His Ministry passed the famous Education Act of 1872 which established the free, compulsory and secular education system that is still in operation today. Importantly, Francis was also a prominent member of the Legislative Assembly when the Duffy Land Act 1862 was passed, which included Section 47 on "Novel Industries", promoting a range of more exotic primary produce including wine, tobacco, olives and hops.

In 1864, J.G. Francis had a five-roomed weatherboard house with cellar erected on the property that also included a vineyard. The establishment of his Belmont property followed Francis' development of his more substantial Goonawarra vineyard at Sunbury in 1863. Francis never resided at 80-84 Francis Street but let it to a succession of gardeners and farmers (William Coulter, James Gates, Robert Williams and George Hartley) between 1864 and his death in 1884. By 1871, the South Barwon Shire Rate Books describe the property as also containing an orchard.

According to John Pescott in South Barwon 1857-1985, the Crown Land bound between the Barwon Heads Road, Bailey Street, Francis Street and Torquay Road that was realised in two acre allotments in 1854 (and which included J.G. Francis's land) were mainly established as vineyards in the ensuing years. By 1877, Phylloxera disease had spread throughout many Geelong vineyards, largely destroying the future success of the local winery industry in the 19th century. A Phylloxera Report by the Inspector of Vineyards into the grape disease in 1878 identified approximately 13-14 vineyards in the Belmont locality. Approximately 8 of these vineyards were situated north of Waurn Ponds Creek, south of Roslyn Road and between Barwon Heads Road and Torquay Road/Evans Street, in the vicinity of Francis's property. The Report described Francis's vineyard as "totally neglected".

The estate of J.G. Francis was sold at auction on 7 June 1884 to William Newton Sommers, publican, who offered it for sale at auction on 19 December 1885. In 1887, approximately half the estate, comprising part of Crown Allotments 9 and 10, and the whole of Crown Allotments 13,14,17,18,21 and 22 was purchased by Leon Monbon, gardener, who established a market garden at the property. In the ensuing years of the 1890s, the South Barwon Rate Books listed the property as "house and market garden, Francis Street" and owned by Thomas Mallett, and leased to John Hebbard, gardener. In 1902 the property was transferred to William Arthur Mallett, farmer, and

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occupied until 1910 by George Barling Snr., dairyman/milk vendor.

On 1 October 1910 Walter Picken Carr, McIntyre & Co. subdivided the whole area bound by Germantown Road (now Torquay Road), Roslyn Road, Francis Street and Spring Street as the Belmont Estate. In November 1913, Lot 4 of the subdivision, consisting of parts of Crown Allotments 10 and 14 (one acre, one rood and 2.5 perches) and including "a first class weatherboard villa, containing 5 large rooms, front verandah, dairy, stabling, coach-house, and other out-buildings" (according to 'The Belmont Estate auction notice for 1910) was sold to William Sumner Hunt, retired school teacher. The South Barwon Shire Rate Books list William Sumner Hunt as owner/occupier in 1912. A graphic representation of the house is shown on the Auction Plan for 1910. Alterations and additions to the house appear to have been carried out in the immediate years after Hunt's occupation. These works included the gable additions at the front and side, faceted corner bay window and return verandah and realised a new era for the property. Hunt transferred the Title to his wife, Lillie Hunt, in August 1919. An outline of the house and extent and location of outbuildings is shown on the Geelong Waterworks & Sewerage Trust Plan of Drainage for 1929. The broken lines on this plan shows the location of the original cellar under the house. The house outline also shows the Federation era return verandah, faceted corner bay window and projecting gables.

The Hunt family lived there for many years before Lillie's death in 1951. The schedule of real estate for Lillie Hunt of 7 November 1951 included "Lot 4 of Subdivision no. 5356 ... on which is erected a five roomed weatherboard residence, let to one Lock at 30/6 paid to date of death. Municipal value £1120." A George Carey was listed at the address in 1957.

