

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

ADMINISTRATIVE SHEET

<p>Existing Use/Type Suburban Residential</p>	<p>Key Dates Original 1921-22c</p>	<p>Site Address Street/Site Name No. 164 Roslyn Road</p>
<p>Survey Date 20/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Recorded By David Rowe</p>		<p>Postcode 3216</p>
<p>Precinct Name []</p>		<p>Current Site Name 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 []	[]
Overall Significance Level	Local

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 265825km N 5771375km

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
	164	Roslyn Road	Belmont	3216
	Site Name		House	
Description				
<p>The house at 166 Roslyn Road is situated on a substantial allotment. The house has large front and side setbacks, as shown on the 1961 GWST Plan of Drainage.² The front is bound by an inappropriate timber fence, approximately 1800mm high.</p> <p>The single storey, asymmetrical, horizontal weatherboard, interwar Californian Bungalow is characterised by a dominant gable roof, together with a minor verandah gable that projects towards the street frontage. These roof forms are clad in unpainted, lapped galvanised corrugated iron. An early unpainted brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are arranged as horizontal banks, having large central lights with bowed sashes and pivot highlights, the whole flanked by narrower double hung windows. The front timber and glazed door with sidelight is early.</p> <p>A feature of the design is the projecting verandah gable. It is supported by early square timber posts with worked timber brackets and unpainted brick piers with concrete cappings.</p> <p>Early decorative features of the design include the gable brackets and infill (roughcast panelling and timber battening).</p>				
History				
<p>The site at 166 Roslyn Road appears to have been owned by Mrs Helen Wood at least as early as 1914-15.¹ She sold the land to Alex Long who in turn sold it to Misses Mary, Ellen and Margaret Ford in 1920-21, bringing their landholdings to 9 acres.¹ They may have had this house constructed in 1921-22.¹ The Misses Ford lived there until the late 1920s, but by 1931-32 it appears that the house was owned and occupied by Margaret Ford only.¹ By 1940-41, she had sold it to R. Daffy of Murray Street, Colac.¹ He leased it to a Leslie Jennings, labourer.¹ By 1948-49, Herbert William Cousins, a pattern maker was living at this address.¹ Daffy sold the property to John and Bridget Power in the mid 1950s and they lived there until the land and house was purchased by L.G. and K.M. Angus in 1961.^{1,2} Parts of the outlying land were subdivided at this time.³</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	<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	<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
	164	Roslyn Road	Belmont	3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 166 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, together with a minor verandah gable that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted lapped galvanised corrugated iron roof cladding, unpainted brick chimney, wide eaves, timber framed windows arranged as horizontal banks and having large central lights with bowed sashes and flanking narrower double hung windows, front timber and glazed door with sidelight, square timber verandah posts with worked timber brackets and unpainted brick piers with concrete cappings, gable brackets and decorative gable infill (roughcast panelling and timber battening).

The house at 166 Roslyn Road is *historically* significant at a **LOCAL** level. It is associated with the development of housing in Belmont during the interwar period.

Overall, the house at 166 Roslyn Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1914-15, 1917-18, 1918-19, 1919-20, 1920-21, 1921-22, 1923-24, 1925-26, 1926-27, 1931-32, 1935-36, 1940-41, 1948-49, 1955-57, 1957-60.
2. Drainage Plans and Inspectors' Reports, 1961, Barwon Water Profis system.
3. Oral information from a resident at 162 Roslyn Road.

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