

**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 1932-33		<b>Site Address</b> Street/Site Name 187 Roslyn Road	
<b>Survey Date</b> 20/04/1998	<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> House	



**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	[ ]	[ ]
<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 265885km N 5771325km

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
	187	Roslyn Road	Belmont	3216
	<b>Site Name</b>		House	
<b>Description</b>				
<p>The house at 187 Roslyn Road has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1963 GWST Plan of Drainage. Early trees are situated in the front yard, while the front is bound by a recent timber picket fence, approximately 1300mm high.</p> <p>The single storey, asymmetrical, horizontal weatherboard, interwar Californian Bungalow is characterised by a recessed dominant gable roof, together with two minor gables (including verandah) that project towards the street frontage. These roof forms appear to be clad in galvanised corrugated iron. Wide overhangs are a feature of the eaves. The early timber framed windows appear to be double hung.</p> <p>A feature of the design is the projecting verandah gable. It appears to be supported by timber columns? which in turn are supported by unpainted tapered brick piers with concrete cappings. A solid unpainted brick balustrade with a concrete capping forms the verandah boundary.</p> <p>Early decorative features of the design include the soldier course banding on the verandah balustrade and the gable infill (brackets, shingling, roughcast panelling and timber battening).</p>				
<b>History</b>				
<p>The site at 187 Roslyn Road appears to have been owned by Ernest Watson, a skin dealer and grazier of the "Manse", Highton, in 1914-15.<sup>1</sup> The following year he sold his 10 acres comprising lot 9 to William Nathan Mitchell, a gentleman, and the house at 185 Roslyn Road seems to have been built at that time.<sup>1</sup> By 1916-17, Mitchell had 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.<sup>1</sup> 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.<sup>1</sup> In 1931-32, Brebner sold half an acre (this site) to Ernest W. Dew, a grocer and farmer?<sup>1</sup> He seems to have had this house built at that time.<sup>1</sup> By 1938-39, Dew had sold the house to John O'Halloran, a Ford employee and he lived there until about 1947-48, when the property was purchased by Mary Elizabeth Barnes, an accountant.<sup>1</sup> By 1955-57, the house seems to have been repurchased by William and May Brebner, and by 1957 it was owned by Laurence Stanley Brebner.<sup>1,2</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>				
			<b>Precinct Name</b> <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>
	187	Roslyn Road	Belmont	3216
	<b>Site Name</b>		House	

**Comparative Listings**

**Statement of Cultural Significance**

The house at 187 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed dominant gable roof, together with two minor gables (including verandah) that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, wide eaves, timber framed windows, verandah columns? and unpainted tapered brick piers with concrete cappings, unpainted brick balustrade with concrete capping, soldier course banding on the balustrade and the decorative gable infill (brackets, shingling, roughcast panelling and timber battening).

The house at 187 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 owner of the land.

Overall, the house at 187 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, and Certificate of Title, 1963, Barwon Water Profis system.

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