By 1963, the property had been subdivided into 6 allotments (together with two neighbouring allotments). Between 1963 and 1973, the three allotments comprising the rear (western) half of the property were sold, leaving the original house and outbuildings with a frontage to Francis Street. In December 2005, a Planning Permit to subdivide northern portion of the property (Lot 1 on Subdivision Plan LP20682) was granted by the City of Greater Geelong.

### Comparative Listings

#### Wineries in Belmont

The 'Greater Geelong Outer Areas Heritage Study' 2000, together with some additional historical research, reveals that the property at 80-84 Francis Street is only one of four known surviving properties associated with vineyards in the 19th century in Belmont. The three other properties are at:

- 197 Francis Street, Belmont: Winter's Cellars was established by John Winter in 1854. The stone cellar on the property dates from 1854, while the timber Victorian styled dwelling appears to have been constructed in 1878. The Phylloxera Report for 1878 described Winter's winery as "neglected, no good." The property is included as HO261 in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme.
- 26 Spring Street, Belmont: established in 1864 for Thomas Campbell, the property included a timber Victorian dwelling surrounded by a garden and vineyard. The house was occupied in the early years by Thomas Cain, vigneron, gardener and nurseryman, who the Geelong Advertiser described as a 'celebrated horticulturist' in 1870. The property was later occupied in the 1870s by Edwin Butt, curator of the Corio Cricket Ground (former Corio Oval). The property was not identified in the Phylloxera Report for 1878. By c.1900, the property comprised 17 acres and was used for market garden purposes and in the 20th century was substantially subdivided.
- 103 Mount Pleasant Road, Belmont. This property has been reduced in size by subdivisions throughout the 20th century. It has a single storey, asymmetrical, stone and timber Victorian house with substantially altered verandah and introduced entrance portico at the front. The house appears to have been constructed in c.1873 (or possibly earlier) for Morris Jacobs. The original landholdings comprised 38 acres including a vineyard. Jacobs vineyard was identified in the Phylloxera Report for 1878 as being "well attended, good crop."

#### Comparable Dwellings in Belmont

The property known as "Karrama" at 80-84 Francis Street represents one of twelve Victorian dwellings in the Belmont locality (of the 300 dwellings identified in Belmont in the 'Greater Geelong Outer Areas Heritage Study' Stage 2). It also appears to be one of only four Victorian dwellings constructed in the 1850s or 1860s, therefore

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representing one of the oldest dwellings in Belmont.

The other comparable dwellings are:

- Kardinia, 1 Riverview Terrace: Victorian Picturesque Gothic style, built in stages between 1850 & 1855. Extensive additions made before 1869 with the verandah dating from the later 1880s. Of State significance & included on the Victorian Heritage Register, H337.
- "Goral", 35 Bailey Street: Victorian style, relocated, of poor/low integrity.
- House, 8 Church Street: Victorian style, built c.1889-90, of poor/low integrity.
- Winter's Cellars, 197 Francis Street: Victorian style, built in 1878, with the winery (including cellars) established in 1854. Of moderate-high integrity with recent restoration (2000). Of local significance and has included in the Schedule to the Heritage Overlay as HO261.
- House, 30 Kardinia Street: modest Late Victorian style timber cottage built in c.1896. Of good/moderate-high integrity.
- House, 2 McDonald Street: Late Victorian style rendered brick house, built 1888-89. Of fair/moderate integrity.
- Wanalla, 52 Mt Pleasant Road: Late Victorian timber cottage, built in 1892 to a design by Angus Laird, Geelong architect. Of high integrity.
- House, 79 Mt Pleasant Road: rendered stone and brick, Victorian and Federation styled house, built 1879, with alterations and additions in 1902-03. Of fair/moderate integrity.
- House, 103 Mt Pleasant Road: altered Victorian style stone and timber house, built c.1873 (possibly earlier). Originally set in 38 acres and included a vineyard.
- Cottage, 13 Roslyn Road: modest, brick Victorian styled dwelling, built c.1880. Of fair/moderate integrity.
- Tower Hill, 37 Roslyn Road: Late Victorian style timber dwelling, built 1891 to a design by Thomas Seeley, Geelong architect. The house has been considerably extended towards the rear, including a tower and south-eastern wing. Of fair/moderate integrity.
- House, 26 Spring Street: Victorian style timber dwelling, built c.1864. The house has experienced a number of alterations, although the overall form, construction and some of the detailing is intact. Of moderate integrity.

