Existing Use/Type Suburban Residential		Key Dates Original	No.	Site Addres	Name
Survey DateCons	Man Plan	1927-28 Major Changes	71	Mt Pleasar Town/Suburb	Postcode
17/04/1998				Belmont	3216
	Pre	cinct Name	-	Current Site N	lame
Recorded By David Rowe	Belr	nont Heights		House	
	(A)				
Heritage Status	(4)	Heritage St	udy Deg	rees of Signif	icance
Heritage Status Register of the National Estate	A	_		_	
=	АН	C Assessment		Significand	ce Level
Register of the National Estate	1 .	_		_	ce Level
Register of the National Estate	Aesthe	C Assessment		Significand	ce Level
Register of the National Estate Database No. File No.	Aesthe Histo	C Assessment D.2 oric value A.4		Significand	ce Level
Register of the National Estate Database No. File No.	Aesthe Histo Scient	C Assessment D.2 oric value A.4		Significand	ce Level
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Register of the National Estate Database No. File No. Victorian Heritage Register Planning Scheme: C.G.G.	Aesthe Histo Scient Soc Over	C Assessment D.2 pric value A.4 fific value cial value	Criteria Ce Leve	Significand Loca Loca	ce Level

T	Precinc	t Name Belmont Height	ts		Site Address
ΕĮ	Site Plan/Locati	on Sketch (not to scale)			No. Street/Site Name
C	3	SI O Barwon Bank		/ 0220	71 Mt Pleasant Road
Н	1	RIVERSDALE Built 1850	Foreshore Acc	Track - Macin Footbn	Town/Suburb Postcode
N	Hockey O	Sanctuary Sanctuary	Barwo	08	Belmont 3216
ı	Fields	B STATE OF THE PROPERTY OF B	PROMENADE	BBO RD A Cera	Site Name
C	ity of Services Rec	RIVER P BBO	BELMONT	Nos 30 SavAn	House
Α	1 5	ALBERT TOE	Barwon 32	16 Sts Gentland Ten	Australian Map Grid
ᅵ	CEDAR FERNHILL	Bridge VICTORIA TO Cara Px 2	Lodge Lodge	VIEW ST SOMMERS	Co-ordinates
_	Z RD 173	RD NA ELIZABAN	KYLE Res AV	FINDLAY ALEN	E 266775km N 5771755km
s	3	AV PLEASANT	SULBIN AV	ARBOIL SEA	Map Melway map 227
Н	Nindethana TIVE	RTON ST TO S	55 Belmont	Comm.Centre	•
E	E HAVE PER AV	TI VIEW VO. YOU YET	REGENT ST	Septems (P P)	Scale 1:20,000
E	FAIRBRA BOCKA	SHACKCETON KENNETH	IS S		
-	T RO E	ST SOUTH GE	ST - S		Ownership Residential owner
•	TOE TOE A	Roslyn Salyn	A PEAR OF S		Cadastral Location
	SAVAGE KILLARA	School School School School	91. Beimont	ROSLY	
	ST CT -	High ST BIRNAM	VIMMERA ST	BETH BETH	County Grant
	20 APPK	School RANGE FOR WHOM	ST POSPE	CT AV PERTH	Parish Barrabool
	WHITE ST WILLIAM	WAISON E OUTEN ST	KING Chib	FLOAD 21	Allotment
	LAURA	SULL ST STEEL ST STEEL ST	DOROTHY	Ging-Grydle AV	Block
	A PAVO	S F S S AV S S	S Oben	on Prim School	BIOCK
	☐ monument ☐ industrial ☐ agricultural Historical The	public infrastructural commercial maritim	ucture 🗌 r e 🔲 f	ence ga	ee(s)
	Herit	A age Study Theme	HC Them No.		AHC Theme leritage Study Theme No.
