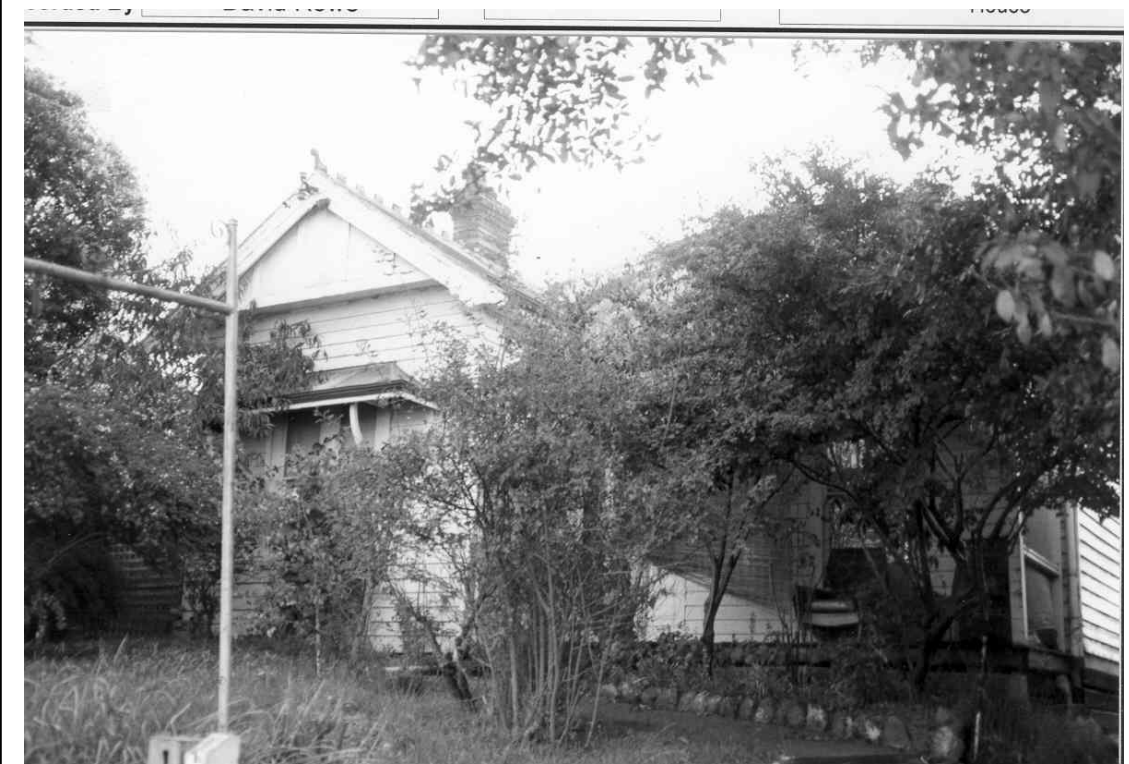


**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

Existing Use/Type Suburban Residential		Key Dates Original 1912-13		Site Address Street/Site Name 84 High Street	
Survey Date 16/04/1998	Cons Man Plan	Major Changes		Town/Suburb Belmont	Postcode 3216
Recorded By David Rowe		Precinct Name		Current Site Name House	



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 267525km N 5771780km

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
	84	High Street	Belmont	3216
			Site Name	House

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Description

The site at 84 High Street has a front setback of approximately 4 metres and narrower sidebacks of approximately 1 - 2 metres. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴

The asymmetrical, single storey, horizontal weatherboard Federation style house is characterised by a recessed hipped roof, together with a verandah and gable roof that project towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. An early unpainted red brick and corbelled chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged as a bank of three under the gable and as a single window under the verandah. A concave window hood, supported by early worked timber brackets, is located above the bank of windows.

The front verandah appears to be supported by recent timber posts.

Early decorative features of the design include the window hood brackets, ridge ornamentation, gable bargeboards and gable infill (stucco work and battening).

History

The site at 84 High Street was originally part of Alexander Thomson's "Kardinia" farm.^{3,5} In October 1891, outlying land to the south of Kardinia House was subdivided and offered for sale and this house was originally situated on lot 18 and part of lot 17 of the Kardinia Extended Estate.^{1,3,5} J. Imprey was the first owner of this block.⁵ By 1911-12, the land was owned by Norman Stokes, a plumber, and he had this house built in 1912-13.¹ The house was originally addressed as the Colac Road.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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**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	84	High Street	Belmont	3216
		Site Name	House	

Comparative Listings

Statement of Cultural Significance

The house at 84 High Street is *aesthetically* significant at a **LOCAL** level. Although there have been minor alterations to the verandah, the house still demonstrates original design qualities of the Federation style. These qualities include the recessed hipped roof, together with the verandah and gable roof that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, unpainted red brick and corbelled chimney, wide eaves, timber framed double hung windows, window hood supported by worked timber brackets, gable ridge ornamentation, gable bargeboards and gable infill (stucco work and battening).

The house at 84 High Street is *historically* significant at a **LOCAL** level. It is associated with Alexander Thomson's Kardinia farm and later, the Kardinia Extended Estate subdivision of October, 1891.

Overall, the house at 84 High Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1911-12, 1912-13, 1925-26, 1926-27.
2. *Sands & McDougall's Directory of Victoria*, 1928.
3. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
4. Drainage Plans and Inspectors' Reports, 1927, Barwon Water Profis system.
5. Kardinia Extended Estate subdivision plan, 24 October, 1891, B5/100, Geelong Historical Records Centre.

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