### Statement of Cultural Significance

The property known as "Karrama", 80-84 Francis Street, has significance as one of the oldest residences and a rare physical legacy of the development of vineyards and market gardens in Belmont in the mid 19th century. The dwelling represents a contextually early example of a Victorian style, having been originally built in 1864. The Federation era alterations and additions contribute to an understanding of the evolution of the place, symbolising another era as a private residence in the 20th century. The property was established as a vineyard in c.1858 by James Goodall Francis, member of the Victorian Legislative Assembly. In 1862 the passing of the Land Act by the Victorian Parliament included the promotion of "novel industries" such as the production of wine. Francis was Premier of Victoria in 1872-74 and his Belmont property was a subsidiary enterprise to his more substantial Goonwarra winery at Sunbury established in 1863. The success of the Belmont vineyard was short-lived due to Phylloxera disease that swept through the Geelong vineyards in the late 1870s. The property was one of at least 13 vineyards in Belmont at that time. Between the late 19th and early 20th centuries, the property operated as an orchard and market garden.

"Karrama", 80-84 Francis Street, is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of a Victorian style, with Federation era alterations and additions that contribute to an understanding of the evolution of the place. The original qualities include the multiple hipped roof forms (including the front and north roofs), and south-west elongated hipped roof, rendered brick chimneys with projecting cornices, narrow eaves, and the timber framed front doorway with sidelights and highlights (except the glazing) and four panelled timber doors. The early (Federation era) qualities include the projecting gable roof forms at the front and side (north), return verandah with projecting corner gable, faceted corner bay window, projecting rectangular bay window at the front with bracketed hood above, and timber framed double hung windows. Other intact or appropriate qualities include the single storey height, asymmetrical composition, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, cast iron verandah posts with decorative cast iron valances and brackets and timber verandah floor.

"Karrama" represents one of few known surviving Victorian dwellings first built in the 1850s or 1860s in the Belmont locality, and one of a small number of 19th century dwellings in Belmont. Other dwellings of the era include "Kardinia" in Riverview Terrace, house at 26 Spring Street, house at 79 Mt Pleasant Road and Winter's Cellars, 197 Francis Street. All of these dwellings have also experienced alterations and additions over time. The substantial setting, including the open grassed areas around the dwelling and particularly the two mature Norfolk

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Island pine trees at the front, also contribute to the significance of the place.

“Karrama” at 80-84 Francis Street is historically significant at a LOCAL level (AHC A.4, H.1). It is one of the oldest surviving dwellings and a rare physical legacy of the vineyard era in Belmont of the 1850s and 1860s. Only four properties associated with the vineyard era are known to survive in Belmont. Established as a vineyard in c.1858 by James Goodall Francis, member of the Legislative Assembly and later Premier of Victoria in 1872-74, the timber dwelling was originally constructed in 1864, two years after the Duffy Land Act had been passed that included the promotion of “novel industries” such as wine production. While the Phylloxera disease that swept through the Geelong vineyards in the late 1870s brought to an end the vineyard at “Karrama”, the existing timber dwelling with stone cellar are a physical embodiment of this early and now rare function in Belmont. Alterations and additions to the dwelling during the Federation era contribute to an understanding of the evolution of the place, as a private residence on a contextually substantial setting at a time when many neighbouring properties were greatly altered through subdivision and residential development.

Overall, “Karrama” at 80-84 Francis Street is of LOCAL significance.

### References

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- Interactive Maps at Land.vic.gov.au.
- Morrow Index to the Geelong Advertiser, 1869-1870, Geelong Heritage Centre.