

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 1911-12</p> <p>Major Changes </p> <p>Precinct Name Kardinia</p>	<p>Site Address Street/Site Name Mt Pleasant Road</p> <p>No. 44</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name House</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="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 267225km N 5771730km

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 checked="" 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
	44	Mt Pleasant Road	Belmont	3216
	Site Name		House	

Description

The site at 44 Mount Pleasant Road has visual connections with the recent flowering gum tree-lined streetscape, to the Belmont Common to the east and to the Belmont Primary School to the south-west. This house is set in a streetscape formed by predominantly Edwardian and interwar Bungalow single storey homes. The house has a typical setback to the front and a large side setback to the east. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴ The site is bound at the front by a recent but appropriate timber picket fence (of Federation design), approximately 1300mm high.

The single storey, triple fronted asymmetrical weatherboard Federation house is characterised by a dominant gable roof form that traverses the site, together with minor gables that project to the sides and street frontage, and a recessed return verandah formed under a projecting gable. These roof forms are clad in painted and lapped galvanised corrugated iron. Wide overhangs are a feature of the eaves. Rendered chimneys with concrete cappings and intricate pots adorn the roof top. The early timber framed windows are predominantly of the double hung type, although these are small fixed rectangular windows on the street facade and an oculus window to the east. A window hood is over the east bank of double hung windows. The early timber framed doorway has side and high lights.

A feature of the design is the return verandah, formed under the projecting gable roof to the street frontage. It is supported by worked timber posts which have elaborate timber fretwork brackets.

Apart from the verandah fretwork, early decorative features of the design include the worked timber window hood brackets, gable stucco and battening, gable brackets, and the window leadlighting.

History

The site at 44 Mount Pleasant Road was originally part of Alexander Thomson's "Kardinia" farm.^{3,5} In October 1891, outlying land to the south of Kardinia House was subdivided and offered for sale and this house was originally situated on lots 9-11 (now lot 9) of the Kardinia Extended Estate.^{1,3,5} These allotments later formed part of the Belmont Estate.⁶ Arthur Bielby, a draper, owned this land from at least 1910-11.¹ He had this house built in 1911-12 but by 1923-24 it was owned and occupied by William H. Smith, a fellmonger.¹ From around 1927-28 the house was owned and occupied by the agent, Charles Dyer, who lived there at least until the mid 1930s.^{1,2} In 1957 H. Burrowes lived there and L.N. Bissell is listed as the occupier in 1972.²

**Heritage Precinct: Significant Urban Character Features visually connected to this place
(this section is only applicable to places in precincts)**

Precinct Name

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 Treelines Public Gardens Median Strips Nature Strips

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Site Address	No. 44	Street/Site Name Mt Pleasant Road	Town/Suburb Belmont	Postcode 3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 44 Mount Pleasant Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Federation style. These qualities include the dominant gable roof form that traverses the site, together with minor gables that project to the sides and street frontage, and a recessed return verandah formed under a projecting gable. Other intact qualities include the weatherboard wall cladding, painted and lapped galvanised corrugated iron roof cladding, worked timber verandah posts with elaborate timber fretwork, timber framed double hung windows, window hood with worked timber brackets, oculus window, window leadlighting, rendered chimneys with intricate pots, and the decorative gable infill (stucco, battening and brackets). The timber picket fence at the front contributes to the significance of the place. The house also makes a significant contribution to the predominantly single storey Edwardian and interwar Californian Bungalow streetscape.

The house at 44 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.

Overall, the house at 44 Mount Pleasant Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1914-15, 1923-24, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
4. Drainage Plans and Inspector's Reports, 1927, Barwon Water Profis system.
5. Kardinia Extended Estate Subdivision Plan, 24 October, 1891, B5/100, Geelong Historical Records Centre.

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