

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>Survey Date 16/04/1998</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1894-95</p> <p>Major Changes </p> <p>Precinct Name Kardinia</p>	<p>Site Address Street/Site Name Mt Pleasant Road</p> <p>No. 26</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name Glenelg</p>
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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	<input type="text" value="D.2"/>	<input type="text" value="Regional"/>
Historic value	<input type="text" value="A.4"/>	<input type="text" value="Local"/>
Scientific value	<input type="text"/>	<input type="text"/>
Social value	<input type="text"/>	<input type="text"/>
Overall Significance Level	<input type="text" value="Regional"/>	

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 267400km N 5771710km

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 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"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text"/>	Miscellaneous	<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
	26	Mt Pleasant Road	Belmont	3216
		Site Name	Glenelg	
Description				
<p>The site at 26 Mount Pleasant Road has visual connections with the recent flowering gum tree-lined streetscape and to the Belmont Common to the east. This house is set in a streetscape formed by predominantly Edwardian and interwar Bungalow single storey homes. This house is similar in type and materials with others visually connected to it. The house has a typical setback to the front and typical side setbacks. These setbacks are shown on the 1926 GWST Plan of Drainage.⁵ The site is bound at the front by a recent aluminium palisade and timber post fence, approximately 1300mm high.</p> <p>The elaborate, single storey, double fronted asymmetrical weatherboard Late Victorian Italianate house is characterised by the recessed hipped roof form, together with a bay window and concave verandah (with a parapetted entrance portico) that project towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. Red brick chimneys with substantial rendered caps dominate the roof top. Early timber casement windows with highlights on the front facade have early moulded architraves, with the windows at the front on the west forming the projecting bay.</p> <p>The house is also characterised by the decorative verandah, with its parapetted projecting entry portico. The verandah is supported by early worked timber posts which are adorned with timber fretwork brackets and a timber valance.</p> <p>Early decorative features include the worked timber eaves brackets, window frames, and the verandah fretwork and valance.</p>				
History				
<p>The site at 26 Mount Pleasant Road was originally part of Alexander Thomson's "Kardinia" farm.^{3,4} In October 1890, outlying land to the south of Kardinia House was subdivided and offered for sale and this house was originally situated on lot 4 of the Kardinia Extended Estate, Section 1.^{1,3,4} This allotment, together with lots 3, and 5-6 was first owned by William Ebbels, a carpenter.¹ In 1894-95 he sold lot 4 to William Hartley, a cattle dealer, who had this house built in the same year.¹ By 1923-24 the house was owned and occupied by Callum Boyd, a farmer and they continued to reside there at least until 1972.^{1,2}</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	Kardinia
Neighbouring Buildings	<input checked="" type="checkbox"/> Similar Types <input checked="" type="checkbox"/> Appropriate Bulk/Form <input checked="" type="checkbox"/> Similar Styles <input checked="" type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Similar Construction Dates <input checked="" type="checkbox"/> Appropriate Materials & Finishes <input checked="" type="checkbox"/> Appropriate Set Backs <input checked="" type="checkbox"/> Appropriate Fence Designs & Locations			
	Urban Design	<input checked="" type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving <input checked="" type="checkbox"/> Significant Urban Focii <input type="checkbox"/> Appropriate Allotment Sizes <input checked="" type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture <input type="checkbox"/> Original Kerbing		
Landscaping	<input checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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		Site Name	Glenelg	

Comparative Listings

Statement of Cultural Significance

The house at 26 Mount Pleasant Road is *aesthetically* significant at a **REGIONAL** level. It demonstrates some original design qualities of the Late Victorian Italianate style. These qualities include the recessed hipped roof form, together with a bay window and concave verandah (with a parapetted entrance portico) that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, face brick chimneys, elaborate timber casement windows with high lights, worked eaves brackets, and verandah posts, fretwork and valance. The house also makes a significant contribution to the predominantly single storey Edwardian and interwar Californian Bungalow streetscape.

The house at 26 Mount Pleasant Road is *historically* significant at a **LOCAL** level. It is associated with the subdivision of part of Alexander Thomson's "Kardinia" farm into the Kardinia Extended Estate, Section 1.

Overall, the house at 26 Mount Pleasant Road is of **REGIONAL** significance.

References

1. Shire of South Barwon Rate Books, 1890-91, 1891-92, 1892-93, 1893-94, 1923-24, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Kardinia Extended Estate Subdivision Map (untitled), n.d., map B3/68, Geelong Historical Records Centre.
4. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
5. Drainage Plans and Inspector's Reports, 1926, Barwon Water Profis system.

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