

**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 17/04/1998</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1927-28</p> <p>Major Changes </p> <p>Precinct Name Belmont Heights</p>	<p>Site Address Street/Site Name Mt Pleasant Road</p> <p>No. 65</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name Green Gables</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, H.1"/>	<input type="text" value="Regional"/>
Scientific value <input type="text" value="F.1"/>	<input type="text" value="Local"/>
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

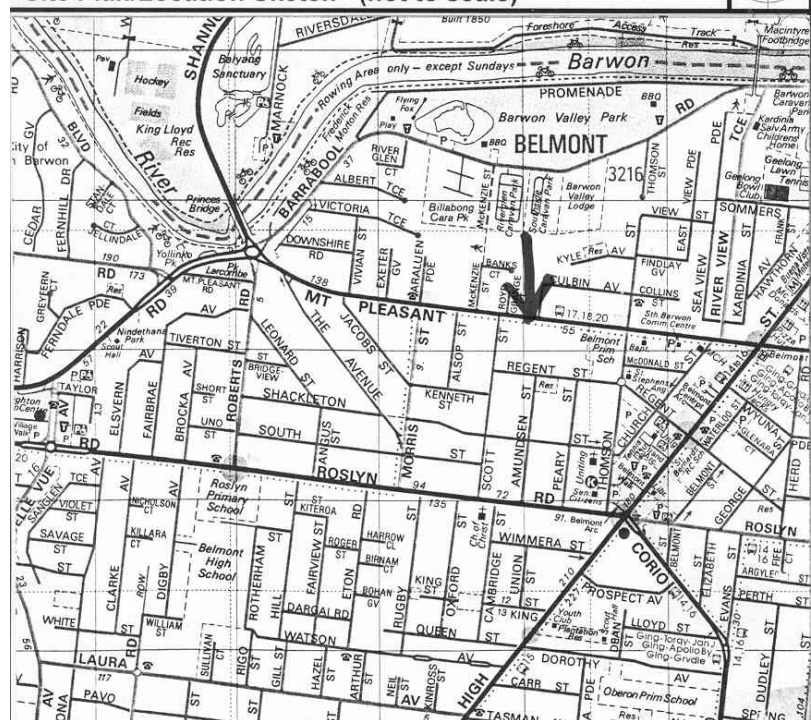
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TECHNICAL SHEET

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 266850km N 5771740km

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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Site Address	No. 65	Street/Site Name Mt Pleasant Road	Town/Suburb Belmont	Postcode 3216	C O N T E X T U A L S H E E T
	Site Name Green Gables				
Description					
<p>The site at 65 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east and to the Belmont Common to the east. This house is set in a streetscape formed by predominantly single storey homes of varying periods and styles. The house has a large setback to the front and typical side setbacks, with a driveway along the side. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴ The site has substantial early trees in the front yard, and is bound by an early rendered reinforced concrete fence with decorative steel trusses, approximately 1200 mm high (with gate pillars approximately 1500mm high).</p> <p>The asymmetrical, two storey, rendered reinforced concrete (and horizontal weatherboard), eclectic interwar Bungalow is characterised by a steeply pitched gable roof that traverses the site, together with other single and double storey projecting gables. These roof forms are clad in early cement tiles. Two early, unpainted brick chimneys with soldier course cappings adorn the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are double hung and arranged as pairs or horizontal banks of three. An oculus window and arched window (with introduced glazing) also adorn the street facade, while other features of the design are the arched corner verandah porch, and first floor balcony. The timber and glazed door and sidelight also appears to be early.</p> <p>Early decorative features of the design include vertical recessions in the balcony balustrading, window leadlighting and the gable shingling.</p>					
History					
<p>The site at 65 Mt Pleasant Road was owned by Frederick W. Brand in the 1920s.¹ He sold parts of his landholdings as the Brands subdivision at this time.¹ According to Captain Chris Gordon, "Brand owned a grazing property at Byaduk in the Western District; his wife had some cardiac problems, and did not lead an active life, and was probably the reason why the property was sold and the family came to Geelong. Frederick Brand took an active part in local life, becoming secretary of the horticultural society and Shire President for a term. They lived in a weatherboard house at 47 Mt Pleasant Road, and planned to build a permanent residence on a nearby vacant block", this being 65 Mt Pleasant Road.² Although the daughter of Frederick Brand, Shirley Drew, states that construction commenced on "Green Gables" (as the house was called, having been derived from "Anne of Green Gables" by Montgomery) in 1930,² the Rate Books list a house on this site in 1927-28.¹ Brand had engaged Alfred B. Long of nearby Culbin Avenue to build the house.² Long was one of the family that comprised the British steel and construction firm, Dorman Long, who were then building the Sydney Harbour Bridge.² ... History continued under Comparative Analysis ...</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 Belmont Heights
Neighbouring Buildings	<input checked="" type="checkbox"/> Similar Types		<input checked="" type="checkbox"/> Appropriate Bulk/Form		
	<input type="checkbox"/> Similar Styles	<input checked="" type="checkbox"/> Appropriate Architectural Detailing		<input checked="" type="checkbox"/> Appropriate Materials & Finishes	
	<input type="checkbox"/> Similar Construction Dates	<input checked="" type="checkbox"/> Appropriate Fence Designs & Locations			
	<input checked="" type="checkbox"/> Appropriate Set Backs				
Urban Design	<input checked="" type="checkbox"/> Significant Historical Development		<input type="checkbox"/> Original Paving		
	<input checked="" type="checkbox"/> Significant Urban Focii		<input checked="" type="checkbox"/> Appropriate Allotment Sizes		
	<input checked="" 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 checked="" type="checkbox"/> Nature Strips	

