


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

<p>Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p>Survey Date <div style="border: 1px solid black; padding: 2px; text-align: center;">22/04/1998</div></p> <p>Cons Man Plan <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p>Key Dates Original 1926-27</p> <p>Major Changes</p>	<p>Site Address Street/Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Francis Street</div></p> <p>No. <div style="border: 1px solid black; padding: 2px; text-align: center;">99</div></p> <p>Town/Suburb <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div></p> <p>Postcode <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p> <p>Current Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>	A D M I N I S T R A T I V E S H E E T																		
<p>Recorded By <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p>Precinct Name <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>																				
<div style="border: 2px solid black; padding: 10px;">  </div>																					
<p>Heritage Status</p> <p>Register of the National Estate Database No. <div style="border: 1px solid black; width: 80px; height: 20px;"></div> File No. <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 80px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Other: <div style="border: 1px solid black; width: 200px; height: 30px;"></div></p> <p>Recommended Heritage Listings</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>Heritage Study Degrees of Significance</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">A H C Assessment Criteria</th> <th style="width:20%;">Significance Level</th> <th style="width:20%;"></th> </tr> </thead> <tbody> <tr> <td>Aesthetic value</td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Historic value</td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Scientific value</td> <td><div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td>Social value</td> <td><div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td colspan="2">Overall Significance Level</td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> </tbody> </table>			A H C Assessment Criteria	Significance Level		Aesthetic value	<div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Historic value	<div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Scientific value	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Social value	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Overall Significance Level		<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>
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	<p>Condition of the fabric</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruinous <input type="checkbox"/> Unexposed </p>	<p>Integrity of the site</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>		P A G E 1 o f 4																	

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TECHNICAL SHEET

Precinct Name <input type="text"/>			
Site Plan/Location Sketch (not to scale)		Site Address	
		No. <input type="text"/>	Street/Site Name <input type="text"/>
		<input type="text"/> 99	Francis Street
		Town/Suburb <input type="text"/>	Postcode <input type="text"/>
		Belmont	3216
		Site Name <input type="text"/>	
House		Australian Map Grid Co-ordinates	
		<input type="text"/> E 267605km <input type="text"/> N 5770560km	
		Map <input type="text"/>	Melway maps 227, 228
		Scale <input type="text"/>	1:20,000
		Ownership <input type="text"/> Residential owner	
		Cadastral Location	
		County <input type="text"/>	Grant
		Parish <input type="text"/>	Corio
		Allotment <input type="text"/>	
		Block <input type="text"/>	

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	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	Form <input type="text"/>
Openings	Doors & Windows <input type="text"/>
Decoration	Gable, Lead Light <input type="text"/>
Finish	Painted <input type="text"/>
Stylistic Character	Interwar Californian Bungalow <input type="text"/>

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
	99	Francis Street	Belmont	3216
			Site Name	House

Description

The site at 99 Francis Street has visual connections to the substantial Norfolk pine tree to the north-west. 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 dominant gable roof form, together with a minor gable roof and a flat roofed verandah that project towards the street frontage. These roof forms are clad in galvanised corrugated iron. An early brick chimney with a soldier course capping adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are arranged in banks of three and have a wider central light with a bowed sash and side double hung windows, typical of interwar Bungalow design. The windows within the minor gable have a flat roofed window hood over, supported by plain timber brackets. The front timber and glazed door is also early.

The verandah is supported by recent? timber columns which have recent worked brackets.

Early decorative features of the design include the window leadlighting and the gable infill (brackets, shingling, stucco work and battening).

History

The site at 99 Francis Street is situated on lot 3 of the Pinnacle Estate. ¹ This house was built for Henry Holmes of Marshall in 1926-27.¹ He was a long time owner and occupier, for he was still listed at this address in 1972.²

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

Precinct Name

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 ☒ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

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SIGNIFICANCE SHEET

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

Comparative Listings

- 21 Corio Street, Belmont.
- 22 Corio Street, Belmont.

Statement of Cultural Significance

The house at 99 Francis Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form, together with a minor gable roof and a flat roofed verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, brick chimney with a soldier course capping, wide eaves and exposed rafters, timber framed windows arranged in banks of three having a wide central light with a bowed sash and side double hung windows, flat roofed window hood supported by plain timber brackets, front timber and glazed door, window leadlighting and the decorative gable infill (brackets, shingling, stucco work and battening). The house also makes a contribution to the single storey streetscape of mixed Edwardian, interwar Californian Bungalow and postwar homes.

The house at 99 Francis Street is *historically* significant at a **LOCAL** level. It is associated with the Pinnacle Estate of the 1920s.

Overall, the house at 99 Francis Street is of **LOCAL** significance.

References

- Shire of South Barwon Rate Books, 1926-27, 1927-28,.
- Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
- Drainage Plans and Inspector's Reports, 1927, Barwon Water profits system.

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