

**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. 71</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="Local"/>
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 266775km N 5771755km

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

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	
	71	Mt Pleasant Road	Belmont	3216	
		Site Name	House		
Description					
<p>The site at 71 Mount Pleasant Road has visual connections with the T Spoon Eatery building to the north-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, compared to most houses visually connected to it. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴ The site is bound at the front by a recent paling fence, approximately 2000mm high. The property is also characterised by a substantial palm tree.</p> <p>The two storey (second storey located in the roof space) weatherboard interwar Californian Bungalow house is characterised by transverse and projecting gable roof forms, clad in corrugated galvanised iron. The attic gable form appears to be a recent addition. A brick chimney adorns to the rooftop. Wide overhangs and exposed rafters are features of the eaves. Early timber framed double hung windows forming bays are located on the Mount Pleasant Road frontage.</p> <p>The verandah has been considerably altered, with an inappropriate, recent pergola structure supported by concrete Doric columns presently characterising the main facade. The early paired and squat Doric columns on face brick piers with concrete cappings remain intact.</p> <p>Early decorative features include the shingling around the bay windows and the window leadlighting.</p>					
History					
<p>The site at 71 Mount Pleasant Road was originally part of the Hilltop Estate Subdivision.^{1,3} In February, 1922, land between Roslyn Road and Mount Pleasant Road was subdivided and offered for sale and this house was originally 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 Herbert E. Garwood who had this house built in 1927-28.¹ Mr and Mrs Garwood lived at this address for several years, at least until the late 1950s.^{1,2} In 1972, Mrs F.H. McInnes is listed as the occupier.² Extensions in the roof space appear to have been carried out in 1980.⁴</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 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 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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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 71 Mount Pleasant Road is *aesthetically* significant at a **LOCAL** level. Although altered, it continues to demonstrate original design qualities of the interwar Californian Bungalow style. These qualities include the transverse and projecting gable roofs, weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed double hung bay windows, paired verandah columns and piers with concrete cappings, shingling about the bay windows and the window leadlighting. The substantial palm tree further contributes to the significance of the place. The house also contributes to the predominantly single storey residential streetscape.

The house at 71 Mount Pleasant Road is *historically* significant at a **LOCAL** level. It is associated with the Hilltop Estate Subdivision of 1922.

Overall, the house at 71 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. Hilltop Estate Subdivision Map, 25 February, 1922, Geelong Historical Records Centre.
4. Drainage Plans and Inspector's Reports, 1927, Barwon Water Profis system.

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