




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

<p>Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p>Survey Date <div style="border: 1px solid black; padding: 2px; text-align: center;">17/04/1998</div></p> <p>Cons Man Plan <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p>Key Dates Original 1936-37</p> <p>Major Changes</p>	<p>Site Address Street/Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Regent Street</div></p> <p>Town/Suburb <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div></p> <p>Postcode <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p> <p>Current Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>												
<p>Recorded By <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p> <p>Precinct Name <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>														
														
<p>Heritage Status</p> <p>Register of the National Estate Database No. <div style="border: 1px solid black; width: 80px; height: 20px;"></div> File No. <div style="border: 1px solid black; width: 80px; height: 20px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 80px; height: 20px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 80px; height: 20px;"></div> <div style="border: 1px solid black; width: 80px; height: 20px;"></div></p> <p>Other: <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p>Recommended Heritage Listings</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>Heritage Study Degrees of Significance</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>Aesthetic value <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>Historic value <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>Scientific value <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>Social value <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>Overall Significance Level</td> <td><div style="border: 1px solid black; padding: 2px; text-align: center; width: 100%;">Local</div></td> </tr> </tbody> </table>		A H C Assessment Criteria	Significance Level	Aesthetic value <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>	Historic value <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>	Scientific value <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Social value <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Overall Significance Level	<div style="border: 1px solid black; padding: 2px; text-align: center; width: 100%;">Local</div>
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<p>Condition of the fabric</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>Integrity of the site</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>													

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TECHNICAL SHEET

Precinct Name <input type="text"/>			
Site Plan/Location Sketch (not to scale)			
		Site Address	
		No. <input type="text"/>	Street/Site Name <input type="text"/>
		<input type="text"/>	Regent Street
		Town/Suburb <input type="text"/>	Postcode <input type="text"/>
		<input type="text"/>	Belmont 3216
		Site Name <input type="text"/>	
		House <input type="text"/>	
		Australian Map Grid Co-ordinates	
		<input type="text"/>	
		E 267160km N 5771495km	
		Map <input type="text"/>	Melway map 227
		Scale <input type="text"/>	1:20,000
		Ownership <input type="text"/>	
		Residential owner	
		Cadastral Location	
		County <input type="text"/>	Grant
		Parish <input type="text"/>	Barrabool
		Allotment <input type="text"/>	
		Block <input type="text"/>	

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	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	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	Form
Openings	Windows
Decoration	Gable
Finish	Painted & Stucco
Stylistic Character	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

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

Description

The site at 29 Regent Street has a significant view of the Barwon River aqueduct to the east and is visually connected to the Belmont Fire Station and corner shop to the eastern end of Regent Street, and to the Geelong Masonic Centre and Anglican Church sites. 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.

The single storey weatherboard interwar Californian Bungalow house is characterised by a dominant gable roof form, together with a minor gable and flat roofed bay window, and a verandah gable that all project towards the street frontage. These roof forms are clad in galvanised corrugated iron. Wide overhangs are a feature of the eaves. A tall, rectangular, red brick chimney adorns the western end of the roof top. The original windows have timber frames and are arranged in a bank of three under the verandah, with a central fixed light flanked by double hung windows. To the west, the windows form a bay and are also double hung.

The projecting verandah gable is a dominant element of the front elevation. It is supported by early, squat and rendered square pillars which in turn are supported on partly rendered brick pillars with concrete cappings. The form and arrangement of these verandah pillars and piers are typical design elements of the work of Eric Lyons. The verandah is also characterised by its solid rendered brick balustrade with concrete capping.

Early decorative features of the design include the gable panelling, joinery (including brackets) and shingling, window leadlighting, shingling of the bay window and the patterns and cappings along the verandah balustrade and pillars.

History

In 1934-35 this site, with a shed on it, was owned by Birdsey and Birdsey and leased to Agnes Young Brownbridge.¹ Agnes Brownbridge was the local Post Mistress and it appears she married in the following year, becoming Agnes Wilson.¹ The Rate Books record that, at this time, 1935-36, she and her husband purchased the land and shed.¹ In 1936-37, the Wilsons engaged Eric Lyons to design and built this house.³ By 1955, this house was owned and occupied by S.C. & E.T. Wilson, electricians (with a possible family connection with the Wilsons who first owned the house).¹ In 1971 it was occupied by M.J. Creati.²

Heritage Precinct: Significant Urban Character Features visually connected to this place
(this section is only applicable to places in precincts)

Precinct Name

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 ☐ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

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

Comparative Listings

Statement of Cultural Significance

The house at 29 Regent Street is ***aesthetically*** significant at at **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form, together with a minor gable and flat roofed bay window, and a verandah gable that all project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, rendered brick verandah pillars and piers with concrete cappings, bay window shingling, timber framed double hung windows (including horizontal bank of windows under the verandah), window leadlighting, gable panelling, joinery (including brackets), shingling, and the decorative rendered brick patterns on the verandah balustrade. The house also makes a significant contribution to the predominantly single storey residential streetscape.

The house at 29 Regent Street is ***historically*** significant at a **LOCAL** level. It is associated with the housing developments in Belmont during the interwar period. It is also associated with Eric Lyons, designer and builder.

Overall, the house at 29 Regent Street is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1934-35, 1935-36, 1936-37, 1955-56.
2. Sands & McDougall's *Directory of Victoria*, 1958, 1971.
3. Interview by Rowe & Huddle with Mr Eric Lyons, retired Builder, 3 March, 1999.

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