

**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 1936</p>	<p>Site Address Street/Site Name George Street</p>
<p>Survey Date 21/04/1998</p>	<p>Cons Man Plan</p>	<p>No. 26</p>
<p>Major Changes</p>		<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name Evans</p>		<p>Current Site Name Grandview</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

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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 267350km N 5771190km

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 checked="" 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 checked="" 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" value="tpsSubdivision"/>	<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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	26	George Street	Belmont	3216
	Site Name <input style="width: 60%;" type="text" value="Grandview"/>			
Description				
<p>The site at 26 George Street has significant views to South Geelong to the north. This house is set in a single storey streetscape of predominantly timber interwar Bungalows and brick postwar Bungalows. The house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1936 GWST Plan of Drainage.³ The site is bound at the front by an early post and wire fence and gate, approximately 1200mm high.</p> <p>The single storey weatherboard interwar Californian Bungalow house is characterised by a recessed, dominant hipped roof form, together with two minor gable roofs and a hipped verandah (extension of main roof) that project towards the street frontage. These roof forms are clad in lapped galvanised corrugated iron. An early tall brick chimney with a soldier course capping adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are arranged as horizontal banks of three on the street facade, being supported by early timber brackets. A slightly hipped window hood is over one of the window banks.</p> <p>A feature of the design is the projecting gabled and hipped roof verandah, supported by early rendered brick pillars with concrete cappings, which in turn are supported by rendered brick piers also with concrete cappings. A solid rendered balustrade with a concrete cappings forms the verandah boundary.</p> <p>Early decorative features of the design include the verandah pier and balustrade banding, window leadlighting and the gable infill (shingling and brackets).</p>				
History				
<p>The site at 26 George is located on lot 3 of the Mrs Evans' Subdivision of the 1920s?¹ This block was owned by Mrs Annie Batty in 1935-36.¹ She sold it to Robert Ashfield? in 1936, who had this house built in the same year.¹ In 1957 and again in 1972, Alfred Frizon was listed at this address.²</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: 60%;" type="text" value="Evans"/>	
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 checked="" 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	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	26	George Street	Belmont	3216
			Site Name	Grandview

Comparative Listings

Statement of Cultural Significance

The house at 26 George Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed, dominant hipped roof form, together with two minor gable roofs and a hipped verandah (extension of main roof) that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, lapped galvanised corrugated iron roof cladding, tall brick chimney with a soldier course capping, wide eaves, timber framed windows arranged as horizontal banks of three, slightly hipped window hood, gabled and hipped roof verandah supported by rendered brick pillars with concrete cappings and rendered brick piers also with concrete cappings, solid rendered verandah balustrade with a concrete cappings and decorative banding, window leadlighting and the gable infill (shingling and brackets). The post and wire fence and gate contribute to the significance of the place. The house also makes a significant contribution to the Bungalow streetscape.

The house at 26 George Street is *historically* significant at a **LOCAL** level. It is associated with the Mrs Evans' Subdivision of the 1920s?

Overall, the house at 26 George Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1935-36, 1936-37.
2. Sands & McDougall's Directory of Victoria, 1934, 1958, 1972.
3. Drainage Plans & Inspectors' Reports, 1936, Barwon Water Profis system.

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