

**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 1928-29</p>	<p>Site Address Street/Site Name 22 Mitchell Street</p>
<p>Survey Date 21/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</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 267820km N 5771215km

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" value="tpsSubdivision"/>	<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
	22	Mitchell Street	Belmont	3216
	Site Name		House	
Description				
<p>The site at 22 Mitchell Street has visual connections with the tree-lined streetscape, the park to the west and Breakwater to the east. This house is also visually connected to the single storey residential streetscape of predominantly brick and tiled postwar houses. This house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1929 GWST Plan of Drainage.</p> <p>The simple, asymmetrical, single storey weatherboard interwar Californian Bungalow house is characterised by a dominant gable roof form that traverses the site and a verandah gable that projects towards the street frontage. These roof forms are clad in lapped, galvanised corrugated iron. An early red brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in pairs and the upper sashes are four-paned. The front timber and glazed door also appears to be early.</p> <p>A feature of the design is the projecting verandah gable, supported by early? plain timber posts which in turn are supported by early, slender, painted brick piers.</p>				
History				
<p>The site at 22 Mitchell Street is situated on lot 12 of the Longview Estate subdivision of 19 March, 1927.¹ This house was built for Fred R. Hiles, a labourer, in 1928-29.¹ The simple Bungalow style of the house suggests that it was built by the State Savings Bank as part of a financial, design and construction scheme. By November, 1922, operations for constructing "Bank" houses had begun in Geelong.⁵ One of the first schemes of this type was offered by the Commonwealth Government at the end of the First World War to assist returned servicemen. This scheme was developed near Sydney known as Daceyville, whereby a range of cottage types were designed and planned as a small "garden" village.⁶</p> <p>Hiles lived at this address at least until the mid 1930s.^{1,2} By 1972, the house was occupied by I.D. Eddy.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.	Street/Site Name	Town/Suburb	Postcode
	22	Mitchell Street	Belmont	3216
			Site Name	House

Comparative Listings

- 4 Wimmera Street, Belmont.

Statement of Cultural Significance

The house at 22 Mitchell Street is *aesthetically* significant at a **LOCAL** level. It demonstrates in a simple manner, original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form that traverses the site and a verandah gable that projects towards the street frontage. Other intact qualities include the weatherboard wall cladding, lapped galvanised corrugated iron, red brick chimney, wide eaves and exposed rafters, timber framed double hung windows arranged in pairs with upper sashes being four-paned, front timber and glazed door, plain timber verandah posts and slender, painted brick piers. The house also makes a significant contribution to the single storey, predominantly postwar bungalow residential streetscape.

The house at 22 Mitchell Street is *historically* significant at a **LOCAL** level. It is associated with the Longview Estate subdivision of 19 March, 1927. It is also historically significant for its associations with the State Savings Bank's finance, design and construction scheme of the 1920s.

Overall, the house at 22 Mitchell Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1927-28, 1928-29, 1929-30.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Longview Estate subdivision plan, 19 March, 1927, Geelong Historical Records Centre.
4. Drainage Plans and Inspector's Reports, 1929, Barwon Water Profis system.
5. P. Cuffley, *Australian Houses of the Twenties and Thirties*, pp.16-17.
6. D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997.

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