

**GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2 (2000)  
UPDATED CITATION 2006**

<b>Existing Use/Type</b> Suburban Residential		<b>Key Dates</b> Original 1864c Major Changes 1953		<b>Site Address</b> No. 26 Street/Site Name Spring Street	
Survey Date 07/02/2006	Cons Man Plan	Town/Suburb Belmont		Postcode 3216	
Recorded By David Rowe		Precinct Name		Current Site Name House	



<p><b>Heritage Status</b></p> <p><b>Register of the National Estate</b> Database No. [ ] File No. [ ]</p> <p><b>Victorian Heritage Register</b> [ ]</p> <p><b>Planning Scheme:</b> C.G.G. [ ]</p> <p><b>Heritage Inventory (Archaeological)</b> [ ]</p> <p><b>National Trust Register:</b> [ ] [ ]</p> <p><b>Other:</b> [ ]</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 align="center"><b>Heritage Study Degrees of Significance</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">A H C Assessment Criteria</th> <th style="text-align: center;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value D.2</td> <td align="center">Local</td> </tr> <tr> <td>Historic value A.4, H.1</td> <td align="center">Local</td> </tr> <tr> <td>Scientific value [ ]</td> <td align="center">[ ]</td> </tr> <tr> <td>Social value [ ]</td> <td align="center">[ ]</td> </tr> <tr> <td><b>Overall Significance Level</b></td> <td align="center"><b>Local</b></td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Condition of the fabric</b></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;"> <p><b>Integrity of the site</b></p> <p><input type="checkbox"/> Excellent  <input type="checkbox"/> Good  <input checked="" 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 D.2	Local	Historic value A.4, H.1	Local	Scientific value [ ]	[ ]	Social value [ ]	[ ]	<b>Overall Significance Level</b>	<b>Local</b>	<p><b>Condition of the fabric</b></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><b>Integrity of the site</b></p> <p><input type="checkbox"/> Excellent  <input type="checkbox"/> Good  <input checked="" type="checkbox"/> Fair  <input type="checkbox"/> Poor  <input type="checkbox"/> Partially excavated  <input type="checkbox"/> Fully excavated</p>
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<p>Precinct Name <input style="width:150px;" type="text"/></p> <p><b>Site Plan/Location Sketch (not to scale)</b></p>	<div style="text-align: center;"> </div> <p><b>Site Address</b></p> <p>No. <input type="text" value="26"/> Street/Site Name <input style="width:150px;" type="text" value="Spring Street"/></p> <p>Town/Suburb <input style="width:150px;" type="text" value="Belmont"/> Postcode <input style="width:50px;" type="text" value="3216"/></p> <p>Site Name <input style="width:150px;" type="text" value="House"/></p> <p><b>Australian Map Grid Co-ordinates</b></p> <p>E 267650km N 5770600km</p> <p>Map <input style="width:150px;" type="text" value="Melway maps 227, 228"/></p> <p>Scale <input style="width:150px;" type="text" value="1:20,000"/></p> <p>Ownership <input style="width:150px;" type="text" value="Residential owner"/></p> <p><b>Cadastral Location</b></p> <p>County <input style="width:150px;" type="text" value="Grant"/></p> <p>Parish <input style="width:150px;" type="text" value="Corio"/></p> <p>Allotment <input style="width:150px;" type="text"/></p> <p>Block <input style="width:150px;" 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 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 checked="" 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" value="esAgricultural"/>	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"/>

<p><b>Significant Architectural Features</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Original Materials</li> <li><input checked="" type="checkbox"/> Original Chimneys</li> <li><input type="checkbox"/> Wall Decoration</li> <li><input checked="" type="checkbox"/> Verandah Structure</li> <li><input checked="" type="checkbox"/> Verandah Decoration</li> <li><input type="checkbox"/> Original Parapet</li> <li><input type="checkbox"/> Other Prominent Elevations</li> <li><input type="checkbox"/> Appropriate Fence</li> <li><input type="checkbox"/> Early Garden</li> </ul> <p>Roof <input style="width:150px;" type="text" value="Form"/></p> <p>Openings <input style="width:150px;" type="text" value="Door &amp; Windows"/></p> <p>Decoration <input style="width:150px;" type="text" value="Eaves"/></p> <p>Finish <input style="width:150px;" type="text" value="Painted"/></p> <p>Stylistic Character <input style="width:150px;" type="text" value="Victorian"/></p>	<p><b>Present Threats</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Human; mining</li> <li><input type="checkbox"/> Human; visitor erosion</li> <li><input type="checkbox"/> Human; vandalism</li> <li><input type="checkbox"/> Human; development</li> <li><input type="checkbox"/> Human; conservation/maintenance</li> <li><input type="checkbox"/> Human; stock</li> <li><input type="checkbox"/> Natural Forces; erosion</li> <li><input type="checkbox"/> Natural Forces; vegetation</li> <li><input checked="" type="checkbox"/> Not threatened</li> </ul>
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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	26	Spring Street	Belmont	3216
			Site Name	House

