

**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 1911</p> <p>Major Changes </p> <p>Precinct Name Belmont Heights</p>	<p>Site Address Street/Site Name Mt Pleasant Road</p> <p>No. 67</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="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 266825km N 5771700km

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 checked="" 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

Decorations

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
	67	Mt Pleasant Road	Belmont	3216
	Site Name		House	
Description				
<p>The site at 67 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 wide side setbacks. These setbacks are shown on the 1926 GWST Plan of Drainage.⁴ The site has substantial early trees in the front yard, including a magnolia.</p> <p>The asymmetrical, single storey weatherboard transitional Late Victorian/Edwardian house is characterised by a dominant hipped roof form, together with a gable roof that projects towards the street frontage and a recessed (and projecting) return bullnosed verandah predominantly formed under the main roof. These roof forms are clad in galvanised corrugated iron. Two early, tall rendered chimneys with projecting coursing and cappings and terra cotta pots, adorns the roofline. Narrow Late Victorian overhangs are a feature of the eaves. The early timber framed windows on the street facade appear to be double hung. The four panelled timber and glazed front door and sidelights is also early.</p> <p>A feature of the design is the bullnosed return verandah, which is supported by early? worked timber columns with decorative Late Victorian cast iron lacework brackets and valance between.</p> <p>Apart from the verandah elements, other early decorative features of the design include the metal ridge ornaments, paired, worked timber eaves brackets with roundels between, gable bargeboards and the gable infill (stucco work and battening).</p>				
History				
<p>The original owner of this house, G.S. Vince, had been a nursery man to Queen Victoria on the Isle of Wight.³ All that remains of his contribution to the garden is the Magnolia, for no grafted fruit trees remain on the property today.³ Vince initially lived in a small bluestone cottage that was situated at the rear of the existing house (with bluestone outbuildings originally situated on the present site at 69 Mount Pleasant Road).³ It was demolished once the present house was constructed.³ Vince had moved from Minyip in Victoria, hence the reason for naming the house "Minyip".²</p> <p>The house was built for G.S. and M. Vince in 1911.¹ They lived there until 1926, when the property was purchased by C.J. Bonney, an investor.¹ By 1934, the house was occupied by Arthur J. Johnson and in 1957 William A. Keartland was listed at this address.² In the 1970s until the early 1990s, the house was owned and occupied by Captain Chris and Mrs Kathleen Gordon.^{4,5}</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 type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Similar Styles <input type="checkbox"/> Appropriate Architectural Detailing <input checked="" type="checkbox"/> Similar Construction Dates <input type="checkbox"/> Appropriate Materials & Finishes <input checked="" 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
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Site Name			House	

Comparative Listings

Statement of Cultural Significance

The house at 67 Mount Pleasant Road is *aesthetically* significant at a **REGIONAL** level. It demonstrates original design qualities of both the Late Victorian and Edwardian styles. These qualities include dominant hipped roof form, together with a gable roof that projects towards the street frontage and a recessed (and projecting) return bullnosed verandah predominantly formed under the main roof. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, two tall rendered chimneys with projecting coursing and cappings and terra cotta pots, narrow eaves, timber framed windows, four panelled timber and glazed front door and sidelights, worked timber verandah columns with decorative cast iron lacework brackets and valance, paired worked timber eaves brackets with roundels between, metal roof ridge ornaments, gable bargeboards and the decorative gable infill (stucco work and battening). The exotic trees in the front yard, including the magnolia, contribute to the significance of the place. The house also contributes to the predominantly single storey residential streetscape.

The house at 67 Mount Pleasant Road is *historically* significant at a **LOCAL** level. It is associated with the G.S. Vince?, nursery man to Queen Victoria, and original owner.

Overall, the house at 67 Mount Pleasant Road is of **REGIONAL** significance.

References

1. Shire of South Barwon Rate Books, 1910-11, 1920-21, 1921-22, 1923-24, 1924-25, 1927-28.
2. Sand's and McDougall's *Directory of Victoria*, 1934, 1957, 1972.
3. Oral information from Captain Chris Gordon, 1998 and Mrs Kathleen Gordon, 1999.
4. Drainage Plans and Inspector's Reports, 1926-1991, Barwon Water Profis system.

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