



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>Recorded By <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p>Key Dates Original 1925c</p> <p>Major Changes</p>	<p>Site Address No. <div style="border: 1px solid black; padding: 2px; text-align: center;">31</div> 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> 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>	ADMINISTRATIVE SHEET												
															
<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: 120px; height: 20px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 120px; height: 20px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 80px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Other: <div style="border: 1px solid black; width: 200px; height: 30px;"></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;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td>Social value <div style="border: 1px solid black; height: 20px;"></div></td> <td><div style="border: 1px solid black; height: 20px;"></div></td> </tr> <tr> <td>Overall Significance Level</td> <td><div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;">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;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Social value <div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	Overall Significance Level	<div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;">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

<p>Precinct Name <input style="width: 150px;" type="text"/></p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p style="text-align: center;">Site Address</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"/> <input style="width: 150px;" type="text"/></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"/> <input style="width: 60px;" type="text"/></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;">Australian Map Grid Co-ordinates</p> <p>E 267150km N 5771510km</p> <p>Map <input style="width: 150px;" type="text"/></p> <p>Scale <input style="width: 100px;" type="text"/></p> <p>Ownership <input style="width: 150px;" type="text"/></p> <p style="text-align: center;">Cadastral Location</p> <p>County <input style="width: 100px;" type="text"/></p> <p>Parish <input style="width: 100px;" type="text"/></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 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 style="width: 50px;" type="text"/>	Industry	<input style="width: 50px;" type="text"/>
Maritime	<input style="width: 50px;" type="text"/>	Community Life	<input style="width: 50px;" type="text"/>
Tourism	<input style="width: 50px;" type="text"/>	Urbanization	<input style="width: 50px;" type="text"/>
Transport	<input style="width: 50px;" type="text"/>	Landscapes	<input style="width: 50px;" type="text"/>
Townships	<input style="width: 50px;" type="text"/>	Miscellaneous	<input style="width: 50px;" 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: 150px;" type="text"/>
Openings	<input style="width: 150px;" type="text"/>
Decoration	<input style="width: 150px;" type="text"/>
Finish	<input style="width: 150px;" type="text"/>
Stylistic Character	<input style="width: 150px;" type="text"/>

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
	31	Regent Street	Belmont	3216
			Site Name	House
Description <p>The site at 31 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 a typical front setback but larger side setbacks with a driveway at the side. These setbacks are shown on the 1927 GWST Plan of Drainage.³</p> <p>The single storey weatherboard interwar Californian Bungalow house is characterised by a main galvanised corrugated iron roof gable and projecting minor gables to the street frontage. Wide overhangs and exposed rafters are features of the eaves. The original windows have timber frames and are arranged in banks of threes with central fixed lights (having a bowed sashes) and flanking double hung windows, typical of interwar Californian Bungalow design. The windows on the gable which project most to the street, are supported by worked timber brackets. A small segmentally-arched fixed leadlight window is also located on the front elevation.</p> <p>The corner verandah under the minor projecting gable is a feature of the front elevation. It is supported by early?, paired timber posts with recent? decorative timber fretwork and brackets between. A long flat window hood extending across and beyond the gable which projects most to the street is supported by worked timber brackets.</p> <p>Early decorative features of the design include the gable ventilator, panelling, joinery (including brackets and simulated shingling), banks of timber framed windows, window leadlighting, and segmentally-arched leadlight window.</p>				
History <p>The Shire of South Barwon Rate Books indicate that a cottage was located on this site prior to the construction of the extant house.¹ As early as 1885-86, Alex. Cameron, a labourer, may have been the owner and occupier.¹ An outbuilding, possibly this cottage, is shown on the 1927 GWST Plan of Drainage.³ John Cameron, a carpenter, appears to have built this house in c.1925.¹ From 1929-30, his occupation is listed as a tailor.¹ The Cameron family were long time residents, as they are listed as the occupiers in 1971.²</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	<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 & Finishes </div> <div style="width: 50%;"> <input type="checkbox"/> Appropriate Set Backs </div> <div style="width: 50%;"> <input type="checkbox"/> Appropriate Fence Designs & 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>			
Landscaping <input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips				

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

Comparative Listings

Statement of Cultural Significance

The house at 31 Regent Street is ***aesthetically*** significant at at **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style which include the gable roof forms, corner verandah gable (which is supported by early painted timber posts) and the long, flat roofed window hood supported by decorative timber brackets. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed double hung windows arranged in horizontal banks of three, window brackets, leadlighting, gable ventilator, panelling, joinery (including brackets and simulated shingling), and the exposed rafters under the eaves. The house also makes a significant contribution to the predominantly single storey residential streetscape.

Overall, the house at 31 Regent Street is of **LOCAL** significance.

References

- Shire of South Barwon Rate Books, 1885-86, 1893-94, 1926-27, 1929-30, 1937-38, 1955-56.
- Sands and McDougall's *Directory of Victoria*, 1971.
- Drainage Plans and Inspector's Reports, 1927, Barwon Water Profis system.