	Early settlem				dustry
	Mariti			Communi	
	Touri			Urbani	
	Transp				scapes
	Townsh	nips		Miscella	neous
	Significa	nt Architectural Featu Original Materials Original Chimneys Wall Decoration Verandah Structure Verandah Decoration	ıres		Present Threats
- 1		Original Parapet			luman; mining luman: visitor erosion
P		☐ Original Parapet☐ Other Prominent Elevations☐ Appropriate Fence		□ Н	luman; visitor erosion
P A		☐ Original Parapet ☐ Other Prominent Elevations		☐ H	_
	Poof	☐ Original Parapet ☐ Other Prominent Elevations ☐ Appropriate Fence ☐ Early Garden		H	luman; visitor erosion luman; vandalism
G	Roof	Original Parapet Other Prominent Elevations Appropriate Fence Early Garden		Hi Hi Hi Hi	luman; visitor erosion luman; vandalism luman; development luman; conservation/maintenance luman; stock
G E	Openings	Original Parapet Other Prominent Elevations Appropriate Fence Early Garden Form Windows		Hi Hi Hi Hi N:	luman; visitor erosion luman; vandalism luman; development luman; conservation/maintenance luman; stock latural Forces; erosion
P A G E 2	Openings Decoration	Original Parapet Other Prominent Elevations Appropriate Fence Early Garden Form Windows Gable, Lead Light		Hi Hi Hi Hi Ni	luman; visitor erosion luman; vandalism luman; development luman; conservation/maintenance luman; stock latural Forces; erosion latural Forces; vegetation
G E	Openings Decoration Finish	Original Parapet Other Prominent Elevations Appropriate Fence Early Garden Form Windows		Hi Hi Hi Hi Ni	luman; visitor erosion luman; vandalism luman; development luman; conservation/maintenance luman; stock latural Forces; erosion

escription le site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east. his house is set in a streetscape formed by predominantly single storey homes of varying periods and styles. He house has a large setback to the front and wide side setbacks, compared to most houses visually connected it. These setbacks are shown on the 1927 GWST Plan of Drainage. The site is bound at the front by a recentling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree. The two storey (second storey located in the roof space) weatherboard interwar Californian Bungalow house is laracterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable mappears to be a recent addition. A brick chimney adoms to the rooftop. Wide overhangs and exposed fiters are features of the eaves. Early timber framed double hung windows forming bays are located on the ount Pleasant Road frontage. The everandah has been considerably altered, with an inappropriate, recent pergola structure supported by increte Doric columns presently characterising the main facade. The early paired and squat Doric columns on ce brick piers with concrete cappings remain intact. The stription of the shingling around the bay windows and the window leadlighting. The stription of the shingling around the bay windows and the window leadlighting. The stription of the shingling around the bay windows are stription of the stri	Address Site Name House Belmont 3216	C:to	No.	Street/Site Name	Tov	wn/Suburb	Postcode
escription le site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east. his house is set in a streetscape formed by predominantly single storey homes of varying periods and styles. He house has a large setback to the front and wide side setbacks, compared to most houses visually connected it. These setbacks are shown on the 1927 GWST Plan of Drainage. The site is bound at the front by a recentling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree. The two storey (second storey located in the roof space) weatherboard interwar Californian Bungalow house is laracterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable mappears to be a recent addition. A brick chimney adoms to the rooftop. Wide overhangs and exposed fiters are features of the eaves. Early timber framed double hung windows forming bays are located on the ount Pleasant Road frontage. The everandah has been considerably altered, with an inappropriate, recent pergola structure supported by increte Doric columns presently characterising the main facade. The early paired and squat Doric columns on ce brick piers with concrete cappings remain intact. The stription of the shingling around the bay windows and the window leadlighting. The stription of the shingling around the bay windows and the window leadlighting. The stription of the shingling around the bay windows are stription of the stri	Description he site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east. his 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, compared to most houses visually connected by it. These setbacks are shown on the 1927 GWST Plan of Drainage. The site is bound at the front by a recen aling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree. He two storey (second storey located in the roof space) weatherboard intervar Californian Bungalow house is haracterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable orm appears to be a recent addition. A brick chimney adorns to the rooftop. Wide overhangs and exposed afters are features of the eaves. Early timber framed double hung windows forming bays are located on the fount Pleasant Road frontage. The verandah has been considerably altered, with an inappropriate, recent pergola structure supported by oncrete Doric columns presently characterising the main facade. The early palired and squat Doric columns on ace brick piers with concrete cappings remain intact. Sartly decorative features include the shingling around the bay windows and the window leadlighting. Islatory The site at 71 Mount Pleasant Road was originally part of the Hillitop Estate Subdivision.1,3. In February, 1922, and between Roslyn Road and Mount Pleasant Road was subdivided and offered for sale and this house was riginally situated on to 3.1,3. J. Gill purchased this lot for around £194 in 1922.3 By 1926-27 he had sold it to leitbert E. Garwood who had this house built in 1927-28.1 Mr and Mrs Garwood lived at this address for several ears, at least until the late 1950s.1,2 In 1972, Mrs F.H. McInnes is listed as the occupier.2 Extensions in the boof space appear to have been carried out in 1980.4 Similar Types Similar Types Appropriate Ap		71	Mt Pleasant Road	Belmont 3216		3216
