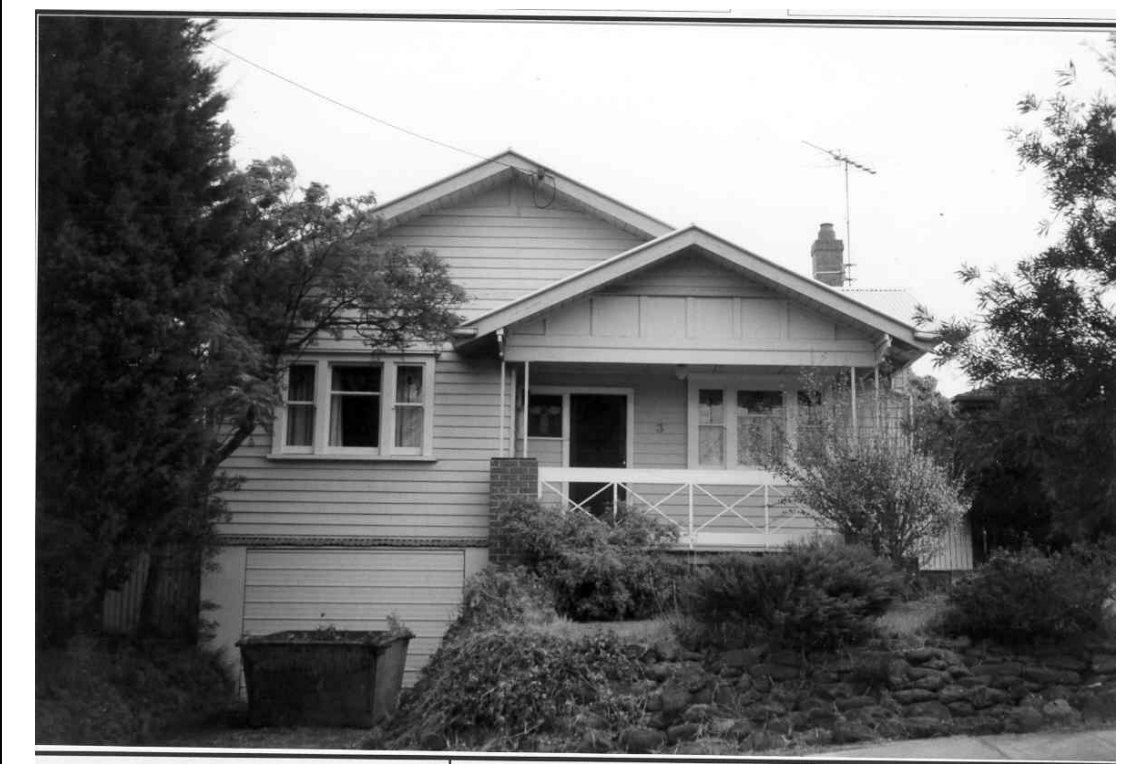


**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

Existing Use/Type Suburban Residential		Key Dates Original 1927		Site Address Street/Site Name	
		Major Changes		No. 3	Regent Street
Survey Date 21/04/1998	Cons Man Plan			Town/Suburb Belmont	Postcode 3216
		Precinct Name	Current Site Name House		
Recorded By David Rowe					



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	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

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

TECHNICAL SHEET

<p>Precinct Name <input style="width:150px;" type="text"/></p> <p>Site Plan/Location Sketch (not to scale)</p>	<p align="center">Site Address</p> <p>No. <input type="text" value="3"/> Street/Site Name <input style="width:150px;" type="text" value="Regent Street"/></p> <p>Town/Suburb <input style="width:100px;" type="text" value="Belmont"/> Postcode <input style="width:50px;" type="text" value="3216"/></p> <p>Site Name <input style="width:150px;" type="text" value="House"/></p> <p align="center">Australian Map Grid Co-ordinates</p> <p>E 267500km N 5771225km</p> <p>Map <input style="width:100px;" type="text" value="Melway map 227"/></p> <p>Scale <input style="width:100px;" type="text" value="1:20,000"/></p> <p>Ownership <input style="width:150px;" type="text" value="Residential owner"/></p> <p align="center">Cadastral Location</p> <p>County <input style="width:100px;" type="text" value="Grant"/></p> <p>Parish <input style="width:100px;" type="text" value="Corio"/></p> <p>Allotment <input style="width:150px;" type="text"/></p> <p>Block <input style="width:150px;" 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 type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text" value="tpsSubdivision"/>	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	<input style="width:100%;" type="text" value="Form"/>
Openings	<input style="width:100%;" type="text" value="Doors & Windows"/>
Decoration	<input style="width:100%;" type="text" value="Gable, Lead Light"/>
Finish	<input style="width:100%;" type="text" value="Painted"/>
Stylistic Character	<input style="width:100%;" 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

PAGE 2 of 4

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

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	3	Regent Street	Belmont	3216
	Site Name		House	
Description				
<p>The site at 3 Regent Street has visual connections with the park opposite and with the Belmont Common to the east. This house is visually connected to other single storey houses in this section of Regent Street. It has typical front and side setbacks, with a driveway at the front. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴</p> <p>The asymmetrical, single storey, weatherboard , interwar Californian Bungalow house is characterised by a rear gable that traverses the site, together with a major gable and verandah gable that project towards the street frontage. These roof forms are clad in galvanised corrugated iron? An early corbelled brick chimney with a terra cotta pot adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are arranged in horizontal banks and have a large fixed central light with two double hung windows at the sides. The front doorway and sidelight are also original.</p> <p>A feature of the design is the projecting verandah gable. It is supported by recent and inappropriate, thin steel rods which in turn are supported by early? face brick piers. A recent timber balustrade forms the verandah boundary.</p> <p>The subfloor space forms a garage, with a recent tilt-a-door.</p> <p>Early decorative features of the design include the window leadlighting and the gable infill (panelling and battening).</p>				
History				
<p>The site at 3 Regent Street is situated on lot 11 of the McCauley Estate subdivision of 19 April, 1913. ^{1,3}This land was owned by Joseph L. Marriage, builder, in the mid 1920s. ¹ He possibly built this house in 1927, before selling it to Albert Hering in the following year. ¹ Hering lived there at least until 1958, but in 1971 T. Pope was listed at this address. 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 checked="" type="checkbox"/> Nature Strips		

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

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

Comparative Listings

Statement of Cultural Significance

The house at 3 Regent Street is *aesthetically* significant at **LOCAL** level. Although the subfloor space has been altered into a garage with the addition of a tilt-a-door, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the rear gable that traverses the site, together with a major gable and verandah gable that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, corbelled brick chimney with a terra cotta pot, wide eaves and exposed rafters, timber framed windows arranged in horizontal banks and having large fixed central lights with two double hung windows at the sides, front doorway and sidelight, face brick verandah piers, window leadlighting and the decorative gable infill (panelling and battening).

The house at 3 Regent Street is *historically* significant at a **LOCAL** level. It is associated with the McCauley Estate subdivision of 19 April, 1913.

Overall, the house at 3 Regent Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1958, 1971.
3. McCauley Estate Subdivision plan, 19 April, 1913, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1927, Barwon Water Profis system.

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