


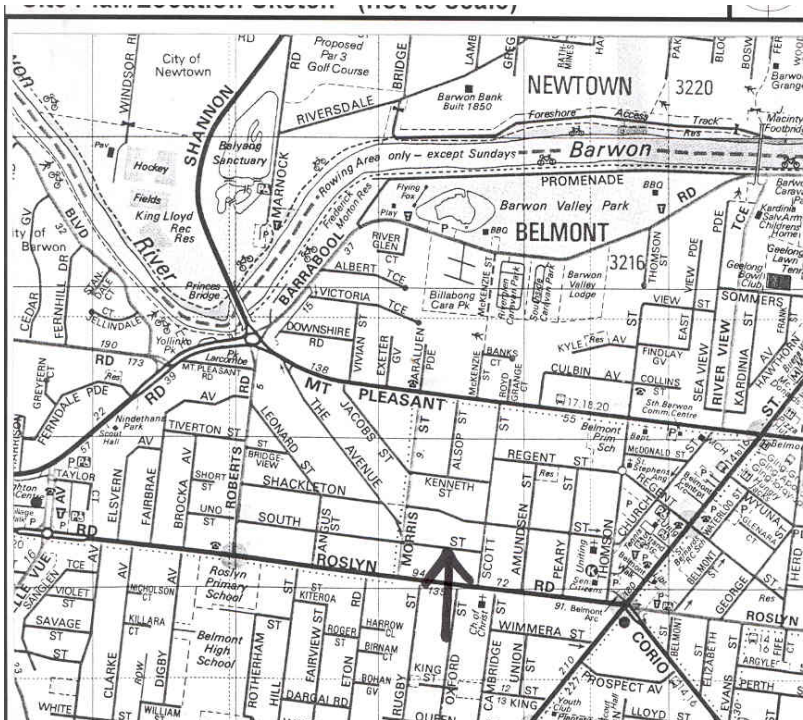
**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

<p><b>Existing Use/Type</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">Suburban Residential</div></p> <p><b>Survey Date</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">17/04/1998</div></p> <p><b>Cons Man Plan</b>  <div style="border: 1px solid black; height: 20px; width: 100%;"></div></p> <p><b>Recorded By</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">David Rowe</div></p>	<p><b>Key Dates</b>  Original  1929-30</p> <p><b>Major Changes</b></p>	<p><b>Site Address</b>  <b>Street/Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">South Street</div></p> <p><b>Town/Suburb</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">Belmont</div>     <b>Postcode</b> <div style="border: 1px solid black; padding: 2px; text-align: center;">3216</div></p> <p><b>Current Site Name</b>  <div style="border: 1px solid black; padding: 2px; text-align: center;">House</div></p>	A D M I N I S T R A T I V E  S H E E T												
<div style="border: 1px solid black; padding: 10px;">  </div>															
<p><b>Heritage Status</b></p> <p><b>Register of the National Estate</b>  <b>Database No.</b> <div style="border: 1px solid black; width: 80px; height: 20px;"></div>     <b>File No.</b> <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>Victorian Heritage Register</b>  <div style="border: 1px solid black; width: 180px; height: 20px;"></div></p> <p><b>Planning Scheme:</b>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">C.G.G.</div> <div style="border: 1px solid black; width: 150px; height: 20px;"></div></p> <p><b>Heritage Inventory (Archaeological)</b>  <div style="border: 1px solid black; width: 260px; height: 20px;"></div></p> <p><b>National Trust Register:</b>  <div style="border: 1px solid black; width: 60px; height: 20px;"></div> <div style="border: 1px solid black; width: 140px; height: 20px;"></div></p> <p><b>Other:</b>  <div style="border: 1px solid black; width: 260px; height: 30px;"></div></p> <p><b>Recommended Heritage Listings</b></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><b>Heritage Study Degrees of Significance</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">A H C Assessment Criteria</th> <th style="width:40%;">Significance Level</th> </tr> </thead> <tbody> <tr> <td><b>Aesthetic value</b> <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><b>Historic value</b> <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><b>Scientific value</b> <div style="border: 1px solid black; width: 130px; height: 20px;"></div></td> <td><div style="border: 1px solid black; width: 130px; height: 20px;"></div></td> </tr> <tr> <td><b>Social value</b> <div style="border: 1px solid black; width: 130px; height: 20px;"></div></td> <td><div style="border: 1px solid black; width: 130px; height: 20px;"></div></td> </tr> <tr> <td colspan="2" style="text-align: center;"> <b>Overall Significance Level</b> <div style="border: 1px solid black; padding: 2px; text-align: center; width: 180px;">Local</div> </td> </tr> </tbody> </table>			A H C Assessment Criteria	Significance Level	<b>Aesthetic value</b> <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>	<b>Historic value</b> <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>	<b>Scientific value</b> <div style="border: 1px solid black; width: 130px; height: 20px;"></div>	<div style="border: 1px solid black; width: 130px; height: 20px;"></div>	<b>Social value</b> <div style="border: 1px solid black; width: 130px; height: 20px;"></div>	<div style="border: 1px solid black; width: 130px; height: 20px;"></div>	<b>Overall Significance Level</b> <div style="border: 1px solid black; padding: 2px; text-align: center; width: 180px;">Local</div>	
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# BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)

