

**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 1913-14		Site Address Street/Site Name No. 195 Roslyn Road	
Survey Date 20/04/1998	Cons Man Plan	Major Changes		Town/Suburb Belmont	Postcode 3216
Recorded By David Rowe		Precinct Name	Current Site Name 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	[]	[]
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 265820km N 5771340km

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"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text"/>
Townships	<input type="text"/>	Miscellaneous	<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
	195	Roslyn Road	Belmont	3216
	Site Name		House	

Description

The house at 195 Roslyn Road has large front and side setbacks, due to the substantial size of the allotment. These setbacks are shown on the 1961 GWST Plan of Drainage.² The front is bound by an inappropriate brick fence with tubular steel railing, and is approximately 1500mm high.

The single storey, asymmetrical, horizontal weatherboard, Federation styled house is characterised by a picturesque arrangement of roof forms, including a central recessed hipped roof, together with projecting minor gables, skillion verandah and window bay. These roof forms are clad in early, painted and lapped galvanised corrugated iron. Three early, unpainted brick chimneys with rendered cappings adorn the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are fixed and double hung, and the front timber door appears to be early.

A feature of the design is the front verandah that spans across the whole of the street facade, under the projecting gable and skillion. It is supported by early square timber columns, worked timber brackets and distinctive timber fretwork valances. These features are continued at the side to the east, where other porches and verandahs are located. Another feature of the design is the bay window that projects towards the east.

Apart from the verandah elements, early decorative features of the design include the worked timber gable brackets and the gable infill (roughcast panelling, timber battening and small timber brackets).

History

The site at 195 Roslyn Road appears to have been owned by William Horsford, an inspector, in 1912-13.¹ He appears to have had this house built in 1913-14, and he lived there until he sold the house and two acres to Mrs Gertrude Kerrison in 1917-18.¹ She lived there until 1920-21, when the property was purchased by a Mr Bingle.¹ The following year, 1921-22 the property was sold to Ernest John Rowe for L1700.¹ The house has been owned and occupied by the Rowe family to at least 1998.^{1,2,3}

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	<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
	195	Roslyn Road	Belmont	3216
	Site Name		House	

Comparative Listings

Statement of Cultural Significance

The house at 195 Roslyn Road is *aesthetically* significant at a **LOCAL** level. It demonstrates many original design qualities of the Federation style. These qualities include the picturesque arrangement of roof forms: the central recessed hipped roof, projecting minor gables, skillion verandah and window bay; and the painted and lapped galvanised corrugated iron roof cladding. Other intact qualities include the horizontal weatherboard wall cladding, unpainted brick chimneys with rendered cappings, wide eaves, fixed and double hung timber framed windows, front timber door, verandahs supported by square timber columns with worked timber brackets and distinctive timber fretwork valances, worked timber gable brackets and the decorative gable infill (roughcast panelling, timber battening and small timber brackets).

The house at 195 Roslyn Road is *historically* significant at a **LOCAL** level. It is associated with the early housing development in Belmont in the early twentieth century, and with the Rowe family, long time owners and occupiers.

Overall, the house at 195 Roslyn Road is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1912-13, 1913-14, 1914-15, 1916-17, 1918-19, 1920-21, 1921-22, 1922-23, 1923-24, 1925-26, 1926-27, 1931-32, 1935-36, 1940-41, 1948-49, 1955-57, 1958-60.
2. Drainage Plan and Inspectors' Report, 1961, Barwon Water Profis system.
3. Interview by Rowe and Huddle with Mr Eric Lyons, 3 March, 1999.

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