

**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 1908-09</p>	<p>Site Address No. 86 Street/Site Name High Street</p>
<p>Survey Date 16/04/1998</p>	<p>Cons Man Plan</p>	<p>Town/Suburb Belmont Postcode 3216</p>
<p>Recorded By David Rowe</p>	<p>Precinct Name</p>	<p>Current Site Name 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	[]	[]
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

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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 267520km N 5771775km

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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	86	High Street	Belmont	3216
			Site Name	House
Description				
<p>The site at 86 High Street has a front setback of approximately 4 metres, and side setbacks of approximately 2 - 4 metres. These setbacks are shown on the 1928 GWST Plan of Drainage.⁴</p> <p>The asymmetrical, single storey, horizontal weatherboard Federation style house is characterised by interlocking hipped and projecting gabled galvanised corrugated iron roof forms. Early brick chimneys adorn the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed casement windows are arranged in banks of three on the street facade, with a notable feature being the corner windows on the chamfered diagonal. The windows under the gable project from the wall and have a window hood over (with recent? tiled cladding).</p> <p>A feature of the design is the return verandah, with its corner diagonal portico forming a welcoming entrance to the house. This entrance gable is supported by early worked timber brackets. The remainder of the verandah is supported by worked timber posts with a decorative fretwork valance.</p> <p>Apart from these verandah elements, early decorative features of the design include the four courses of timber joinery wall cladding simulating shingling near ground level, gable ridge ornaments, gable brackets and gable infill (stucco work and ornate battening).</p>				
History				
<p>The site at 86 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 16 and part of lot 17 of the Kardinia Extended Estate.^{1,3,5} The first owner of this block was J. Imprey,⁵ who appears to have sold the land in the 1900s to Herbert B. Stranger, a pattern maker, who had this house built in 1908-09.¹ This house was originally addressed as the Colac Road until after World War Two.² Stranger lived at this address until 1919, when the house was leased to Peter Tapp, a gentleman.¹ In 1920, the house was sold to Miss Mary Jane Gainger,¹ and by 1946 the house was occupied by Lindsay W. Thomas.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:150px;" type="text"/>
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	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips			

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Site Address	No. 86	Street/Site Name High Street	Town/Suburb Belmont	Postcode 3216
		Site Name	House	

Comparative Listings

Statement of Cultural Significance

The house at 86 High Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Federation style. These qualities include the horizontal weatherboard cladding and interlocking hipped and projecting gabled galvanised corrugated iron roof forms. Other intact or appropriate qualities include the brick chimneys, wide eaves and exposed rafters, timber framed casement windows arranged in banks of three, chamfered north-east corner of the building, slight projection in the windows under the gable, window hood, return verandah with its diagonal corner gable supported by worked timber brackets, worked timber verandah posts and fretwork valance, four courses of timber joinery wall cladding simulating shingling near ground level, gable ridge ornaments, gable brackets and gable infill (stucco work and ornate battening).

The house at 86 High Street is *historically* significant at a **LOCAL** level. It is associated with the Kardinia Extended Estate subdivision of October, 1891.

Overall, the house at 86 High Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1908-09, 1909-10, 1910-11, 1914-15, 1918-19, 1919-20, 1925-26, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1928, 1946, 1965.
3. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
4. Drainage Plans and Inspectors' Reports, 1928, Barwon Water Profis system.
5. Kardinia Extended Estate subdivision plan, 24 October, 1891, Geelong Historical Records Centre.

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