**Description**

The house at 26 Spring Street is set on a contextually large landscaped setting. There are wide side setbacks, as shown on the 1952-53 GWST Plan of Drainage. Surrounding the house and at the side is a substantial introduced garden, particularly characterised by several exotic trees, shrubs and flower beds. There is no evidence of the early garden. A 20th century garage outbuilding is located to the south-west of the house.

The single storey, asymmetrical, Victorian styled house is characterised by a dominant hipped roof, forming double hipped roofs at the rear, and a return ogee form verandah that projects towards the street frontage (north) and west side. These roof forms are clad in painted galvanised corrugated steel and have introduced ogee form Colorbond gutters. The house is constructed of timber weatherboard wall cladding, with the main (north and west) facades having more elaborate beaded edged boards. Four early rendered brick chimneys with dropped cornices adorn the roofline. Narrow overhangs and early paired timber brackets are features of the eaves. Other early features of the design include the timber framed double hung windows and the central front timber framed doorway on the west facade, with sidelights and highlights and four panelled timber door.

The location and ogee form return verandah is also early, as are the cast iron brackets and valance. The stop chamfered timber verandah posts appear to reflect the early design. The decorative detailing at the east end of the ogee form verandah may also be early. A loose cast iron verandah valance is located below the windows at the east end of the verandah.

The house also shows some alterations and additions. There is a concrete verandah floor (which has replaced an original timber floor). On the west elevation, the southern half of the verandah has timber framed and glazed infill, outside the main doorway. On the north elevation, a portion of the verandah has brick and timber framed and glazed infill along the east end, under the verandah. There is an introduced skillion addition along the east end of the south elevation. On the east elevation, the central timber framed double hung window has replaced an early door opening (the light fitting above the window shows the location of the early door opening).

## History

This site at 26 Spring Street, Belmont, originally formed part of Crown Allotment 27 in the Parish of Corio. In 1854, two-acre Crown Allotments were realised for sale in the area south of Roslyn Road between Germantown (Torquay) Road and Bailey Street, including Francis Street and Spring Street.

In 1864, Thomas Campbell, publican, appears to have acquired Crown Allotments 27-28, 31-32 and 35-36. He immediately had a timber house erected on the site, surrounded by a garden and vineyard. He owned the property from 1864 to 1876 but he never lived there. From 1867-1872 he was listed as licensee of the Caledonian Hotel, Little Ryrie Street, Geelong.

From 1864 until 1870, the house was occupied by Thomas Cain. Upon his death in 1870, the Geelong Advertiser described him as a "celebrated horticulturist". Indeed, the South Barwon Rate Book (Barwon Riding) for the period entered him variously as "vigneron", "gardener" and "nurseryman". Between 1874 and 1876, the property was occupied by Edwin Butt, one-time curator of the Corio Cricket Ground (Corio Oval). He tended to the vineyard and garden that was then set in a paddock covering ten acres, 3 roods and 25 perches.

According to John Pescott in South Barwon 1857-1985, the Crown land sold in the area in 1854 was mainly established as vineyards in the ensuing years. The Duffy Land Act of 1862, whereby Section 47 was entitled "Novel Industries" promoted a range of more exotic primary produce including wine, tobacco, olives and hops. The Land Act may have been the impetus for further development of wineries in Belmont after 1862, and particularly for the establishment of Campbell's garden and vineyard in Spring Street from 1864. By 1877, Phylloxera disease had spread throughout many Geelong vineyards, largely destroying the future success of the local winery industry in the 19th century. A Phylloxera Report by the Inspector of Vineyards into the grape disease in 1878 identified approximately 13-14 vineyards in the Belmont locality. Campbell's property had not been listed in the Phylloxera Report, which may suggest that the vineyard had been destroyed by this time. Indeed, Campbell had sold the property (except Crown Allotment 28) in 1877 to James Filton, hotel keeper.

