

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

ADMINISTRATIVE SHEET

<b>Existing Use/Type</b> Suburban Residential		<b>Key Dates</b> Original 1880c		<b>Site Address</b> Street/Site Name No. 13 Roslyn Road	
<b>Survey Date</b> 21/04/1998	<b>Cons Man Plan</b>	<b>Major Changes</b>		<b>Town/Suburb</b> Belmont	<b>Postcode</b> 3216
<b>Recorded By</b> David Rowe		<b>Precinct Name</b>		<b>Current Site Name</b> Cottage	



**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	[ ]	[ ]
<b>Overall Significance Level</b>		<b>Local</b>

**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 267780km N 5771090km

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"/>	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

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<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	13	Roslyn Road	Belmont	3216
		<b>Site Name</b> Cottage		

**Description**

The cottage at 13 Roslyn Road has a typical front setback, but a wide side setback due to the large size of the allotment. These setbacks are shown on the 1931 GWST Plan of Drainage.<sup>3</sup> The front is bound by a recent yet appropriate timber picket fence, approximately 1200mm high. A recent flat roofed lychgate is also situated on the front boundary.

The single storey, symmetrical, brick, Victorian styled cottage is characterised by a dominant hipped roof form, together with a convex verandah that projects towards the street frontage. These roof forms appear to be clad in corrugated zincalume. The front of the cottage is constructed of unpainted brick, with rendered door and window surrounds. The sides of the cottage are rendered, while there is also a skillion horizontal weatherboard extension at the rear. Two early rendered brick chimneys, with early projecting cappings (but recent circular patterned panels underneath?) and terra cotta pots adorn the roofline. Narrow overhangs are a feature of the eaves. The early timber framed double hung windows are symmetrically arranged about a central doorway with highlight?

A feature of the design is the front verandah, supported by iron columns, with decorative brackets and valance between.

**History**

The site at 13 Roslyn Road appears to have originally been part of a Mr Forster's 2 acre landholdings from c.1850.<sup>1</sup> A physical and stylistic investigation of the cottage suggests that it was constructed around the 1880s, although no documentary evidence has been found to verify this claim. The earliest known probable record is in 1891-92, when Henry E. Spriggins, brickmaker, owned 4 acres and two houses on this site.<sup>2</sup> Spriggins was one of the early brick makers in Belmont.<sup>2</sup> He lived there until about 1902-03, when he leased the cottage to William Smith, a labourer.<sup>2</sup> By 1904-05, the cottage was occupied by Alf Jackson, a printer and poultry farmer.<sup>2</sup> Spriggins sold the property about this time to R. Shannon, although Jackson continued to live in the cottage until 1919-20.<sup>2</sup> The property was sold at this time to Fred Young, a wool expert, for L825.<sup>2</sup> In 1926-27, the cottage was purchased by E.E. Hendy, auctioneer, of Ryrie Street.<sup>2</sup> The land surrounding the cottage had been reduced to 3 acres.<sup>2</sup> Hendy leased the cottage to Edmund B. Jones, a painter, and he lived there until the late 1920s.<sup>2</sup> By 1929-30, the property was surrounded by the Longview Estate, for which Hendy, Leary and Co. were the agents.<sup>2</sup> By the mid 1930s, the property had been sold to William H. Lockwood, and by 1944-45, it had again been sold, this time to Reginald H.T. Brown, a wharf labourer.<sup>2</sup> He lived there until at least 1957-60.<sup>2</sup>

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

**Precinct Name**

<b>Neighbouring Buildings</b>	<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

<b>Urban Design</b>	<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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<b>Site Address</b>	<b>No.</b> 13	<b>Street/Site Name</b> Roslyn Road	<b>Town/Suburb</b> Belmont	<b>Postcode</b> 3216
			<b>Site Name</b>	Cottage

**Comparative Listings**

**Statement of Cultural Significance**

The cottage at 13 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Victorian style. These qualities include the dominant hipped roof form, together with a convex verandah that projects towards the street frontage. Other intact qualities include the unpainted brick construction, side rendered brick walls, rendered door and window surrounds on the front facade, two rendered brick chimneys with early projecting cappings and terra cotta pots, narrow eaves, timber framed double hung windows symmetrically arranged about a central doorway with highlight?, iron verandah columns and decorative verandah brackets and valance.

The cottage at 13 Roslyn Road is *historically* significant at a **LOCAL** level. It is associated with the development of farming and brickmaking in the Belmont area from the second half of the nineteenth century. It is also associated with Henry Spriggins, one of the earliest brickmakers in Belmont.

Overall, the cottage at 13 Roslyn Road is of **LOCAL** significance.

**References**

1. Parish of Corio map, 1909, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1890-91, 1892-93, 1895-96, 1902-03, 1904-05, 1906-07, 1907-08, 1909-10, 1913-14, 1919-20, 1920-21, 1925-26, 1926-27, 1927-28, 1929-30, 1930-31, 1935-36, 1944-45, 1947-48, 1948-49, 1950-52, 1953, 1957-60.
3. Drainage Plans and Inspectors' Reports, 1931, Barwon Water Profis system.

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