

**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 1920-21c</p>	<p><b>Site Address</b> Street/Site Name No. 266 High Street</p>
<p><b>Survey Date</b> 20/04/1998</p>	<p><b>Cons Man Plan</b> [ ]</p>	<p><b>Town/Suburb</b> Belmont</p>
<p><b>Major Changes</b></p>		<p><b>Postcode</b> 3216</p>
<p><b>Recorded By</b> David Rowe</p>		<p><b>Current Site Name</b> House</p>
<p><b>Precinct Name</b> [ ]</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

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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 266450km N 5770410km

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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<b>Site Address</b>	<b>No.</b> 266	<b>Street/Site Name</b> High Street	<b>Town/Suburb</b> Belmont	<b>Postcode</b> 3216	<b>C O N T E X T U A L  S H E E T</b>
	<b>Site Name</b> House				
<b>Description</b>					
<p>The house at 266 High Street has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1960 GWST Plan of Drainage.<sup>3</sup> The front is bound by a recent timber picket fence, approximately 1100mm high.</p> <p>The asymmetrical, single storey, horizontal weatherboard, interwar Californian Bungalow is characterised by a dominant and recessed hipped and gabled roof that traverses the site, together with a minor gable and flat roofed verandah that project towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. An early unpainted brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged as banks of three on the street facade, with their upper lights being six and four paned respectively. The front timber and glazed door and sidelights are also early.</p> <p>A feature of the design is the flat roofed front verandah, which is extended to form a window hood over the projecting gable windows. It is supported by early? square timber posts which have decorative curved timber brackets. An early capped timber balustrade forms the verandah boundary.</p> <p>An early decorative feature of the design is the gable infill (shingling and ventilator).</p>					
<b>History</b>					
<p>The site at 266 High Street was originally part of the Belmont Hill Estate of 1911.<sup>1</sup> This house, constructed in c.1920-21, is situated on lot 49 and was initially owned by Mrs Rosa May Moppett.<sup>2</sup> She lived there until about 1927-28, when the house was sold to James Sprake.<sup>2</sup> By 1936-37, Sprake had sold the property to Thomas and Annie Beechey Gnotuk and they leased it to Harold Riley, a labourer and later linesman.<sup>2</sup> By 1955-57, the house was owned and occupied by Gordon Behrens, a butcher and he lived there until at least 1960.<sup>2,3</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 <input style="width:150px;" type="text"/>
<b>Neighbouring Buildings</b>	<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				
	<b>Urban Design</b>	<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			
<b>Landscaping</b>	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips				

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

**Comparative Listings**

**Statement of Cultural Significance**

The house at 266 High Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant and recessed hipped and gabled roof that traverses the site, together with a minor gable and flat roofed verandah that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, unpainted brick chimney, wide eaves and exposed rafters, timber framed double hung windows arranged as banks of three on the street facade with their upper lights being six and four paned, front timber and glazed door and sidelights, window hood (extension of verandah), square timber verandah posts with decorative curved timber brackets, capped timber balustrade, and the decorative gable infill (shingling and ventilator).

The house at 266 High Street is *historically* significant at a **LOCAL** level. It is associated with the Belmont Hill Estate subdivision of 1911.

Overall, the house at 266 High Street is of **LOCAL** significance.

**References**

1. Belmont Hill Estate subdivision plan, August, 1911, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1918-19, 1919-20, 1920-21, 1923-24, 1927-28, 1931-32, 1936-37, 1942-43, 1955-57, 1957-60.
3. Drainage Plans and Inspectors' Reports, 1960, Barwon Water Profis system.

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