

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

ADMINISTRATIVE SHEET

Existing Use/Type Suburban Residential		Key Dates Original 1915-16		Site Address Street/Site Name	
		Major Changes		No. 185	Roslyn Road
Survey Date 20/04/1998	Cons Man Plan			Town/Suburb Belmont	Postcode 3216
		Precinct Name	Current Site Name House		
Recorded By David Rowe					



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, H.1	Local
Scientific value	[]	[]
Social value	[]	[]
Overall Significance Level		Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

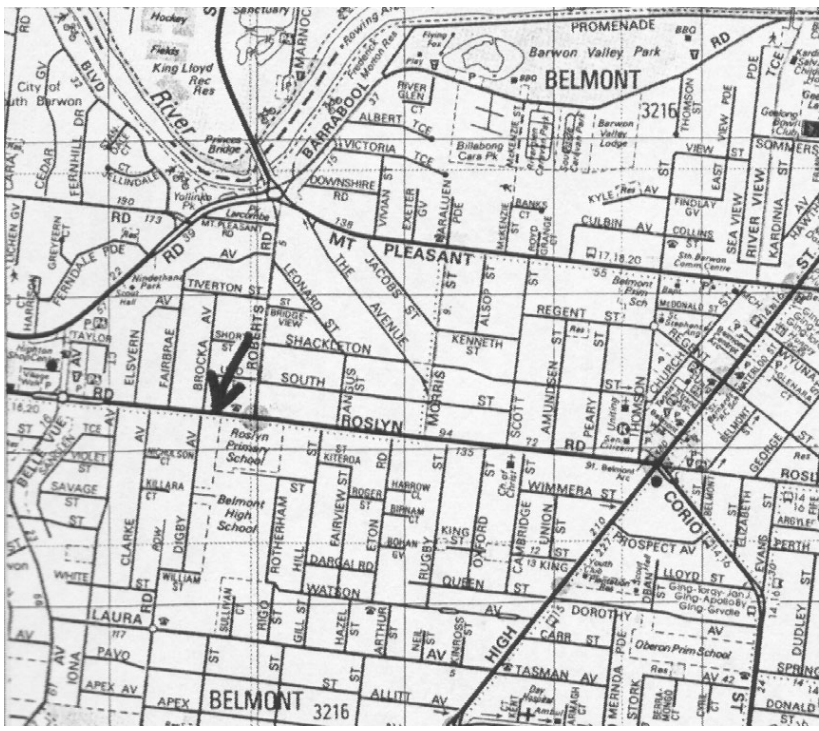
Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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TECHNICAL SHEET

Precinct Name <input style="width:150px;" type="text"/> Site Plan/Location Sketch (not to scale) 	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Site Address</td> </tr> <tr> <td style="width:30%;">No.</td> <td>Street/Site Name</td> </tr> <tr> <td><input type="text" value="185"/></td> <td><input type="text" value="Roslyn Road"/></td> </tr> <tr> <td>Town/Suburb</td> <td>Postcode</td> </tr> <tr> <td><input type="text" value="Belmont"/></td> <td><input type="text" value="3216"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Site Name</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input type="text" value="House"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Australian Map Grid Co-ordinates</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input type="text" value="E 265915km N 5771325km"/></td> </tr> <tr> <td>Map</td> <td><input type="text" value="Melway map 227"/></td> </tr> <tr> <td>Scale</td> <td><input type="text" value="1:20,000"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Ownership <input type="text" value="Residential owner"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Cadastral Location</td> </tr> <tr> <td>County</td> <td><input type="text" value="Grant"/></td> </tr> <tr> <td>Parish</td> <td><input type="text" value="Barrabool"/></td> </tr> <tr> <td>Allotment</td> <td><input type="text"/></td> </tr> <tr> <td>Block</td> <td><input type="text"/></td> </tr> </table>	Site Address		No.	Street/Site Name	<input type="text" value="185"/>	<input type="text" value="Roslyn Road"/>	Town/Suburb	Postcode	<input type="text" value="Belmont"/>	<input type="text" value="3216"/>	Site Name		<input type="text" value="House"/>		Australian Map Grid Co-ordinates		<input type="text" value="E 265915km N 5771325km"/>		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"/>																
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(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

Site Address	No. 185	Street/Site Name Roslyn Road	Town/Suburb Belmont	Postcode 3216	C O N T E X T U A L S H E E T
	Site Name <input style="width:50%;" type="text" value="House"/>				
Description					
<p>The house at 185 Roslyn Road has a large front setback but typical side setbacks, with a driveway along the side. These setbacks are shown on the 1962 GWST Plan of Drainage.² The front yard has a number of early trees and shrubs.</p> <p>The single storey, asymmetrical, horizontal weatherboard, Federation style house is characterised by a recessed hipped roof that is extended to form a broken back return verandah, and a minor gable that projects towards the street frontage. These roof forms appear to be clad in painted galvanised corrugated iron. Wide overhangs are a feature of the eaves. The early timber framed double hung windows with frosted glass highlights are arranged as a horizontal bank of four under the projecting gable, and as a corner bay under the verandah.</p> <p>A feature of the design is the return verandah. It is supported by recent? but appropriate square timber columns with decorative timber brackets.</p> <p>Early decorative features of the design include the gable infill (brackets, panelling and battening).</p>					
History					
<p>The site at 185 Roslyn Road appears to have been owned by Ernest Watson, a skin dealer and grazier of the "Manse", Highton, in 1914-15.¹ The following year he sold his 10 acres comprising lot 9 to William Nathan Mitchell, a gentleman, and this house seems to have been built at that time.¹ By 1916-17, Mitchell had the sold the house and land to Thomas Edwin Owen Sands, also a gentleman, and he lived there until the property was purchased by Adoph Foster, a farmer, in 1917-18.¹ By 1919-20, the house had again been sold, this time to James Eales Johnson, and only a year later in 1920-21 the property was purchased by William Brebner, a farmer.¹ In 1931-32, Brebner sold half an acre of his land to Ernest W. Dew, a grocer.¹ By the mid 1930s, Brebner's landholdings had been reduced to 2.5 acres.¹ He lived there until 1957-60, when the property was sold to John Bechervaise.^{1,2}</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	<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
	185	Roslyn Road	Belmont	3216
			Site Name	House

Comparative Listings

Statement of Cultural Significance

The house at 185 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the Federation style. These qualities include the recessed hipped roof that is extended to form a broken back return verandah, and a minor gable that projects towards the street frontage. Other intact or appropriate qualities include the horizontal weatherboard wall cladding, painted galvanised corrugated iron roof cladding, wide eaves, timber framed double hung windows with frosted glass highlights arranged as a horizontal bank of four under the projecting gable and as a corner bay under the verandah, square timber columns with decorative timber brackets and the decorative gable infill (brackets, panelling and battening).

The house at 185 Roslyn Road is *historically* significant at a **LOCAL** level. It is associated with farming in Belmont in the early twentieth century, and with William Brebner, early and long time owner and occupier.

Overall, the house at 185 Roslyn Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1913-14, 1915-16, 1916-17, 1917-18, 1918-19, 1919-20, 1921-22, 1922-23, 1925-26, 1926-27, 1927-28, 1928-29, 1931-32, 1932-33, 1933-34, 1935-36, 1938-39, 1940-41, 1942-42, 1943-44, 1947-48, 1948-49, 1955-57, 1957-60.
2. Drainage Plans and Inspectors' Reports, 1962, Barwon Water Profis system.

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