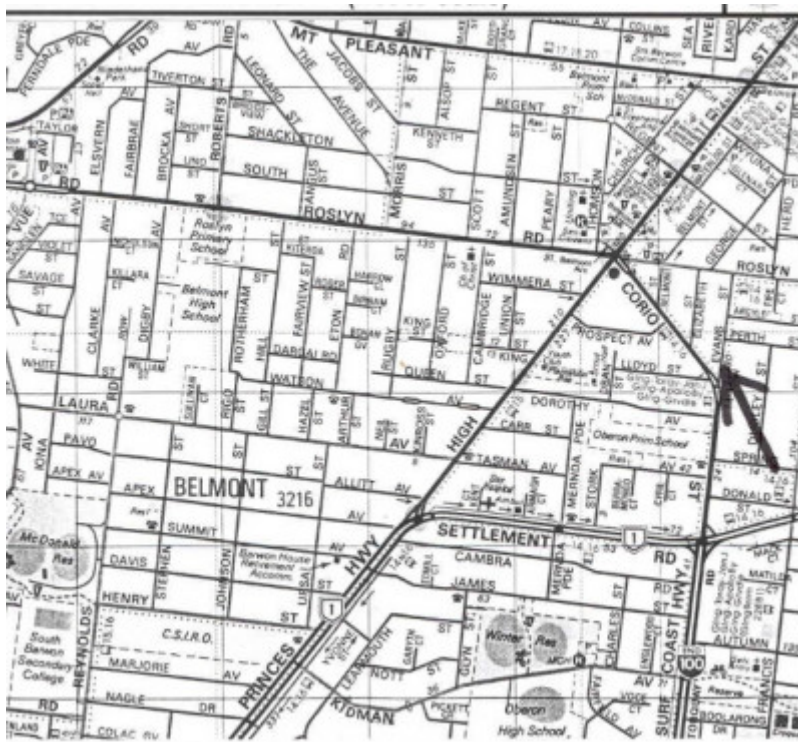


Residence



26976 Evans Street No 27
Photo



26976 Evans Street No 27 Map

Location

27 Evans Street, BELMONT Vic 3216 - Property No 226172

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1786

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Listed - Local Significance

The house at 27 Evans Street is aesthetically significant at a LOCAL level. Although it has experienced some minor alterations to the verandah, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the recessed major gable roof form together with a gable roof and flat roofed verandah that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, lapped galvanised corrugated iron roof cladding, tall brick chimney, wide eaves, timber framed double hung windows arranged as horizontal banks of three, worked timber window brackets, front timber and glazed door, flat roofed verandah that extends across the street facade to form a window hood, window leadlighting, worked verandah rafters, gable brackets and the gable infill (brackets, joinery simulating shingling, panelling and battening). The house also contributes to the predominantly single storey weatherboard Edwardian and interwar Californian Bungalow streetscape.

The house at 27 Evans Street is historically significant at a LOCAL level. It is associated with the Mount Pleasant Estate subdivision of 21 December, 1889.

Overall, the house at 27 Evans Street is of LOCAL significance.

REFERENCES

1. Shire of South Barwon Rate Books, 1925-26, 1926-27, 1928-29.
2. Sands & McDougall's Directory of Victoria, 1934, 1957, 1972.
3. Mount Pleasant Estate Subdivision plan, 21 December, 1889, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1929, Barwon Water Profis system.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Heritage Act Categories	Registered place,
Hermes Number	26976
Property Number	

Physical Description 1

DESCRIPTION

The site at 17 Evans Street has visual connections with the tree-lined streetscape and a significant view of the Grovedale hill to the south. The house is set in a streetscape of predominantly single storey weatherboard Edwardian and interwar Californian Bungalow houses. This house has a typical front and wide side setback, due to the double block. These setbacks are shown on the 1929 GWST Plan of Drainage.⁴ A timber picket fence (of Edwardian design), approximately 1300mm high, forms the front boundary. A substantial garden in the front yard may also be early.

The asymmetrical, single storey weatherboard interwar Californian Bungalow house is characterised by a gable roof form that traverses the site, together with a minor gable and verandah gable that project towards the street frontage. These roof forms are clad in galvanised corrugated iron. An early brick chimney adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in horizontal banks of three along the street facade. The windows under the south gable form a rectangular bay and have a tapered window hood over. The front timber and glazed door and side light appear to be early.

A feature of the design is the projecting verandah gable. It is supported by a bevelled timber beam and tall brick piers with concrete cappings. A stepped, solid rendered balustrade with a concrete capping forms the verandah boundary.

Early decorative features of the design include the verandah elements and the gable shingling.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>