

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

ADMINISTRATIVE SHEET

Existing Use/Type		Key Dates		Site Address	
Commercial		Original 1928-29		No. 138 Street/Site Name High Street	
Survey Date 22/04/1998		Cons Man Plan		Town/Suburb Belmont	
		Major Changes		Postcode 3216	
Recorded By David Rowe		Precinct Name		Current Site Name C.J. Keane Real Estate & Wine Justice	



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	Regional
Historic value	A.4	Local
Scientific value	[]	[]
Social value	[]	[]
Overall Significance Level		Regional

<p>Condition of the fabric</p> <p><input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" 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 type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated</p>
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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 267255km N 5771430km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

- | | | | | | | |
|---------------------------------------|--|---|-------------------------------------|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input 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 checked="" 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"/>	<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="tpsCommercial"/>	<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
	138	High Street	Belmont	3216
Site Name <input type="text" value="C.J. Keane Real Estate & Wine Justice"/>				
Description				
<p>The C.J. Keane Estate Agents and Wine Justice Building at 138-140 High Street is set on the High Street and Regent Street boundaries, as shown on the 1929 GWST Plan of Drainage.²</p> <p>The two storey, rendered brick, subtle interwar Spanish Mission styled building is characterised by a crowning parapet capped with Spanish terra cotta tiles and interrupted by a raised chamfered corner that has a decorative arcuated band immediately under the tiled parapet capping. The parapet is also interrupted on the High Street facade by a sculptural plaster cartouche and surround. The upper level of the building is also accentuated by cornices or dentils, with regularly-spaced brick corbels evident on the High Street and part of the Regent Street facades. The corner of the building is also pronounced by the elongated pilasters with abstract capitals - typical of interwar Spanish Mission design.</p> <p>Along both elevations are singular, regularly spaced timber framed double hung windows with six paned lights in the upper windows. The windows beneath the large cartouche and sculptural surround are situated within blind arches, and the northern window of this pair has been blocked in.</p> <p>Elegantly curved metal brackets support the steel tension cabling which in turn supports the flat roof cantilevering shopfront verandahs.</p> <p>The ground level shop fronts are characterised by large expanses of glazing that appear to be recent, although the timber framed and glazed corner door may be early.</p>				
History				
<p>The C.J. Keane Estate Agents and Wine Justice Building at 138 -140 High Street appears to have been constructed in 1928-29 for R. Ganley,¹ a time when Belmont further developed its commercial centre. He appears to have initially leased the two shops and dwelling (upstairs) to Edward Robinson, a fruiterer.¹ Soon after, James McKeag was given the option to purchase the whole property, but he opted to acquire the southern shop only, now addressed as 140 High Street.^{2,3}</p> <p>By 1931-32, the northern shop and dwelling at 138 High Street were leased to Agnes Browridge, while from the mid 1930s until the late 1950s David Madden operated a newsagency in the building.¹ In 1957-60, the shop and dwelling at 138 High Street was owned by the estate of R. Ganley, and was leased to R.J. Williams.¹</p> <p>McKeag continued to own the shop at 140 High Street and slowly converted the business into a mixed business.³ In c.1985, it was operating as a milk bar and later a clothing shop and shoe shop.³ In more recent years, this part of the building has operated as a pet shop and then as a computer shop.³</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.	Street/Site Name	Town/Suburb	Postcode
	138	High Street	Belmont	3216
			Site Name	C.J. Keane Real Estate & Wine

Comparative Listings

Statement of Cultural Significance

The C.J. Keane Estate Agents and Wine Justice building at 138-140 High Street is *aesthetically* significant at a **REGIONAL** level. It demonstrates original design qualities of a subtle interwar Spanish Mission style. These qualities include the crowning parapet capped with Spanish terra cotta tiles and interrupted by a raised chamfered corner that has a decorative arcuated band immediately under the tiled parapet capping. Other intact qualities include the sculptural plaster cartouche and surround that also interrupt the parapet, rendered brick construction, cornices and dentil work on the upper levels of the building, regularly-spaced brick corbels, pronounced corner with elongated pilasters having abstract capitals, single regularly-spaced timber framed double hung windows with six paned upper lights, blind arcade on the High Street facade, elegantly curved metal brackets supporting steel tension cabling to the cantilevered shop verandahs, and the timber framed and glazed corner door.

The C.J. Keane Estate Agents and Wine Justice building at 138-140 is *historically* significant at a **LOCAL** level. It is associated with the development of the commercial shopping area in Belmont in the 1920s.

Overall, the C.J. Keane Estate Agents and Wine Justice building at 138-140 is of a **REGIONAL** significance.

References

1. Shire of South Barwon Rate Books, 1928-29, 1931-32, 1936-37, 1942-43, 1955-57, 1957-60.
2. Drainage Plans and Inspectors' Reports, 1929, Barwon Water Profis system.
3. M. Mecuri, historical information supplied to Kevin Krastins, City of Greater Geelong, 10 January 2005.

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