


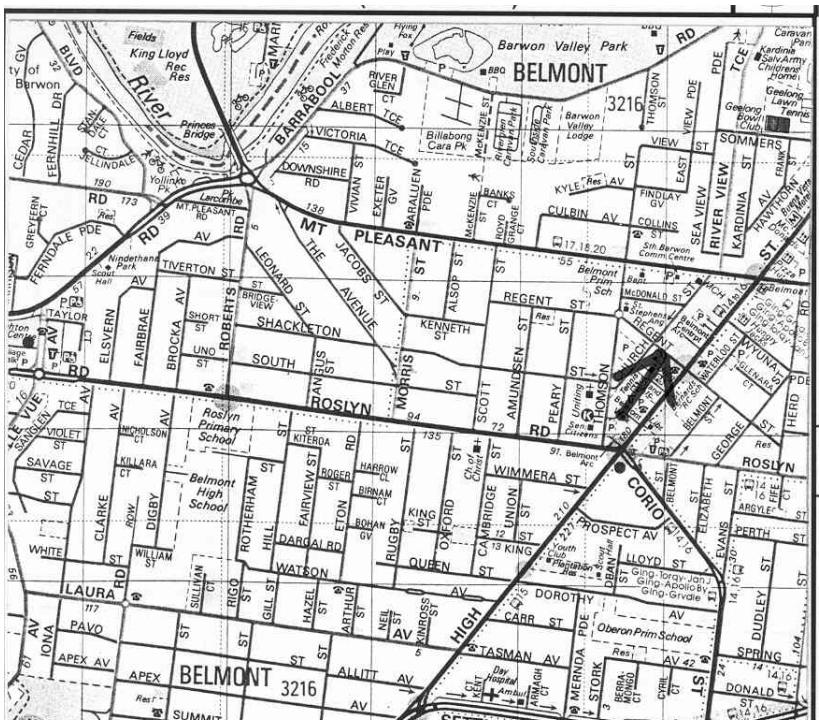
**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

<p><b>Existing Use/Type</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p><b>Survey Date</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">17/04/1998</div></p> <p><b>Cons Man Plan</b>  <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p><b>Recorded By</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p><b>Key Dates</b>  Original  <div style="border: 1px solid black; padding: 2px; text-align: center;">1952</div></p> <p><b>Major Changes</b>  <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p><b>Precinct Name</b>  <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p><b>Site Address</b>  <b>Street/Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Regent Street</div></p> <p><b>No.</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">26</div></p> <p><b>Town/Suburb</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div></p> <p><b>Postcode</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p> <p><b>Current Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>	A D M I N I S T R A T I V E  S H E E T												
<div style="border: 1px solid black; height: 300px; width: 100%; position: relative;">  </div>															
<p><b>Heritage Status</b></p> <p><b>Register of the National Estate</b>  <b>Database No.</b> <div style="border: 1px solid black; width: 80px; height: 20px;"></div> <b>File No.</b> <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p><b>Victorian Heritage Register</b>  <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>Planning Scheme:</b>  <b>C.G.G.</b> <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p><b>Heritage Inventory (Archaeological)</b>  <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>National Trust Register:</b>  <div style="border: 1px solid black; width: 60px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p><b>Other:</b>  <div style="border: 1px solid black; width: 200px; height: 30px;"></div></p> <p><b>Recommended Heritage Listings</b></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><b>Heritage Study Degrees of Significance</b></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><b>Aesthetic value</b> <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><b>Historic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4, H.1</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td><b>Scientific value</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td><b>Social value</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td><b>Overall Significance Level</b></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px;">Local</div></td> </tr> </tbody> </table>			A H C Assessment Criteria	Significance Level	<b>Aesthetic value</b> <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>	<b>Historic value</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4, H.1</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	<b>Scientific value</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<b>Social value</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<b>Overall Significance Level</b>	<div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px;">Local</div>
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<p><b>Condition of the fabric</b></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><b>Integrity of the site</b></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											

# 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><b>Site Plan/Location Sketch (not to scale)</b></p> 	<p style="text-align: center;"><b>Site Address</b></p> <p>No. <input style="width: 40px;" type="text"/> Street/Site Name <input style="width: 150px;" type="text"/></p> <p><input style="width: 40px;" type="text"/> Regent Street</p> <p>Town/Suburb <input style="width: 100px;" type="text"/> Postcode <input style="width: 60px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Belmont <input style="width: 60px;" type="text"/> 3216</p> <p>Site Name <input style="width: 150px;" type="text"/></p> <p>House <input style="width: 150px;" type="text"/></p> <p style="text-align: center;"><b>Australian Map Grid Co-ordinates</b></p> <p>E 267215km N 5771490km</p> <p>Map <input style="width: 100px;" type="text"/> Melway map 227</p> <p>Scale <input style="width: 100px;" type="text"/> 1:20,000</p> <p>Ownership <input style="width: 150px;" type="text"/> Residential owner</p> <p style="text-align: center;"><b>Cadastral Location</b></p> <p>County <input style="width: 100px;" type="text"/> Grant</p> <p>Parish <input style="width: 100px;" type="text"/> Barrabool</p> <p>Allotment <input style="width: 100px;" type="text"/></p> <p>Block <input style="width: 100px;" 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 checked="" type="checkbox"/> fence | <input checked="" 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"/> 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"/>	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	Form & Finish
Openings	Windows
Decoration	Window hoods
Finish	Unpainted
Stylistic Character	Postwar Old English

