


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

<p>Existing Use/Type <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p>Survey Date <div style="border: 1px solid black; padding: 2px; text-align: center;">16/04/1998</div></p> <p>Cons Man Plan <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p>	<p>Key Dates Original 1923-24</p> <p>Major Changes</p>	<p>Site Address Street/Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Seaview Parade</div></p> <p>Town/Suburb <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div></p> <p>Postcode <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p> <p>Current Site Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Claremont</div></p>
<p>Recorded By <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p>Precinct Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Kardinia</div></p>	

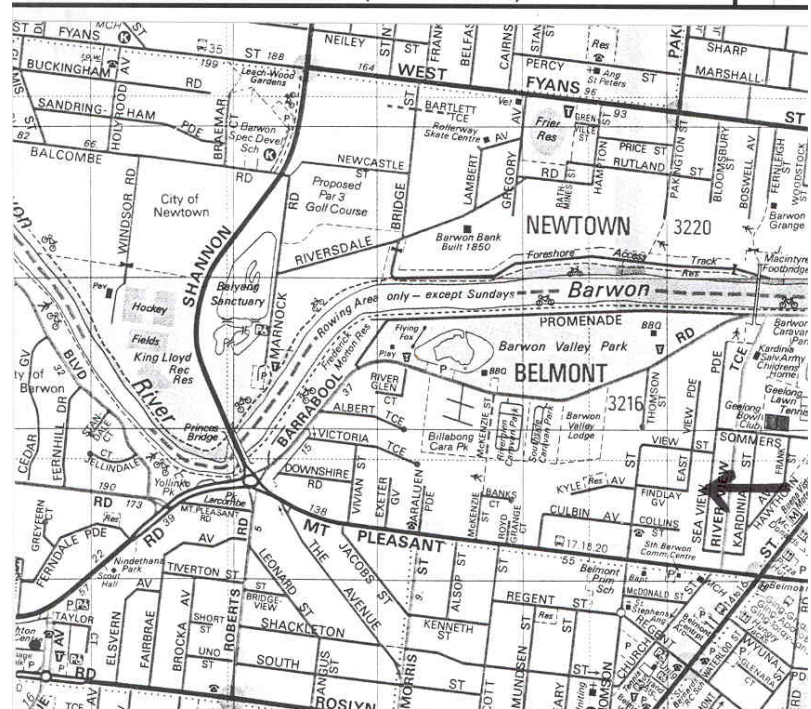


<p>Heritage Status</p> <p>Register of the National Estate Database No. <div style="border: 1px solid black; width: 100px; height: 20px;"></div> File No. <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Victorian Heritage Register <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Planning Scheme: C.G.G. <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Heritage Inventory (Archaeological) <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>National Trust Register: <div style="border: 1px solid black; width: 100px; height: 20px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Other: <div style="border: 1px solid black; width: 100px; height: 20px;"></div></p> <p>Recommended Heritage Listings</p> <p> <input type="checkbox"/> Victorian Heritage Register <input type="checkbox"/> Victorian Heritage Inventory <input type="checkbox"/> Register of the National Estate <input checked="" type="checkbox"/> HO City of Greater Geelong </p>	<p>Heritage Study Degrees of Significance</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">A H C Assessment Criteria</th> <th style="text-align: left;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Historic value <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div></td> </tr> <tr> <td>Scientific value <div style="border: 1px solid black; padding: 2px; text-align: center;"></div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;"></div></td> </tr> <tr> <td>Social value <div style="border: 1px solid black; padding: 2px; text-align: center;"></div></td> <td><div style="border: 1px solid black; padding: 2px; text-align: center;"></div></td> </tr> <tr> <td colspan="2" style="padding-top: 10px;"> Overall Significance Level <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px; float: right;">Local</div> </td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width:50%; vertical-align: top; padding: 5px;"> <p>Condition of the fabric</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruinous <input type="checkbox"/> Unexposed </p> </td> <td style="width:50%; vertical-align: top; padding: 5px;"> <p>Integrity of the site</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated </p> </td> </tr> </table>	A H C Assessment Criteria	Significance Level	Aesthetic value <div style="border: 1px solid black; padding: 2px; text-align: center;">D.2</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Historic value <div style="border: 1px solid black; padding: 2px; text-align: center;">A.4</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Local</div>	Scientific value <div style="border: 1px solid black; padding: 2px; text-align: center;"></div>	<div style="border: 1px solid black; padding: 2px; text-align: center;"></div>	Social value <div style="border: 1px solid black; padding: 2px; text-align: center;"></div>	<div style="border: 1px solid black; padding: 2px; text-align: center;"></div>	Overall Significance Level <div style="border: 1px solid black; padding: 2px; text-align: center; width: 150px; float: right;">Local</div>		<p>Condition of the fabric</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruinous <input type="checkbox"/> Unexposed </p>	<p>Integrity of the site</p> <p> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Partially excavated <input type="checkbox"/> Fully excavated </p>
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TECHNICAL SHEET

