

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 21/04/1998</p> <p>Cons Man Plan []</p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1939</p> <p>Major Changes []</p> <p>Precinct Name []</p>	<p>Site Address Street/Site Name Prospect Avenue</p> <p>No. 8</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	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

PAGE 1 of 4

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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 267065km N 5771000km

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

PAGE 2 of 4

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	8	Prospect Avenue	Belmont	3216
	Site Name		House	
Description				
<p>The site at 8 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 1939 GWST Plan of Drainage.⁴ A recent timber picket fence forms the front boundary and is approximately 1500mm high.</p> <p>The asymmetrical, single storey, weatherboard interwar Bungalow house is characterised by a dominant hipped roof form, together with a minor hipped roof and flat roofed verandah that project towards the street frontage. These roof forms appear to be clad in corrugated zincalume. A recent, second storey hipped roof extension is situated at the rear. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged in horizontal banks of three on the street facade. The double front timber and glazed? doors also appear to be early.</p> <p>A feature of the design is the flat roofed verandah, which extends across to form a narrow window hood. The verandah is supported by early, square and rendered brick pillars with concrete cappings, which in turn are supported by early rendered brick piers. A solid rendered balustrade with a concrete capping forms the verandah boundary.</p> <p>Early decorative features of the design include the window leadlighting, exposed brick soldier course bands on the verandah piers and the exposed brick patterning on the verandah balustrade.</p>				
History				
<p>The site at 8 Prospect Avenue is located on lot 12 of the Glendurul Estate subdivision of 29 January, 1921.^{1,3} Eric Lyons designed and built this house for Frederick Bedggood in 1939.^{1,5} He lived there at least until the early 1940s, but by 1958 C.H. Towk was listed at this address.² Mrs L. Towk was listed as the occupier in 1971.²</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
	8	Prospect Avenue	Belmont	3216
Site Name			House	

Comparative Listings

- 20 Corio Street, Belmont.

Statement of Cultural Significance

The house at 8 Prospect Avenue is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the dominant hipped roof form, together with a minor hipped roof and flat roofed verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, wide eaves, timber framed double hung windows arranged in horizontal banks of three, double front timber and glazed? doors, flat roofed verandah which extends across to form a narrow window hood, square and rendered brick verandah pillars with concrete cappings, rendered brick piers, solid rendered balustrade with a concrete capping, window leadlighting, exposed brick soldier course bands on the verandah piers and the exposed brick patterning on the verandah balustrade.

The house at 8 Prospect Avenue is *historically* significant at a **LOCAL** level. It is associated with the Glendural Estate subdivision of 29 January, 1921, and with Eric Lyons, designer and builder.

Overall, the house at 8 Prospect Avenue is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1938-39, 1939-40.
2. *Sands & McDougall's Directory of Victoria*, 1941, 1958, 1971.
3. Glendural Estate subdivision plan, 29 January, 1921.
4. Drainage Plans and Inspectors' Reports, 1939, Barwon Water Profis system.
5. Interview by Rowe and Huddle with Mr Eric Lyons, retired Geelong designer and builder, 3 March, 1999.

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