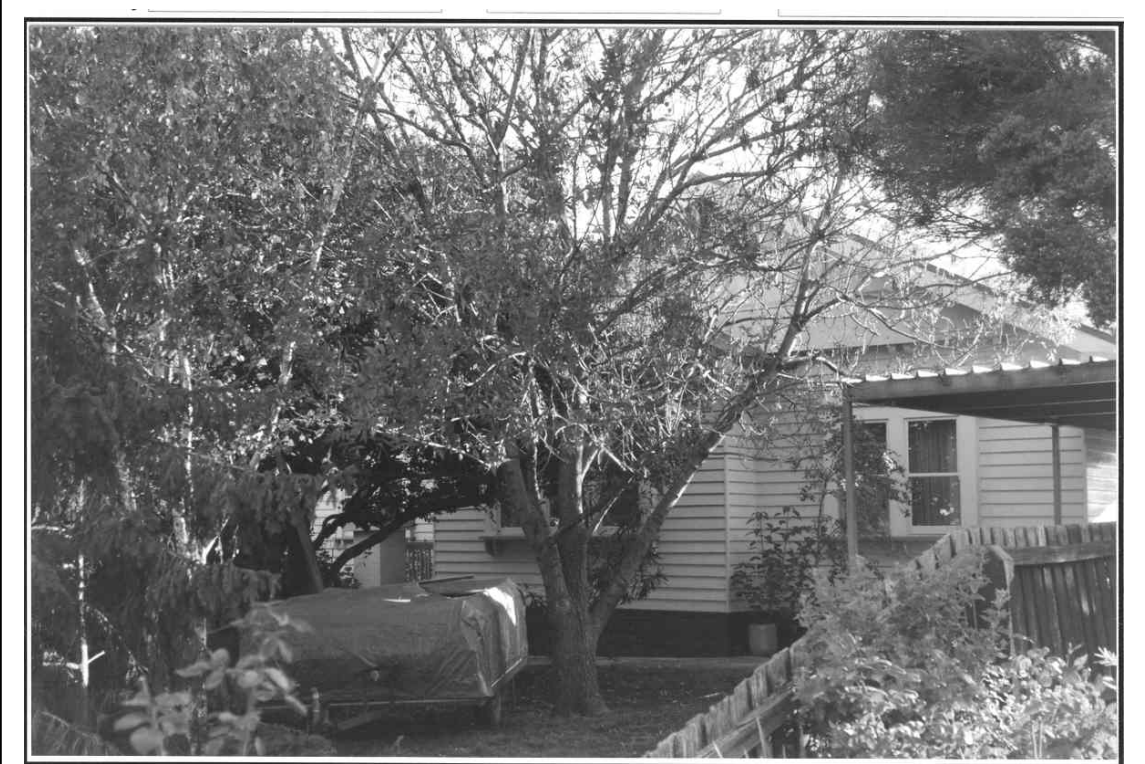


**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Suburban Residential</p>	<p><b>Key Dates</b> Original 1931-32c</p>	<p><b>Site Address</b> Street/Site Name No. 268 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>Recorded By</b> David Rowe</p>		<p><b>Postcode</b> 3216</p>
<p><b>Precinct Name</b> [ ]</p>		<p><b>Current Site Name</b> 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 [ ]	[ ]
<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

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 266435km N 5770390km

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)**

<b>Site Address</b>	<b>No.</b> 268	<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 268 High Street has typical front and side setbacks, which are shown on the 1960 GWST Plan of Drainage.<sup>3</sup> The front yard is characterised by a number of trees and shrubs.</p> <p>The asymmetrical, single storey, horizontal weatherboard, interwar Californian Bungalow is characterised by a dominant gable roof form, together with a minor gable that projects towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged in pairs on the street facade.</p> <p>A feature of the design is the flat roofed corner verandah porch. It is supported by a timber post? which in turn is supported by a painted brick pier with a concrete capping. A timber balustrade forms the verandah porch boundary.</p> <p>An early decorative feature of the design is the gable infill (ventilator, brackets, battening and panelling).</p> <p>An attic floor and window appears to be a recent addition.</p>					
<b>History</b>					
<p>The site at 268 High Street originally formed part of the Belmont Hill Estate subdivision of 1911.<sup>1</sup> This house is situated on lot 50 and was constructed in c.1931-32 for James Sprake.<sup>2</sup> By 1936-37, the property had been sold to Arthur Holmes, a labourer, and he lived there with his wife?, Myra, until the late 1950s.<sup>2</sup> By 1957-60, the house was owned by Bruce Beard.<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>					
					<b>Precinct Name</b> <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				

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

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

**Comparative Listings**

**Statement of Cultural Significance**

The house at 268 High Street is *aesthetically* significant at a **LOCAL** level. Although partially altered, it still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form, together with a minor gable that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, wide eaves, paired timber framed double hung windows, flat roofed corner verandah porch supported by a timber post? and a painted brick pier with a concrete capping, timber balustrade, and the decorative gable infill (ventilator, brackets, battening and panelling).

The house at 268 High Street is *historically* significant at a **LOCAL** level. It is associated with the Belmont Hill Estate subdivision of 1911.

Overall, the house at 268 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, 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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