



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

<p>Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p>		<p>Key Dates Original <div style="border: 1px solid black; padding: 2px; text-align: center;">1927</div> Major Changes</p>		<p>Site Address Street/Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Prospect Avenue</div> Town/Suburb <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div> Postcode <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p>		A D M I N I S T R A T I V E S H E E T									
<p>Survey Date <div style="border: 1px solid black; padding: 2px; text-align: center;">21/04/1998</div></p> <p>Cons Man Plan <div style="border: 1px solid black; height: 20px;"></div></p>		<p>Current Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>													
<p>Recorded By <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>		<p>Precinct Name <div style="border: 1px solid black; height: 20px;"></div></p>													
															
<p>Heritage Status Register of the National Estate Database No. <div style="border: 1px solid black; width: 80px;"></div> File No. <div style="border: 1px solid black; width: 80px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; height: 20px;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 80px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; height: 20px;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 80px;"></div> <div style="border: 1px solid black; width: 80px;"></div></p> <p>Other: <div style="border: 1px solid black; height: 30px;"></div></p> <p>Recommended Heritage Listings</p> <p> <input type="checkbox"/> Victorian Heritage Register <input type="checkbox"/> Victorian Heritage Inventory <input type="checkbox"/> Register of the National Estate <input checked="" type="checkbox"/> HO City of Greater Geelong </p>		<p>Heritage Study Degrees of Significance</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">A H C Assessment Criteria</th> <th style="width:40%;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Historic value <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Scientific value <div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td>Social value <div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td colspan="2" style="text-align: center;"> Overall Significance Level <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px; float: right;">Local</div> </td> </tr> </tbody> </table>		A H C Assessment Criteria	Significance Level	Aesthetic value <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Historic value <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Scientific value <div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Social value <div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Overall Significance Level <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px; float: right;">Local</div>	
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<p>Condition of the fabric</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruinous <input type="checkbox"/> Unexposed </p>		<p>Integrity of the site</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated </p>		P A G E 1 o f 4											

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TECHNICAL SHEET

<p>Precinct Name <input style="width: 150px;" type="text"/></p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p>Site Address</p> <p>No. <input style="width: 40px;" type="text" value="3"/> Street/Site Name <input style="width: 150px;" type="text" value="Prospect Avenue"/></p> <p>Town/Suburb <input style="width: 100px;" type="text" value="Belmont"/> Postcode <input style="width: 60px;" type="text" value="3216"/></p> <p>Site Name <input style="width: 150px;" type="text" value="House"/></p> <p>Australian Map Grid Co-ordinates</p> <p>E 267070km N 5771020km</p> <p>Map <input style="width: 100px;" type="text" value="Melway map 227"/></p> <p>Scale <input style="width: 80px;" type="text" value="1:20,000"/></p> <p>Ownership <input style="width: 150px;" type="text" value="Residential owner"/></p> <p>Cadastral Location</p> <p>County <input style="width: 80px;" type="text" value="Grant"/></p> <p>Parish <input style="width: 80px;" type="text" value="Corio"/></p> <p>Allotment <input style="width: 80px;" type="text"/></p> <p>Block <input style="width: 80px;" type="text"/></p>
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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 style="width: 40px;" type="text"/>	Industry	<input style="width: 40px;" type="text"/>
Maritime	<input style="width: 40px;" type="text"/>	Community Life	<input style="width: 40px;" type="text" value="clHomes"/>
Tourism	<input style="width: 40px;" type="text"/>	Urbanization	<input style="width: 40px;" type="text"/>
Transport	<input style="width: 40px;" type="text"/>	Landscapes	<input style="width: 40px;" type="text"/>
Townships	<input style="width: 40px;" type="text" value="tpsSubdivision"/>	Miscellaneous	<input style="width: 40px;" 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	<input style="width: 150px;" type="text" value="Form"/>
Openings	<input style="width: 150px;" type="text" value="Windows"/>
Decoration	<input style="width: 150px;" type="text" value="Gable"/>
Finish	<input style="width: 150px;" type="text" value="Painted & Stucco"/>
Stylistic Character	<input style="width: 150px;" type="text" value="Interwar Californian Bungalow"/>

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
	3	Prospect Avenue	Belmont	3216
			Site Name	House

Description

The site at 3 Prospect Avenue has a typical front setback of approximately 5 metres, with smaller side setbacks and a driveway along the side. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴ A recent timber picket fence forms the front boundary and is approximately 1500mm high.

The asymmetrical, single storey weatherboard interwar Californian Bungalow house is characterised by a rear gable roof form that traverses the site, together with a gable roof that projects towards the street frontage and a hipped verandah that projects at the side. These roof forms appear to be clad in corrugated zincalume. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged in pairs on the street facade. The upper lights are six paned. A long window hood traverses the projecting gable and is supported by simple, early timber brackets. The timber and glazed front door also appears to be early.

A feature of the design is the side verandah. It is supported by plain timber posts which in turn are supported by an early rendered brick pier with a concrete capping. A solid rendered brick balustrade with a concrete capping forms the verandah boundary.

Early decorative features of the design include the gable infill (brackets, panelling and battening).

History

The site at 3 Prospect Avenue is located on lot 37 of the Glendurul Estate subdivision of 29 January, 1921.^{1,3} This house was built for Thomas Crook, a labourer, in 1927.¹ He lived there at least until the mid 1930s, but in 1971 Mrs N. Beasley was listed at this address.²

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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SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	3	Prospect Avenue	Belmont	3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 3 Prospect Avenue is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the rear gable roof form that traverses the site, together with a gable roof that projects towards the street frontage and a hipped verandah that projects at the side. Other intact qualities include the weatherboard wall cladding, wide eaves, timber framed double hung windows arranged in pairs with the upper lights having six panes, long window hood supported by simple timber brackets, timber and glazed front door, plain timber verandah posts and rendered brick pier with a concrete capping, solid rendered brick balustrade with a concrete capping, and the decorative gable infill (brackets, panelling and battening).

The house at 3 Prospect Avenue is *historically* significant at a **LOCAL** level. It is associated with the Glendural Estate subdivision of 29 January, 1921.

Overall, the house at 3 Prospect Avenue is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1925-26, 1926-27, 1927-28, 1928-29.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1971.
3. Glendural Estate subdivision plan, 29 January, 1921.
4. Drainage Plans and Inspectors' Reports, 1927, Barwon Water Profis system.

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