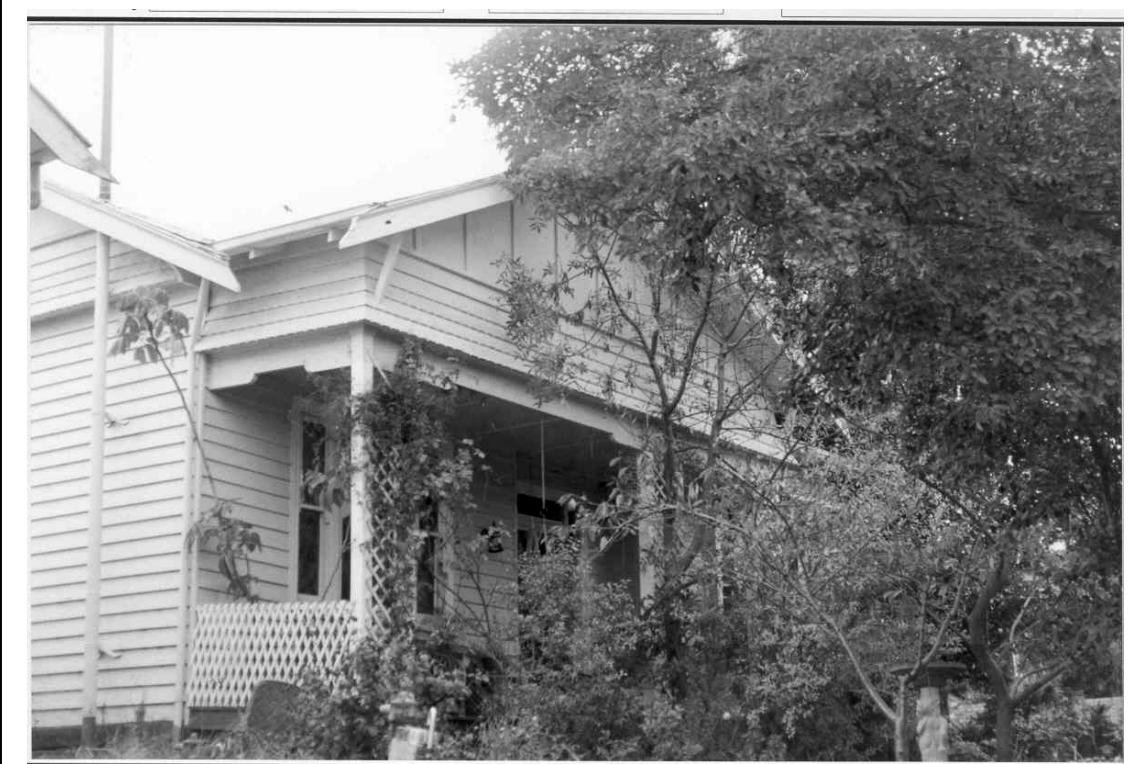


**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

<p>Existing Use/Type Suburban Residential</p>	<p>Key Dates Original 1919-20</p>	<p>Site Address Street/Site Name No. 11 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 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	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

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 267455km N 5771270km

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"/>	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

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

**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
	11	Regent Street	Belmont	3216
	Site Name		House	
Description				
<p>The site at 11 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 gable roof form that traverses the site, together with a minor gable and a verandah gable that project towards the street frontage. These roof forms are clad in corrugated zincalume? An early brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the design. The early timber framed windows are arranged in horizontal banks of three, with wider fixed central lights and flanking double hung windows. The front timber and glazed? door and highlight also appear to be early.</p> <p>A feature of the design is the projecting verandah gable, which is tapered toward its lower reaches. It is supported by recent timber columns.</p> <p>Early decorative features of the design include the gable brackets and the gable infill (timber joinery simulating shingling, stucco work and battening).</p>				
History				
<p>The site at 11 Regent Street was originally situated on lots 7-8 of the McCauley Estate subdivision of 19 April, 1913.^{1,3} Simon Collins, a gentleman, owned these lots in the late 1910s.¹ He sold lot 7 to V.C. Bedggood who had this house built in 1919-20.¹ Bedggood leased the house to William Pannowitz, a laborer, in 1921-22.¹ Pannowitz had purchased neighbouring lot 8 and had a house built there at this time.¹ In 1922, Reginald Robert Evans, woollscourer, had bought the property.¹ In 1927-28, he leased it to Robert E. Peart, grocer, who lived there at least until 1939.^{1,2} In 1958, Ernest E. O'Shea was listed at this address and in 1971 the house was occupied by C. Gifford.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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**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

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

Comparative Listings

- 2 Wimmera Street, Belmont.

Statement of Cultural Significance

The house at 11 Regent Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the gable roof form that traverses the site, together with a minor gable and a verandah gable that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, brick chimney, wide eaves and exposed rafters, timber framed window arranged in horizontal banks of three with wider fixed central lights and flanking double hung windows, front timber and glazed door and highlight, tapered verandah gable, gable brackets and the decorative gable infill (timber joinery simulating shingling, stucco work and battening).

The house at 11 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 11 Regent Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1919-20, 1921-22, 1925-26, 1926-27, 1927-28.
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, 1927, Barwon Water Profis system.

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