### 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
	26	Regent Street	Belmont	3216
			Site Name	House
<b>Description</b> <p>The site at 26 Regent Street has a significant view of the Barwon River aqueduct to east and is visually connected to the Belmont Fire Station and corner shop to the eastern end of Regent Street, the Geelong Masonic Centre site to the south and the Anglican Church to the north-west.. The house is set in a predominantly single storey residential streetscape, denoted by brick and timber houses with pitched roofs of different styles and periods. The house has typical front and side setbacks, with a driveway along the side and early timber gates with rectangular openings. These setbacks are shown on the 1952 GWST Plan of Drainage.<sup>3</sup> The site may have its original garden layout, and the appropriate, low, brick pillar and square top timber picket fence (approximately 1200mm high) forms the front boundary.</p> <p>The single storey, face brick postwar Old English styled house is characterised by a picturesque arrangement of steeply pitched and tiled gable roof forms. The main gable traverses the site but it is the two minor gables which project perpendicular to this that are a feature of the front asymmetrical elevation. A tall, wide and stepped brick chimney is a dominant feature of the front facade. The horizontally proportioned window at the front has original timber frames with a central fixed light flanked by double hung windows. A window hood is located above. There are also windows that wrap around the south-east corner which are a typical feature of the interwar and postwar Old English style.</p> <p>The verandah porch, formed under the roof of the secondary gable, has an arched opening facing the street.</p> <p>Early decorative features of the design are the brick corbelling on the gable ends and the brick patterning on the gable walls.</p>				
<b>History</b> <p>The house at 26 Regent Street was built to a standard design in 1952<sup>4</sup> by the local Geelong builder, Eric Lyons.<sup>3</sup> The house was constructed for Hedley Edwin Dunn, a clerk (who previously lived at 5 Amundsen Street, Belmont).<sup>1</sup> The Dunn family were long time residents at 26 Regent Street, for they are listed as the occupiers in 1971.<sup>2</sup></p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name <input style="width: 150px;" type="text"/>	
Neighbouring Buildings	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Similar Types</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Bulk/Form</div> <div style="width: 50%;"><input type="checkbox"/> Similar Styles</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Architectural Detailing</div> <div style="width: 50%;"><input type="checkbox"/> Similar Construction Dates</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Materials &amp; Finishes</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Set Backs</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Fence Designs &amp; Locations</div> </div>			
	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Significant Historical Development</div> <div style="width: 50%;"><input type="checkbox"/> Original Paving</div> <div style="width: 50%;"><input type="checkbox"/> Significant Urban Focii</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Allotment Sizes</div> <div style="width: 50%;"><input type="checkbox"/> Significant Views</div> <div style="width: 50%;"><input type="checkbox"/> Appropriate Street Furniture</div> <div style="width: 50%;"><input type="checkbox"/> Original Kerbing</div> </div>			
Urban Design				
<b>Landscaping</b> <input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips				

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<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	26	Regent Street	Belmont	3216
			<b>Site Name</b>	House
<b>Comparative Listings</b> <ul style="list-style-type: none"><li>• 22 Regent Street, Belmont.</li><li>• 11 Kardinia Street, Belmont.</li></ul>				
<b>Statement of Cultural Significance</b> <p>The house at 26 Regent Street is <i>aesthetically</i> significant at a <b>LOCAL</b> level. It demonstrates original design qualities of the postwar Old English style which include the picturesque arrangement of gable roof forms, with a dominant traversing gable and two minor gables projecting perpendicular from it. Other intact qualities include the prominent, stepped rectangular chimney, verandah porch under the secondary gable, brick corbelling at the gable ends, brick patterning on the walls and chimney, and the timber framed windows (including the horizontal window fronting the street and the windows which wrap around the south-east corner of the house). The front garden and fence contribute to the significance of the place. The house also makes a significant contribution to the predominantly single storey residential streetscape.</p> <p>The house at 26 Regent Street is <i>historically</i> significant at a <b>LOCAL</b> level. It is associated with the residential building developments in Belmont immediately after World War Two. It is also associated with the local builder, Eric Lyons.</p> <p>Overall, the house at 26 Regent Street is a <b>LOCAL</b> significance.</p>				
<b>References</b> <ol style="list-style-type: none"><li>1. Shire of South Barwon Rate Books, 1947-48, 1955-56.</li><li>2. Sands and McDougall's Directory of Victoria, 1956, 1971.</li><li>3. Interview by Rowe and Huddle with Mr Eric Lyons, retired Geelong builder, 3 March, 1999.</li><li>4. Drainage Plans and Inspector's Reports, 1952, Barwon Water Profis system.</li></ol>				

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