

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)  
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Suburban Residential</p>	<p><b>Key Dates</b> Original 1873c</p>	<p><b>Site Address</b> Street/Site Name 103 Mt Pleasant Road</p>
<p><b>Survey Date</b> 21/07/1998</p>	<p><b>Cons Man Plan</b> </p>	<p><b>Town/Suburb</b> Belmont</p>
<p><b>Major Changes</b> 1970c</p>		<p><b>Postcode</b> 3216</p>
<p><b>Recorded By</b> David Rowe</p>		<p><b>Current Site Name</b> House</p>
<p><b>Precinct Name</b> </p>		



**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, H.1"/>	<input type="text" value="Local"/>
Scientific value <input type="text"/>	<input type="text"/>
Social value <input type="text"/>	<input type="text"/>
<b>Overall Significance Level</b>	<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 266435km N 5771790km

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" value="esDwellings"/>	<input type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text"/>	Miscellaneous	<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
	103	Mt Pleasant Road	Belmont	3216
	Site Name		House	

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**Description**

The house at 103 Mount Pleasant Road is situated on a substantial allotment, with typical front and side setbacks, and a driveway along the side. These setbacks are shown on the 1955 GWST Plan of Drainage.<sup>3</sup> The site also accommodates a rear outbuilding, while the side (east) boundary is unusual in that a neighbouring brick building projects into the site, with the boundary formed around it. A recent, inappropriate timber paling fence, approximately 1800mm high, forms the front boundary.

The single storey, asymmetrical, stone and timber Victorian house is characterised by a recessed hipped roof form, together with a minor hipped roof and concave return verandah that projects towards the street frontage and sides. The major roof forms are clad in early slate tiles, with the verandah clad in early galvanised corrugated iron. Three early, rendered brick chimneys adorn the roofline. Narrow overhangs are a feature of the eaves.

The return verandah at the front and sides has been substantially altered with highly inappropriate c.1970s brick and glass infill. A recent parapetted entrance portico is a focus on the front facade.

**History**

The site at 103 Mount Pleasant Road was owned by Morris Jacobs, a draper, as early as the 1870s.<sup>1</sup> This house appears to have been constructed in the early 1870s, possibly in 1873. Jacobs's land spanned 38 acres and included a vineyard.<sup>1</sup> He owned a draper's shop in Moorabool Street, and in December 1870 he extended his drapery department by purchasing the adjoining shop owned by Silas Harding.<sup>2</sup> By the early 1890s, Jacobs's landholdings had increased to 58 acres.<sup>1</sup> With the death of Morris Jacobs around the turn of the century, Mrs E. Jacobs moved to Eastern Beach and leased the house firstly to William James Crother, a stock inspector, and then to Frederick Johnson, a dairyman.<sup>1</sup> By 1921-22, the property was leased to Mrs Elizabeth Marshall.<sup>1</sup> In 1924-25, Jacob's land was subdivided as the Jacob's Estate, and this house formed lot 167 of the subdivision which was sold to James Edward Christy, a textile worker.<sup>1</sup> He lived there until the much reduced property was sold to Nellie Ellen Betts.<sup>1</sup> In 1952, Wallace Edwin Meyer, a cabinet maker, and Jean Meyer, purchased the house.<sup>1</sup> They lived there until at least 1960.<sup>2</sup> Early and substantial cypress trees have recently be removed from the western side of the site.

**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 type="checkbox"/> Similar Types	<input type="checkbox"/> Appropriate Bulk/Form
<input type="checkbox"/> Similar Styles	<input type="checkbox"/> Appropriate Architectural Detailing
<input type="checkbox"/> Similar Construction Dates	<input type="checkbox"/> Appropriate Materials & Finishes
<input 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**

Treelines    Public Gardens    Median Strips    Nature Strips

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<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	103	Mt Pleasant Road	Belmont	3216
	<b>Site Name</b>		House	

**Comparative Listings**

**Statement of Cultural Significance**

The house at 103 Mount Pleasant Road is *aesthetically* significant at a **LOCAL** level. Although altered, it still demonstrates some design qualities of the Victorian style. These qualities include the recessed hipped roof form, together with a minor hipped roof that projects towards the street frontage and sides. Other intact qualities include the stone and timber construction, slate roof tiles, galvanised corrugated iron verandah roof cladding, rendered brick chimneys, narrow eaves and the form of the verandah.

The house at 103 Mount Pleasant Road is *historically* significant at a **LOCAL** level. It is associated with early farming developments in Belmont in the nineteenth century, and notably as a vineyard. It is also associated with Morris Jacobs, original and long time owner and Geelong draper. The house and surrounding land has associations with the Jacobs Estate subdivision of c.1925, when major portions of outlying land of Jacobs's property were subdivided and sold as suburban allotments.

Overall, the house at 103 Mount Pleasant Road is of **LOCAL** significance.

**References**

1. Shire of South Barwon Rate Books, 1873-75, 1884-85, 1886-87, 1890-91, 1895-96, 1899-1900, 1907-08, 1921-22, 1924-25, 1940-41, 1948-49, 1947-48, 1955-57, 1958-60.
2. *Geelong Advertiser*, 16 December, 1870.
3. Drainage Plans and Inspectors Reports, and also Certificate of Title, 1952-1955, Barwon Water Profis system.

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