

**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 1922-23</p> | <p>Site Address Street/Site Name No. 9 Regent Street</p> |
| <p>Survey Date 21/04/1998</p> | <p>Cons Man Plan</p> | <p>Town/Suburb Belmont</p> |
| <p>Recorded By David Rowe</p> | | <p>Postcode 3216</p> |
| <p>Precinct Name</p> | | <p>Current Site Name Carmel</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 | 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 267465km N 5771255km

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 |
|--|---|--|--------------------|--|
| | 9 | Regent Street | Belmont | 3216 |
| | | Site Name | Carmel | |
| Description | | | | |
| <p>The site at 9 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 1928 GWST Plan of Drainage.⁴ A corrugated iron and timber gate, approximately 2000mm high, is situated immediately east of the house at the end of the driveway.</p> <p>The asymmetrical, single storey weatherboard transitional Edwardian and interwar Bungalow house is characterised by a dominant hipped roof form, together with a gable roof and gabled and skillion verandah that project towards the street frontage. These roof forms are clad in painted, lapped galvanised corrugated iron. Two early tall corbelled brick chimneys with terra cotta pots adorn the roofline. Wide interwar Bungalow overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in pairs under the gable and as a single window under the verandah - typical of Edwardian design. A window hood, supported by early timber brackets, is over the gable windows. The front timber and glazed door also appears to be early and is of interwar Bungalow design.</p> <p>A feature of the house is the front verandah, with its small gable roof form. It is supported by early timber columns with worked brackets. An early capped timber picket balustrade forms the verandah boundary.</p> <p>Apart from the verandah elements, early decorative features of the design include the gable brackets and gable infill (brackets, stucco work and battening)</p> | | | | |
| History | | | | |
| <p>The site at 9 Regent Street is situated on lot 8 of the McCauley Estate subdivision of 19 April, 1913.^{1,3} This house was built for William Pannowitz, a labourer, in 1922-23.¹ He lived there throughout the 1920s but in 1939 the house was occupied by John A. McKay.^{1,2} Miss Annie Brewer was listed at this address in 1958, while in 1971 Miss A. Brewer and Miss R. Carlyon were the occupants.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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|---------------------|-----------------|--|-------------------------------|-------------------------|
| Site Address | No. 9 | Street/Site Name Regent Street | Town/Suburb Belmont | Postcode 3216 |
| | | Site Name | Carmel | |

Comparative Listings

- 21 Francis Street, Belmont.
- 63 Francis Street, Belmont.

Statement of Cultural Significance

The house at 9 Regent Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of a transitional Edwardian and interwar Bungalow style. These qualities include the dominant hipped roof form, together with a gable roof and gabled and skillion verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, painted and lapped galvanised corrugated iron roof cladding, two tall corbelled brick chimneys with terra cotta pots, wide eaves and exposed rafters, timber framed double hung windows, window hood supported by timber brackets, front timber and glazed door, front verandah, timber verandah columns with worked brackets, capped timber picket balustrade, gable brackets and the decorative gable infill (brackets, stucco work and battening).

The house at 9 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 9 Regent Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1922-23, 1924-25, 1925-26, 1926-27, 1929-30.
2. *Sands & McDougall's Directory of Victoria*, 1939, 1958, 1971.
3. McCauley Estate Subdivision plan, 19 April, 1913, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1928, Barwon Water Profis system.

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