The following year in June 1878, Robert Chamberlain acquired the house and land in the name of his wife Mary Ann, who retained ownership until 1889. John Hebbard, farmer, occupied the site for much of that period. Charles Brame, gardener, purchased the property in 1889 but on his death the following year in 1890, it passed to his sons, Alfred James Brame and Herbert George Brame, described in the Rate Books as "farmers" and "market gardeners", indicating the agricultural function of the property as a market garden during these years. The Brame brothers resided on the property as joint owners / occupiers until 1920, when Alfred James appears to have become sole proprietor. In c.1900, the Brame brothers had also acquired Crown Allotments 28, 39 and 40, bringing their total holding to 17 acres, one rood and 32 perches, valued at £56 (of which £40 of this amount accounted for the house). The property then stretched between Francis and Bailey Streets at this time.

In June 1924, the property was sold to Walter Fisher. In 1925, he subdivided the land into 97 allotments as the

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Pinnacle Estate, with new streets named North and South Avenues and Fisher Street. Allotment 1 of the subdivision included the original house. The South Barwon Shire Rate Books suggest that Allotment 1 was further subdivided into two allotments and sold to Frederick R. D'Helin, mechanic, c/o Ingram & Co. The smaller allotment at the corner of Francis and Spring Street was valued at £5, while the larger allotment with house (which was in the name of D'Helin's wife) was valued at £35. The D'Helins owned the house block and adjoining allotments until c.1940, when they (and a larger portion of the Pinnacle Estate) were jointly purchased by Herbert George Brame, Frank Vernon Higgins and Geoffrey Frank Higgins. In 1945, ownership of the Spring Street house site and adjoining corner allotment was transferred to Charles Ordige Strong.

Both the house block and adjoining allotment were sold to William Ronald Champion, motor trimmer, in c.1947. The house included timber weatherboard and lattice infill on the south end of the west verandah and eastern end of the north verandah at that time. There was also a tall, open timber paling (flat wide timber picket) fence along the Spring Street boundary, approximately 1800 mm high. In a dilapidated state, he carried out substantial restoration and improvement works to the house in the following years. These works included the replacement of the timber verandah floor with a concrete floor, timber and glazed infill to part of the west verandah, brick and glazed addition (infill) to the north verandah (east portion), southern skillion additions and several internal works. A Certificate of Title for 1949 also shows that William Champion had acquired Allotment 97 of the Pinnacle Estate (the block immediately east of the house). The adjoining allotment at the corner of Francis and Spring Street was subsequently sold in the 20th century. During the mid 20th century, the area was largely comprised of open rural land, with further residential development occurring in the latter 20th century.

### Comparative Listings

#### Wineries in Belmont

The 'Greater Geelong Outer Areas Heritage Study' 2000, together with some additional historical research, reveals that the property at 26 Spring Street is only one of four known surviving properties associated with vineyards in the 19th century in Belmont. The three other properties are at:

- 197 Francis Street, Belmont: Winter's Cellars was established by John Winter in 1854. The stone cellar on the property dates from 1854, while the timber Victorian styled dwelling appears to have been constructed in 1878. The Phylloxera Report for 1878 described Winter's winery as "neglected, no good." The property is included as HO261 in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme.
- 80-84 Francis Street, Belmont: this property was first acquired by J.G. Francis in c.1858, with a timber Victorian house (with stone cellar) constructed in 1864 and having vineyard and later orchard and market garden on a contextually substantial acreage. Francis was a prominent Member of the Victorian Legislative Assembly and later Premier of Victoria between 1872 and 1874. The Phylloxera Report described the vineyard as "totally neglected" in 1878. Federation era alterations and additions were made to the front and north sides of the dwelling in c.1913.
- 103 Mount Pleasant Road, Belmont. This property has been reduced in size by subdivisions throughout the 20th century. It has a single storey, asymmetrical, stone and timber Victorian house with substantially altered verandah and introduced entrance portico at the front. The house appears to have been constructed in c.1873 (or possibly earlier) for Morris Jacobs. The original landholdings comprised 38 acres including a vineyard. Jacobs vineyard was identified in the Phylloxera Report for 1878 as being "well attended, good crop."

#### Comparable Dwellings in Belmont

The property at 26 Spring Street represents one of twelve Victorian dwellings in the Belmont locality (of the 300 dwellings identified in Belmont in the 'Greater Geelong Outer Areas Heritage Study' Stage 2). It also appears to be one of only four Victorian dwellings constructed in the 1850s or 1860s, therefore representing one of the oldest dwellings in Belmont.