the site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east. his 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, compared to most houses visually connected it. These setbacks are shown on the 1927 GWST Plan of Drainage. The site is bound at the front by a recertling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree. The two storey (second storey located in the roof space) weatherboard interwar Californian Bungalow house is arracterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable me appears to be a recent addition. A brick chimney adorns to the rooftop. Wide overhangs and exposed there are features of the eaves. Early timber framed double hung windows forming bays are located on the bount Pleasant Road frontage. The everandah has been considerably altered, with an inappropriate, recent pergola structure supported by increte Doric columns presently characterising the main facade. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with concrete cappings remain intact. The early paired and squat Doric columns on the brick piers with the piers and the piers	the site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-east. its house is set in a streetscape formed by predominantly single storey homes of varying periods and styles. It house has a large setback to the front and wide side setbacks, compared to most houses visually connected it. These setbacks are shown on the 1927 GWST Plan of Drainage. The site is bound at the front by a recertiling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree. He two storey (second storey located in the roof space) weatherboard interwar Californian Bungalow house is a racaterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable ran appears to be a recent addition. A brick chimney adoms to the rooftop. Wide overhangs and exposed flers are features of the eaves. Early timber framed double hung windows forming bays are located on the bount Pleasant Road frontage. The everandah has been considerably altered, with an inappropriate, recent pergola structure supported by uncrete Doric columns presently characterising the main facade. The early paired and squat Doric columns on the properties of the same properties with concrete cappings remain intact. Strip decorative features include the shingling around the bay windows and the window leadlighting. Strory Interview of the shingling around the bay windows and the window leadlighting. Strory St	Audress			Site Name	Hou	se
e site at 71 Mount Pleasant Road was originally part of the Hilltop Estate Subdivision.1,3 In February, 1922, and between Roslyn Road and Mount Pleasant Road was subdivided and offered for sale and this house was ginally situated on lot 3.1,3 J.T. Gill purchased this lot for around £194 in 1922.3 By 1926-27 he had sold it to bribert E. Garwood who had this house built in 1927-28.1 Mr and Mrs Garwood lived at this address for several ars, at least until the late 1950s.1,2 In 1972, Mrs F.H. McInnes is listed as the occupier.2 Extensions in the of space appear to have been carried out in 1980.4 Peritage Precinct: Significant Urban Character Features visually connected to this place aris section is only applicable to places in precincts) Precinct Name Belmont Heights	e site at 71 Mount Pleasant Road was originally part of the Hilltop Estate Subdivision.1,3 In February, 1922, and between Roslyn Road and Mount Pleasant Road was subdivided and offered for sale and this house was ginally situated on lot 3.1,3 J.T. Gill purchased this lot for around £194 in 1922.3 By 1926-27 he had sold it to brothert E. Garwood who had this house built in 1927-28.1 Mr and Mrs Garwood lived at this address for severa ars, at least until the late 1950s.1,2 In 1972, Mrs F.H. McInnes is listed as the occupier.2 Extensions in the of space appear to have been carried out in 1980.4 Peritage Precinct: Significant Urban Character Features visually connected to this place appear to have been carried out in 1980.4 Precinct Name Belmont Heights Similar Types Appropriate Bulk/Form Appropriate Architectural Detailing Similar Styles Appropriate Materials & Finishes Appropriate Set Backs Appropriate Fence Designs & Locations Urban Design Significant Urban Focii Appropriate Allotment Sizes Appropriate Street Furniture	e site at 71 Mo is house is set e house has a it. These setb- ling fence, app e two storey (s aracterised by m appears to b iters are featur- bunt Pleasant F e verandah ha ncrete Doric co	in a street large set large set acks are storoximatel second storoximatel second storoximatel second storoximatel second fron second fron as been coolumns pr	etscape formed by predominantly shack to the front and wide side sets shown on the 1927 GWST Plan of y 2000mm high. The property is a prey located in the roof space) were and projecting gable roof forms, and addition. A brick chimney adorroeaves. Early timber framed double tage. Onsiderably altered, with an inappresently characterising the main face.	with the T Spo single storey he tbacks, compa Drainage. ⁴ Thalso characteris atherboard inte clad in corrug as to the roofto e hung window	on Eatery building tomes of varying per red to most houses he site is bound at the sed by a substantial erwar Californian Buated galvanised iror p. Wide overhangs as forming bays are	o the north-east. iods and styles. visually connected ne front by a recen palm tree. ingalow house is n. The attic gable and exposed located on the
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X Similar Types X Appropriate Bulk/Form	Similar Styles Appropriate Architectural Detailing Similar Construction Dates Appropriate Materials & Finishes Appropriate Set Backs Appropriate Fence Designs & Locations We Significant Historical Development Original Paving Significant Urban Focii Appropriate Allotment Sizes Significant Views Appropriate Street Furniture			icable to places in precincts)	Precinct	: Name Belmont	

	No.	Street/Site Name	Town/Sub	
Site	71	Mt Pleasant Road	Belmon	t 3216
Address			Site Name	House
continues to dem nclude the transv cladding, timber f shingling about th	Cultural Si Mount Pleasa onstrate origi verse and pro tramed double ne bay window	ignificance ant Road is aesthetically signal design qualities of the injecting gable roofs, weather hung bay windows, paired ws and the window leadlight The house also contributes t	terwar Californian Bung board wall cladding, ga verandah columns and ing. The substantial pa	galow style. These qualities Ilvanised corrugated iron roo I piers with concrete capping Ilm tree further contributes to
Hilltop Estate Sul	odivision of 19	ant Road is <i>historically</i> sign 922. t Pleasant Road is of LOCA		el. It is associated with the