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SIGNIFICANCE STATEMENT PAGE 4 of 4

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	65	Mt Pleasant Road	Belmont	3216
			Site Name	Green Gables

Comparative Listings

... History continued ...

Long had been engaged in the concrete work of the approaches to the bridge, but when this was completed he had no further task as the steelwork proceeded.² According to his wife, Long had an urgent desire to build something, which lead to his engagement by Frederick Brand.² As construction commenced, hand dug gutters in the ground became wooden formwork as the wall rose, four to six inches thick, both internal and external, with steel reinforcement.² There were doorways and archways, irrevocably fixed in the plan of the house; the concrete was made in a hand-driven cement mixer.² Frederick Brand had a tennis court constructed at the rear of the house, which was used by Shirley and the Bonney brothers from 67 Mt Pleasant Road.² By the late 1950s, the house was occupied by Robert Hagan and then in the early 1970s the property was owned by Alan Walpole.³ He enclosed the front verandah to the western end.²

Statement of Cultural Significance

The house known as Green Gables at 65 Mount Pleasant Road is *aesthetically* significant at a **REGIONAL** level. It demonstrates original design qualities of an eclectic interwar Bungalow style. These qualities include the steeply pitched gable roof that traverses the site, together with the other minor projecting gables. Other intact qualities include the painted rendered reinforced concrete construction (with small areas of early horizontal weatherboard wall cladding), cement roof tiles, wide eaves and exposed rafters, two unpainted brick chimneys with soldier course cappings, timber framed double hung windows arranged as pairs or horizontal banks of three, oculus window, arched verandah openings (including arched openings with introduced glazing), first floor balcony opening, timber and glazed front door and sidelight, decorative vertical recessions in the balcony balustrading, window leadlighting and the gable shingling. The early garden, trees and front fence contribute to the significance of the place. The house also contributes to the predominantly single storey Edwardian and interwar Californian Bungalow streetscape.

The house known as Green Gables at 65 Mount Pleasant Road is *historically* significant at a **REGIONAL** level. It is associated with Frederick Brand, original owner, whose landholdings were subdivided as Brands subdivision, and as the first owner of this house. It is also associated with Alfred Long, builder, who carried out the concrete work for the approaches of the Sydney Harbour Bridge.

The house known as Green Gables at 65 Mount Pleasant Road is *scientifically* significant at a **REGIONAL** level. It illustrates unusual reinforced concrete construction for a domestic building of the 1920s and is of importance for contributing to an understanding of this form of construction.

Overall, the house known as Green Gables at 65 Mount Pleasant Road is of **REGIONAL** significance.

References

1. Shire of South Barwon Rate Books, 1927-28, 1928-29.
2. Capt. C. Gordon, 'Green Gables at 65 Mt Pleasant Rd., Belmont, As recalled by Shirley Drew in 1986', manuscript.
3. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
4. Drainage Plans and Inspectors' Reports, 1927, Barwon Water Profis system.