

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

ADMINISTRATIVE SHEET

<p><b>Existing Use/Type</b> Suburban Residential</p>	<p><b>Key Dates</b> Original 1925-26</p>	<p><b>Site Address</b> Street/Site Name No. 108 Roslyn Road</p>
<p><b>Survey Date</b> 20/04/1998</p>	<p><b>Cons Man Plan</b> [ ]</p>	<p><b>Town/Suburb</b> Belmont</p>
<p><b>Major Changes</b></p>		<p><b>Postcode</b> 3216</p>
<p><b>Recorded By</b> David Rowe</p>	<p><b>Precinct Name</b> [ ]</p>	<p><b>Current Site Name</b> 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 [ ]	[ ]
<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 266300km N 5771300km

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"/>	<input type="text"/>	Industry <input type="text"/>	<input type="text"/>
Maritime <input type="text"/>	<input type="text"/>	Community Life <input type="text" value="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 <input type="text" value="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

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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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	108	Roslyn Road	Belmont	3216
	Site Name		House	
<b>Description</b>				
<p>The site at 108 Roslyn Road has significant views to the Barrabool Hills to the west and the Leopold hill to the east. This house is visually connected to other single storey, timber and brick interwar and postwar houses along the tree-lined streetscape. This house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1955 GWST Plan of Drainage.<sup>4</sup> The front is bound by a recent timber picket fence (of Victorian design), approximately 1300mm high.</p> <p>The asymmetrical, single storey weatherboard, interwar Californian Bungalow house is characterised by a dominant gable roof form with a projecting verandah gable towards the street frontage. The roof may be clad in galvanised corrugated iron. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in horizontal banks of three on the street facade. Early, elongated worked timber brackets support the windows under the major gable and the window has a hood over.</p> <p>A feature of the design is the projecting verandah gable. It is supported by paired timber columns? which in turn are supported by face brick piers with concrete cappings. A solid rendered brick balustrade with a curved concrete capping forms the verandah boundary. A triple vertical opening forms a decorative effect.</p> <p>Apart from the verandah elements, early decorative features of the design include the gable infill (panelling and ventilators).</p>				
<b>History</b>				
<p>The site at 108 Roslyn Road is situated on lot 14 of the Jacobs Estate subdivision of c.1925.<sup>1,3</sup> Mrs Mary Moorfoot owned this land in the mid 1920s.<sup>1</sup> She sold it to George Shrimpton in 1925-26 who had this house built in the same year.<sup>1</sup> He was a long time owner and occupier, for he was listed at this address in 1957 and again in 1972.<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"/>
<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		
<b>Landscaping</b>	<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input 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>
	108	Roslyn Road	Belmont	3216
			<b>Site Name</b>	House

**Comparative Listings**

- 93 Roslyn Road, Belmont (verandah elements)
- 3 Collins Street, Belmont.
- 11 Collins Street, Belmont.

**Statement of Cultural Significance**

The house at 108 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form with a projecting verandah gable towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, wide eaves and exposed rafters, timber framed double hung windows arranged in horizontal banks of three on the street facade, elongated worked timber window brackets, window hood, projecting verandah gable with paired timber columns? and face brick piers with concrete cappings, solid rendered brick balustrade with a curved concrete capping, triple vertical opening on the balustrade, and the decorative gable infill (panelling and ventilators). The house also makes a significant contribution to the single storey interwar and postwar residential streetscape.

The house at 108 Roslyn Road is *historically* significant at a **LOCAL** level. It is associated with the Jacobs Estate subdivision of c.1925.

Overall, the house at 108 Roslyn Road is of **LOCAL** significance.

**References**

1. Shire of South Barwon Rate Books, 1924-25, 1925-26, 1927-28, 1932-33.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. Jacobs Estate subdivision plan, c.1925, Geelong Historical Records Centre.
4. Drainage Plans and Inspectors' Reports, 1955, Barwon Water profis system.

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