

**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 1917c</p>	<p>Site Address Street/Site Name No. 191 Roslyn Road</p>
<p>Survey Date 20/04/1998</p>	<p>Cons Man Plan []</p>	<p>Town/Suburb Belmont</p>
<p>Major Changes</p>		<p>Postcode 3216</p>
<p>Recorded By David Rowe</p>		<p>Current Site Name Ravenswood</p>
<p>Precinct Name []</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

PAGE 1 of 4

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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 265835km N 5771335km

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"/>	<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="Doors & Windows"/> |
| Decoration | <input type="text" value="Window hood"/> |
| Finish | <input type="text" value="Painted"/> |
| Stylistic Character | <input type="text" value="Interwar 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

PAGE 2 of 4

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	191	Roslyn Road	Belmont	3216
		Site Name Ravenswood		

Description

The house at 191 Roslyn Road has typical front and side setbacks, as shown on the 1962 GWST Plan of Drainage.² The front yard has some substantial early trees, while the front is bound by a recent timber picket fence, approximately 1500mm high.

The single storey, asymmetrical, horizontal weatherboard, interwar Bungalow is characterised by a large hipped roof form, clad in corrugated colorbond?. An early brick chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows appear to be double hung, and there is a window hood over the windows on the front facade. The front doorway and sidelights are early.

A feature of the design is the recessed corner verandah porch, formed under the main hipped roof.

An early decorative feature of the design is the window leadlighting.

History

The site at 191 Roslyn Road was owned by William Henry Hosford, an inspector in 1918-19.¹ This house was already listed at this time, which indicates that it was constructed prior to 1918, possibly in 1917.¹ Hosford sold the property in 1919 to John Morcom, a dairyman, and he in turn sold it to J.F. Dickson [or Dixon], a retired farmer, in 1922-23.¹ Only one year later in 1923-24, the house was again sold, this time to John Edward Payne for L2000.¹ He lived there until 1925-26, when the property was purchased by Donald Wilson, a manager of Denny Lascelles Pty Ltd.¹ By 1940-41, the house had been sold to Thomas and May Birt, graziers, and they lived there until 1957 when the property was bought by George and Hazel Elburn.^{1,2} A few years later, the house was sold to M. Newtown.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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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	191	Roslyn Road	Belmont	3216
		Site Name	Ravenswood	

Comparative Listings

Statement of Cultural Significance

The house at 191 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Bungalow style. These qualities include the large hipped roof form, horizontal weatherboard wall cladding, brick chimney, wide eaves, timber framed double hung windows with window hoods and front doorway and sidelight. Other intact qualities include the recessed front corner verandah and the window leadlighting.

The house at 191 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 191 Roslyn Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1918-19, 1921-22, 1922-23, 1923-24, 1924-25, 1925-26, 1926-27, 1931-32, 1935-36, 1940-41, 1948-49, 1955-57, 1957-60.
2. Drainage Plan, 1962, Barwon Water Profis system.

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