## (FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)

TECHNICAL SHEET

<p>Precinct Name <input style="width: 150px;" type="text"/></p> <p><b>Site Plan/Location Sketch (not to scale)</b></p> 	<p style="text-align: center;"><b>Site Address</b></p> <p>No. <input style="width: 40px;" type="text"/> Street/Site Name <input style="width: 150px;" type="text"/></p> <p><input style="width: 40px;" type="text"/> South Street</p> <p>Town/Suburb <input style="width: 100px;" type="text"/> Postcode <input style="width: 60px;" type="text"/></p> <p><input style="width: 100px;" type="text"/> Belmont <input style="width: 60px;" type="text"/> 3216</p> <p>Site Name <input style="width: 150px;" type="text"/></p> <p><input style="width: 150px;" type="text"/> House</p> <p style="text-align: center;"><b>Australian Map Grid Co-ordinates</b></p> <p>E 266635km N 5771375km</p> <p>Map <input style="width: 100px;" type="text"/> Melway map 227</p> <p>Scale <input style="width: 100px;" type="text"/> 1:20,000</p> <p>Ownership <input style="width: 150px;" type="text"/> Residential owner</p> <p style="text-align: center;"><b>Cadastral Location</b></p> <p>County <input style="width: 100px;" type="text"/> Grant</p> <p>Parish <input style="width: 100px;" type="text"/> Barrabool</p> <p>Allotment <input style="width: 100px;" type="text"/></p> <p>Block <input style="width: 100px;" type="text"/></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 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 style="width: 50px;" type="text"/>	Industry	<input style="width: 50px;" type="text"/>
Maritime	<input style="width: 50px;" type="text"/>	Community Life	<input style="width: 50px;" type="text"/> clHomes
Tourism	<input style="width: 50px;" type="text"/>	Urbanization	<input style="width: 50px;" type="text"/>
Transport	<input style="width: 50px;" type="text"/>	Landscapes	<input style="width: 50px;" type="text"/>
Townships	<input style="width: 50px;" type="text"/> tpsSubdivision	Miscellaneous	<input style="width: 50px;" 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 style="width: 150px;" type="text"/> Form
Openings	<input style="width: 150px;" type="text"/> Doors & Windows
Decoration	<input style="width: 150px;" type="text"/> Gable, Lead Light
Finish	<input style="width: 150px;" type="text"/> Painted
Stylistic Character	<input style="width: 150px;" type="text"/> Interwar Californian 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
	2	South Street	Belmont	3216
			Site Name	House

**Description**

The house at 2 South Street has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1930 GWST Plan of Drainage.<sup>3</sup> The front yard has some early? substantial trees and shrubs.

The single storey, asymmetrical, horizontal weatherboard, interwar Californian Bungalow is characterised by a dominant gable roof form, together with a verandah gable and flat roofed bay window that project towards the street frontage. These roof forms appear to be clad in unpainted galvanised corrugated iron. Wide overhangs and exposed rafter are a feature of the eaves. The early timber framed double hung windows are arranged as a horizontal bank of three under the verandah and as a flat roof bay under the gable. The double front timber and glazed doors are also early.

A feature of the design is the projecting verandah gable. It appears to be supported by introduced open decorative steel truss columns.

Early decorative features of the design include the window leadlighting and the gable infill (shingling, panelling and battening).

**History**

The site at 2 South Street originally formed lot 72 as part of the Jacobs Estate subdivision of c.1925.<sup>1,2</sup> The allotment appears to have been first owned by John Ince of Aphrasia Street, Newtown.<sup>2</sup> He had this house built in 1929-30, and lived there until the mid 1940s, when he sold it to John C. Hitchings, a farmer.<sup>2</sup> By 1957-60, the house was owned by Edward Hitchings.<sup>2</sup>

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

Precinct Name

<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	

**Landscaping** ☐ Treelines ☐ Public Gardens ☐ Median Strips ☐ Nature Strips

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S I G N I F I C A N C E  S H E E T		No.	Street/Site Name	Town/Suburb	Postcode
	Site Address	2	South Street	Belmont	3216
				Site Name	House
	Comparative Listings				
P A G E  4 o f 4	Statement of Cultural Significance				
	<p>The house at 2 South Street is <i>aesthetically</i> significant at a <b>LOCAL</b> level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form, together with a verandah gable and flat roofed bay window that project towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, unpainted galvanised corrugated iron roof cladding, wide eaves and exposed rafters, timber framed double hung windows arranged as a horizontal bank of three under the verandah and as a flat roofed bay, double front timber and glazed doors, window leadlighting and the decorative gable infill (shingling, panelling and battening).</p>				
	<p>The house at 2 South Street is <i>historically</i> significant at a <b>LOCAL</b> level. It is associated with the Jacobs Estate subdivision of c.1925.</p>				
	<p>Overall, the house at 2 South Street is of <b>LOCAL</b> significance.</p>				
References					
<p>1. Jacobs Estate subdivision plan, c.1925, Geelong Historical Records Centre. 2. Shire of South Barwon Rate Books, 1926-27, 1927-28, 1929-30, 1930-31, 1934-35, 1939-40, 1943-44, 1948-49, 1957-60. 3. Drainage Plans and Inspectors' Reports, 1930, Barwon Water Profis system.</p>					