<p>Precinct Name Kardinia</p> <p>Site Plan/Location Sketch (not to scale)</p> 	<p>Site Address</p> <p>No. 28 Street/Site Name Seaview Parade</p> <p>Town/Suburb Belmont Postcode 3216</p> <p>Site Name Claremont</p> <p>Australian Map Grid Co-ordinates</p> <p>E 267320km N 5771935km</p> <p>Map Melway map 227</p> <p>Scale 1:20,000</p> <p>Ownership Residential owner</p> <p>Cadastral Location</p> <p>County Grant</p> <p>Parish Barrabool</p> <p>Allotment </p> <p>Block </p>
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Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|---|--|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation | <input checked="" 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 checked="" type="checkbox"/> fence | <input checked="" 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		Industry	
Maritime		Community Life	clHomes
Tourism		Urbanization	
Transport		Landscapes	
Townships	tpsSubdivision	Miscellaneous	

Significant Architectural Features

- ☒ Original Materials
- ☒ Original Chimneys
- ☐ Wall Decoration
- ☒ Verandah Structure
- ☒ Verandah Decoration
- ☐ Original Parapet
- ☐ Other Prominent Elevations
- ☒ Appropriate Fence
- ☒ Early Garden

Roof	Form
Openings	Windows
Decoration	Verandah, Eaves
Finish	Painted
Stylistic Character	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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	28	Seaview Parade	Belmont	3216
	<div style="display: flex; justify-content: space-between;"> Site Name Claremont </div>			

Description

The site at 28 Seaview Parade has visual connections with the flowering gum tree-lined streetscape. This house is set in a streetscape formed by single storey brick and timber homes of varying styles and periods. There are some Edwardian houses dotted throughout. The house has a typical setback to the front and much larger southern side setback, due the house being located on two allotments. These setbacks are shown on the 1928 GWST Plan of Drainage.⁴ The site is bound at the front by an appropriate post and wire fence and gate surrounded by a timber framed lychgate. The original garden layout, including the pathway, is visible at the front.

The substantial single storey, triple-fronted weatherboard, interwar Bungalow house is characterised by a central dominant hipped roof form, together with gables that project to the front and side. These roof forms appear to be clad in corrugated zincalume. A red brick chimney adorns the roof top. Wide overhangs and exposed rafters are features of the eaves. The early eight paned, double hung timber framed windows are located under the verandah and also under the front projecting gable (which have a window hood above).

Another feature of the design is the return verandah, with its broken-back roof extending from the main hipped form. The verandah is supported on early? worked timber posts.

Early decorative features include the timber verandah post brackets, and timber window hood brackets.

History

The site at 28 Seaview Parade was originally part of Alexander Thomson's "Kardinia" farm.⁴ In October 1890, outlying land to the south of Kardinia House was subdivided and offered for sale⁴ and this house is situated on lots 25-26 of the Kardinia Extended Estate Subdivision, Section 4.1,³ This house was built for Harry Windmill, a tanner, in 1923-24.¹ He is still listed as the owner in 1927-28.¹

Heritage Precinct: Significant Urban Character Features visually connected to this place
(this section is only applicable to places in precincts)

Neighbouring Buildings

☒ Similar Types
☐ Similar Styles
☐ Similar Construction Dates
☒ Appropriate Set Backs

☒ Appropriate Bulk/Form
☒ Appropriate Architectural Detailing
☒ Appropriate Materials & Finishes
☐ Appropriate Fence Designs & Locations

Urban Design

☒ Significant Historical Development
☐ Significant Urban Focii
☐ Significant Views
☐ Original Kerbing

☐ Original Paving
☒ Appropriate Allotment Sizes
☐ Appropriate Street Furniture

Landscaping

☒ Treelines
 ☐ Public Gardens
 ☐ Median Strips
 ☒ Nature Strips

Precinct Name Kardinia

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Authentic Heritage Services Pty Ltd., A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle 1998-2000 (Revised 2007)

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SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	28	Seaview Parade	Belmont	3216
			Site Name	
			Claremont	

Comparative Listings

Statement of Cultural Significance

The house at 28 Seaview Parade is ***aesthetically*** significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Bungalow style which include the dominant hipped roof and projecting gables, forming a triple fronted design. Other intact qualities include the weatherboard wall cladding, red brick chimney, return verandah supported by worked timber posts with decorative timber brackets, wide eaves with exposed rafters, window hoods with decorative timber brackets and the eight paned, timber framed double hung windows. The early garden, pathway and post and wire fence contribute to the significance of the place. The house also makes a contribution to the predominantly single storey residential streetscape.

The house at 28 Seaview Parade is ***historically*** significant at a **LOCAL** level. It is associated with the subdivision of part of Alexander Thomson's "Kardinia" farm into the Kardinia Extended Estate, Section 4.

Overall, the house at 28 Seaview Parade is of **LOCAL** significance.

References

1. Shire of South Barwon Rate Books, 1923-24, 1927-28.
2. *Sands & McDougall's Directory of Victoria*, 1934, 1957, 1972.
3. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
4. Drainage Plans and Inspector's Reports, 1928, Barwon Water Profis system.

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