

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 1937</p>	<p>Site Address Street/Site Name No. 228 High Street</p>
<p>Survey Date 20/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Major Changes</p>		<p>Postcode 3216</p>
<p>Recorded By David Rowe</p>		<p>Current Site Name House</p>
<p>Precinct Name []</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, H.1]	[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 266760km N 5770815km

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
	228	High Street	Belmont	3216
	Site Name		House	
Description				
<p>The site at 228 High Street has visual connections with other houses in this predominantly postwar Bungalow streetscape. This house is similar in style, materials and type with others visually connected to it. The house has typical front and side setbacks, with a driveway along the side.</p> <p>The asymmetrical, single storey, weatherboard late interwar Californian Bungalow house is characterised by a recessed dominant hipped roof form, together with a minor gable roof and verandah gable that project towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. Two early brick and corbelled chimneys with soldier course bands adorn the roofline. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged as a horizontal bank of three under the verandah and as a flat roofed bay. A small rectangular leadlight window is situated at the front on the south facade.</p> <p>A feature of the design is the projecting verandah gable. It is supported by early rendered and square pillars with concrete cappings, which in turn are supported by rendered piers, also with concrete cappings. These are trademark design elements of Eric Lyons, architecturally-trained builder. A solid rendered balustrade with a concrete capping forms the verandah boundary. A bank of timber framed double hung windows above the balustrade are a recent infill addition.</p> <p>Early decorative features of the design include the window leadlighting, bay window shingling, brick patterning on the verandah balustrade, and the gable infill (brackets, shingling, stucco work and battening).</p>				
History				
<p>The site at 228 High Street is situated on lots 54-55 of the Belmont Hill Estate of August, 1911.^{1,3} William McDonough, a butcher, owned this land in the early 1930s.¹ He sold it to Theodore Bennett, garage proprietor, in 1934-35.¹ It appears that he engaged Eric Lyons to build this house in 1937-38.^{1,4} By 1956 and at least until 1971, the house was occupied by F.R. Harris.² The address was known as 228 Colac Road.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 checked="" type="checkbox"/> Nature Strips			

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Site Address	No. 228	Street/Site Name High Street	Town/Suburb Belmont	Postcode 3216
			Site Name	House

Comparative Listings

- 29 Regent Street, Belmont.

Statement of Cultural Significance

The house at 228 High Street is *aesthetically* significant at a **LOCAL** level. Apart from the recent window infill in the verandah, the house demonstrates original design qualities of the late interwar Californian Bungalow style. These qualities include recessed dominant hipped roof form, together with a minor gable roof and verandah gable that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, two brick and corbelled chimneys with soldier course bands, wide eaves, timber framed double hung windows arranged as horizontal bank of three under the verandah and as a flat roofed bay, small rectangular leadlight window, rendered and square verandah pillars with concrete cappings and rendered piers with concrete cappings, solid rendered balustrade with a concrete capping, window leadlighting, bay window shingling, brick patterning on the verandah balustrade, and the decorative gable infill (brackets, shingling, stucco work and battening). The house also makes a significant contribution to the predominantly interwar and postwar Bungalow streetscape.

The house at 228 High Street is *historically* significant at a **LOCAL** level. It is associated with the Belmont Hill Estate subdivision of August 1911 and most likely with Eric Lyons, designer and builder.

Overall, the house at 222 High Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1934-35, 1935-36, 1936-37, 1937-38.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1956, 1971.
3. Belmont Hill Estate subdivision plan, August, 1911, Geelong Historical Records Centre.

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