

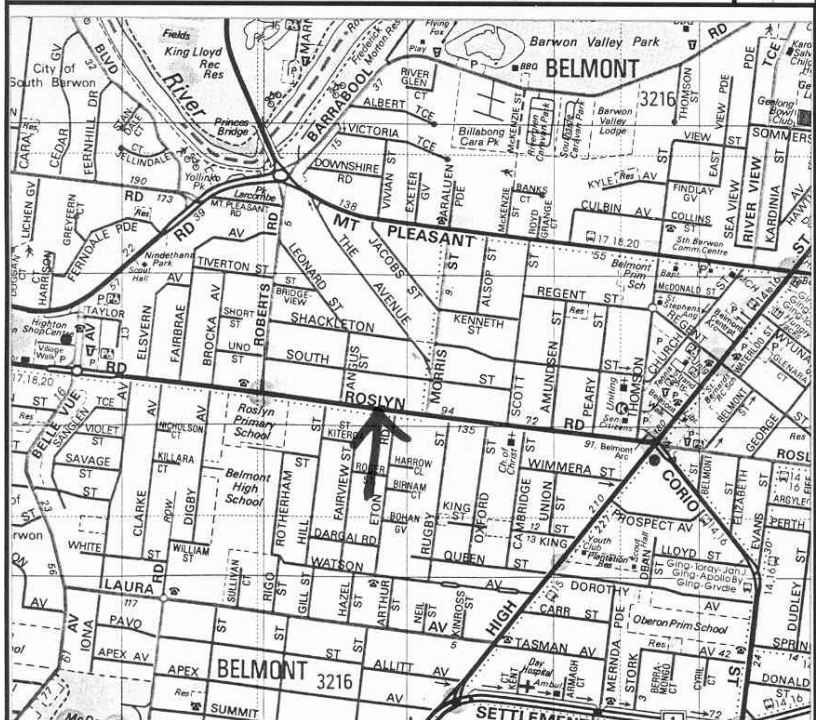


BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

<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;">20/04/1998</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 1938-39</p> <p>Major Changes</p>	<p>Site Address No. <div style="border: 1px solid black; padding: 2px; text-align: center;">110</div> Street/Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Roslyn Road</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: 150px; height: 20px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; width: 180px; height: 20px;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; width: 260px; height: 20px;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 170px; height: 20px;"></div> <div style="border: 1px solid black; width: 140px; height: 20px;"></div></p> <p>Other: <div style="border: 1px solid black; width: 260px; 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</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 colspan="2" style="text-align: center;"> Overall Significance Level <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px; float: right;">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</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; width: 150px; float: right;">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 type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated </p>														

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

TECHNICAL SHEET

Precinct Name <input type="text"/>			
Site Plan/Location Sketch (not to scale)		Site Address	
		No. <input type="text" value="110"/>	Street/Site Name <input type="text" value="Roslyn Road"/>
		Town/Suburb <input type="text" value="Belmont"/> Postcode <input type="text" value="3216"/>	
		Site Name <input type="text" value="House"/>	
		Australian Map Grid Co-ordinates	
		<input type="text" value="E 266365km N 5771300km"/>	
Map <input type="text" value="Melway map 227"/>		Scale <input type="text" value="1:20,000"/>	
Ownership <input type="text" value="Residential owner"/>		Cadastral Location	
County <input type="text" value="Grant"/>		Parish <input type="text" value="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	<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	<input type="text" value="Form"/>
Openings	<input type="text" value="Windows"/>
Decoration	<input type="text" value="Gable"/>
Finish	<input type="text" value="Painted"/>
Stylistic Character	<input type="text" value="Late 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
	110	Roslyn Road	Belmont	3216
			Site Name	House

Description

The site at 110 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.⁴ The front yard is characterised by substantial trees.

The asymmetrical, single storey weatherboard late interwar Californian Bungalow house is characterised by a dominant, rear hipped roof form with a projecting gable and flat roofed verandah porch to the street frontage. These roof forms are clad in painted galvanised corrugated iron. An early brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed double hung windows are arranged in a horizontal bank of three on the street facade.

Early decorative features of the design include the worked gable bargeboard and the gable infill (panelling and battening).

History

The site at 110 Roslyn Road is situated on lot 15 of the Jacobs Estate subdivision of c.1925.^{1,3} This land originally formed part of W.B. Jacob's farm, which stretched between Mount Pleasant and Roslyn Roads from Scott Street to Roberts Road.³ This land was owned by Percy Marchant, optician in the mid 1920s and he sold it to Frank Carter, an investor, in 1926-27.¹ He sold it to Alice Stirling in 1936-37 who had this house built in the same year.¹ By 1972 the house was occupied by H.J. Strickland.² Until the late 1960s or early 1970s, this house was addressed as 68 Roslyn Road.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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SIGNIFICANCE SHEET		No.	Street/Site Name	Town/Suburb	Postcode
	Site Address	110	Roslyn Road	Belmont	3216
				Site Name	House
	Comparative Listings				
PAGE 4 OF 4	Statement of Cultural Significance				
	<p>The house at 110 Roslyn Road is <i>aesthetically</i> significant at a LOCAL level. It demonstrates original design qualities of the late interwar Californian Bungalow style. These qualities include the dominant, rear hipped roof form, together with a gable and flat roofed verandah porch that project toward to the street frontage. Other intact qualities include the weatherboard wall cladding, painted galvanised corrugated iron, brick chimney, wide eaves, timber framed double hung windows arranged in a horizontal bank of three, worked gable bargeboard and the decorative gable infill (panelling and battening). The house also makes a significant contribution to the single storey interwar and postwar residential streetscape.</p>				
	<p>The house at 110 Roslyn Road is <i>historically</i> significant at a LOCAL level. It is associated with the Jacobs Estate subdivision of c.1925.</p>				
	<p>Overall, the house at 110 Roslyn Road is of LOCAL significance.</p>				
	References				
	1. Shire of South Barwon Rate Books, 1925-26, 1926-27, 1928-29, 1930-31, 1936-37, 1938-39.				
	2. Sands & McDougall's Directory of Victoria, 1957, 1972.				
	3. Jacobs Estate subdivision plan, c.1925, Geelong Historical Records Centre.				
	4. Drainage Plans and Inspectors' Reports, 1955, Barwon Water profits system.				