

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>Key Dates Original 1923-24</p>	<p>Site Address Street/Site Name Perth Street</p>
<p>Survey Date 21/04/1998</p>	<p>Cons Man Plan []</p>	<p>No. 10</p>
<p>Major Changes</p>		<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name []</p>		<p>Current Site Name House</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	D.2	Local
Historic value	A.4, H.1	Local
Scientific value	[]	[]
Social value	[]	[]
Overall Significance Level		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 267500km N 5770960km

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" value="tpsSubdivision"/>	<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	
	10	Perth Street	Belmont	3216	
		Site Name	House		
Description					
<p>The site at 10 Perth Street has visual connections with Breakwater to the east. This house is set in a single storey streetscape of mixed styles. The house has typical front and side setbacks and is situated on a corner allotment.</p> <p>The single storey, brick, transitional Federation and interwar Bungalow styled house is characterised by a central hipped roof form, and a broken back return verandah flanked by projecting gables. The roofs are clad in terra cotta tiles. Both the brick wall construction and tiled roof are uncommon features of interwar housing in the Belmont region. Two early brick chimneys with soldier course cappings and terra cotta pots adorn the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are arranged as horizontal banks, with a large central fixed light having a bowed sash and flanked by double hung windows. The early front timber? door is flanked by sidelights.</p> <p>A feature of the design is the return verandah. It is supported by early paired timber columns which in turn are supported by brick piers with soldier course cappings. A solid brick balustrade with a rendered concrete capping forms the verandah boundary.</p> <p>Early decorative features of the design include the window leadlighting, soldier coursing, gable infill and the terra cotta ridge ornaments.</p>					
History					
<p>The site at 10 Perth Street is located on lot 34 of the Montrose Estate subdivision of 3 December, 1887.^{1,3} This house was built by Andrew Feldman, a gardener, bricklayer and builder, in 1923-24.¹ He lived there until at least the late 1950s, but in the early 1970s he leased it to F.A. Williams.^{1,2} By the early 1960s, the house was occupied by Mrs S.H. Feldman.²</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	<input style="width:150px;" type="text"/>	
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	<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
	10	Perth Street	Belmont	3216
		Site Name	House	

Comparative Listings

Statement of Cultural Significance

The house at 10 Perth Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of both the Federation and interwar Bungalow styles. These qualities include the central hipped roof form, and broken back return verandah flanked by projecting gables. Other intact features include the brick wall construction and tiled roof, two brick chimneys with soldier course cappings and terra cotta pots, wide overhangs and exposed rafters, timber framed windows arranged as horizontal banks with large central fixed lights having bowed sashes flanking double hung windows, front timber door flanked by sidelights, paired timber verandah columns and brick piers with soldier course cappings, solid brick balustrade with a rendered concrete capping, window leadlighting, decorative gable infill and the terra cotta ridge ornaments. The house also makes a significant contribution to the single storey residential streetscape.

The house at 10 Perth Street is *historically* significant at a **LOCAL** level. It is associated with the Montrose Estate subdivision of 3 December, 1887, and with the Feldman family, original and long-time owners.

Overall, the house at 10 Perth Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1923-24, 1924-25, 1925-26, 1926-27, 1927-28, 1928-29, 1929-30, 1930-31, 1931-32, 1932-33, 1933-34.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Montrose Estate Subdivision plan, 3 December, 1887, Geelong Historical Records Centre.

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