

**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 1935</p>	<p><b>Site Address</b> Street/Site Name George Street</p>
<p><b>Survey Date</b> 21/04/1998</p>	<p><b>Cons Man Plan</b></p>	<p><b>No.</b> 28</p>
<p><b>Major Changes</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> Evans</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

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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 267340km N 5771180km

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"/>	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" value="tpsSubdivision"/>	Miscellaneous	<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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	28	George Street	Belmont	3216
		Site Name	House	
<b>Description</b>				
<p>The site at 28 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 a wide front and typical side setbacks. These setbacks are shown on the 1935 GWST Plan of Drainage.<sup>3</sup> The site is bound at the front by a timber picket fence, approximately 1300mm high.</p> <p>The single storey weatherboard interwar Bungalow house is characterised by a recessed, dominant hipped roof form, together with a gable, hip and flat roofed verandah that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume? An early tall rendered brick chimney with an exposed soldier course capping adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are arranged as horizontal bowed banks of four on the street facade.</p> <p>A feature of the design is the projecting flat roofed and hipped verandah, supported by early concrete Doric columns, which in turn are supported by rendered brick piers with concrete cappings and exposed bands of soldier coursing. A solid rendered balustrade with a concrete capping and also an exposed band of soldier coursing, forms the verandah boundary.</p> <p>Apart from the verandah elements, early decorative features of the design include the window leadlighting and gable infill.</p>				
<b>History</b>				
<p>The site at 28 George is located on part lot 16 of the Mrs Evans' Subdivision of the 1920s?<sup>1</sup> This house was built for George and Mrs Matthewman, a tailor, in 1935.<sup>1</sup> The Matthewmans were long-time owners and occupiers, for Mrs Matthewman was still listed at this address in 1972.<sup>2</sup></p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name	Evans
<b>Neighbouring Buildings</b>	<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			
	<b>Urban Design</b>	<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		
<b>Landscaping</b>	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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<b>Site Address</b>	<b>No.</b> 28	<b>Street/Site Name</b> George Street	<b>Town/Suburb</b> Belmont	<b>Postcode</b> 3216
			<b>Site Name</b>	House

**Comparative Listings**

- 20 Corio Street, Belmont.

**Statement of Cultural Significance**

The house at 28 George Street is *aesthetically* significant at a **LOCAL** level. It especially demonstrates original design qualities of the interwar Bungalow style. These qualities include the recessed, dominant hipped roof form, together with a gable, hip and flat roofed verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, tall rendered brick chimney with an exposed soldier course capping, wide eaves, timber framed windows arranged as horizontal bowed banks of four, concrete Doric verandah columns rendered brick piers with concrete cappings and exposed bands of soldier coursing, rendered balustrade with a concrete capping and an exposed band of soldier coursing, window leadlighting and gable infill. The house also makes a significant contribution to the Bungalow streetscape.

The house at 28 George Street is *historically* significant at a **LOCAL** level. It is associated with the Mrs Evan's subdivision of the 1920s?, and with George and Mrs Matthewman, original and long-time owners and occupiers.

Overall, the house at 28 George Street is of **LOCAL** significance.

**References**

1. Shire of South Barwon Rate Books, 1934-35, 1935-36.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1958, 1972.
3. Drainage Plans & Inspectors' Reports, 1935, Barwon Water Profis system.

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