The other comparable dwellings are:

- Kardinia, 1 Riverview Terrace: Victorian Picturesque Gothic style, built in stages between 1850 & 1855. Extensive additions made before 1869 with the verandah dating from the later 1880s. Of State significance & included on the Victorian Heritage Register, H337.
- "Goral", 35 Bailey Street: Victorian style, relocated, of poor/low integrity.
- House, 8 Church Street: Victorian style, built c.1889-90, of poor/low integrity.
- Winter's Cellars, 197 Francis Street: Victorian style, built in 1878, with the winery (including cellars) established

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in 1854. Of moderate-high integrity with recent restoration (2000). Of local significance and has included in the Schedule to the Heritage Overlay as HO261.

· House, 30 Kardinia Street: modest Late Victorian style timber cottage built in c.1896. Of good/moderate-high integrity.

· House, 2 McDonald Street: Late Victorian style rendered brick house, built 1888-89. Of fair/moderate integrity.

· Wanalla, 52 Mt Pleasant Road: Late Victorian timber cottage, built in 1892 to a design by Angus Laird, Geelong architect. Of high integrity.

· House, 79 Mt Pleasant Road: rendered stone and brick, Victorian and Federation styled house, built 1879, with alterations and additions in 1902-03. Of fair/moderate integrity.

· House, 103 Mt Pleasant Road: altered Victorian style stone and timber house, built c.1873 (possibly earlier). Originally set in 38 acres and included a vineyard.

· Cottage, 13 Roslyn Road: modest, brick Victorian styled dwelling, built c.1880. Of fair/moderate integrity.

· Tower Hill, 37 Roslyn Road: Late Victorian style timber dwelling, built 1891 to a design by Thomas Seeley, Geelong architect. The house has been considerably extended towards the rear, including a tower and south-eastern wing. Of fair/moderate integrity.

· House, 80-84 Francis Street: Victorian style timber house, built 1864 (with stone cellar) and featuring significant Federation era alterations and additions at the front and side. Of good/moderate-high integrity when considering its evolutionary development.

### Statement of Cultural Significance

The house at 26 Spring Street, Belmont, has significance as a one of few examples of a Victorian style and a rare physical legacy of one of only four known properties associated with the 19th century vineyard era in the locality. Built in c.1864 for Thomas Campbell, publican, the house was occupied between 1864 and 1870 by Thomas Cain, gardener, nurseryman and vigneron known locally as a celebrated horticulturist. It was later occupied by Edwin Butt, one-time curator of the Corio Cricket Ground (Corio Oval) in the 1870s. Overall, the house is in good condition and of moderate integrity, with the original form, composition, return verandah and some detailing clearly discernible.

The house at 26 Spring Street is *architecturally* significant at a **LOCAL** level (AHC D.2). It demonstrates original design qualities of a Victorian style that are clearly discernible. These qualities include the hipped roof (forming double hipped roofs at the rear), return ogee form verandah that projects towards the street frontage (north) and west side, narrow eaves with timber brackets and the four rendered brick chimneys with dropped cornices. Other intact or appropriate qualities include the single storey height, asymmetrical composition (created by the return verandah), timber weatherboard wall cladding, corrugated sheet metal roof cladding, timber framed main doorway with sidelights and highlights and four panelled timber door, timber framed double hung single windows, surviving cast iron verandah brackets and valances, and the stop chamfered timber verandah posts. The house represents one of few known surviving Victorian dwellings first built in the 1850s or 1860s in the Belmont locality, and one of a small number of 19th century dwellings in Belmont. Other dwellings of the era include "Kardinia" in Riverview Terrace (a more substantial Victorian Picturesque Gothic dwelling), "Karrama" at 80-84 Francis Street (with Federation era alterations and additions), house at 79 Mt Pleasant Road (with Federation era alterations and additions) and Winter's Cellars, 197 Francis Street, with surviving 1854 fabric and c.1878 Victorian timber dwelling.

The house at 26 Spring Street is *historically* significant at a **LOCAL** level (AHC A.4, H.1). It is one of the oldest surviving dwellings and a rare physical legacy of the vineyard era in Belmont from the 1860s. Only four properties associated with the vineyard era are known to survive in Belmont. Established by Thomas Campbell in c.1864 (at the time of the construction of the timber dwelling), the property was occupied until 1870 by a locally celebrated horticulturist, Thomas Cain. The property was also managed by Edwin Butt, one-time curator of the Corio Cricket Ground (Corio Oval). The property has further associations as a market garden during the late 19th and early 20th centuries with Alfred and Herbert Brame. The subdivision as the Pinnacle Estate by Walter Fisher (owner) in 1925 eventually brought about the gradual transformation of the open rural land into a residential area from the late 20th century.

Overall, the house at 26 Spring Street is of **LOCAL** significance.

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**References**

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