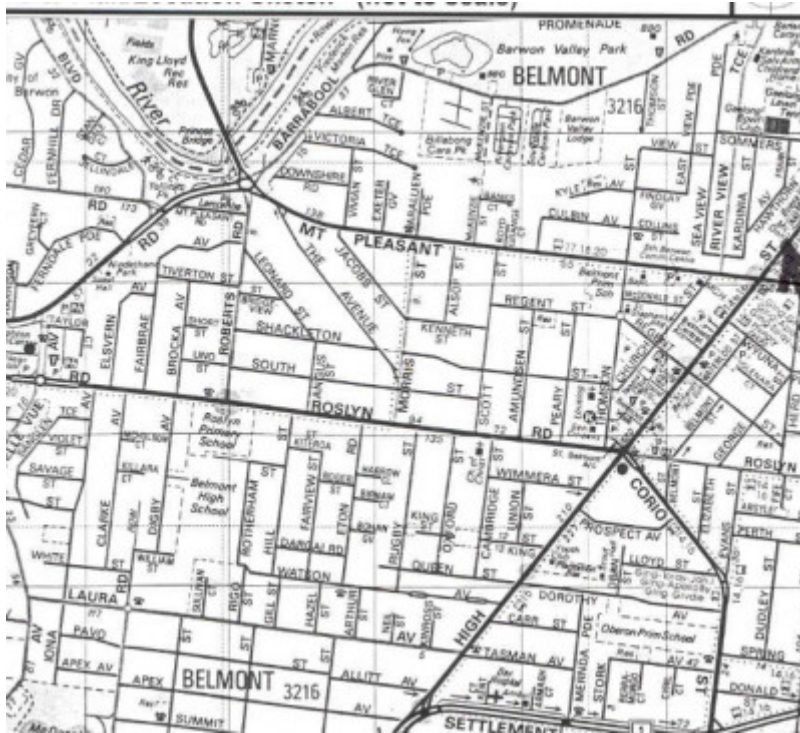


## Residence



26992 High Street No 86  
Photo



26992 High Street No 84 Map

### Location

86 High Street, BELMONT Vic 3216 - Property No 229190

### Municipality

GREATER GEELONG CITY

### Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1806

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

C Listed - Local Significance

The house at 86 High Street is aesthetically significant at a LOCAL level. It demonstrates original design qualities of the Federation style. These qualities include the horizontal weatherboard cladding and interlocking hipped and projecting gabled galvanised corrugated iron roof forms. Other intact or appropriate qualities include the brick chimneys, wide eaves and exposed rafters, timber framed casement windows arranged in banks of three, chamfered north-east corner of the building, slight projection in the windows under the gable, window hood, return verandah with its diagonal corner gable supported by worked timber brackets, worked timber verandah posts and fretwork valance, four courses of timber joinery wall cladding simulating shingling near ground level, gable ridge ornaments, gable brackets and gable infill (stucco work and ornate battening).

The house at 86 High Street is historically significant at a LOCAL level. It is associated with the Kardinia Extended Estate subdivision of October, 1891.

Overall, the house at 86 High Street is of LOCAL significance.

## REFERENCES

1. Shire of South Barwon Rate Books, 1908-09, 1909-10, 1910-11, 1914-15, 1918-19, 1919-20, 1925-26, 1927-28.
2. Sands & McDougall's Directory of Victoria, 1928, 1946, 1965.
3. I. Wynd, 'Environmental History: Greater Geelong Outer Areas Heritage Study', vol.2.
4. Drainage Plans and Inspectors' Reports, 1928, Barwon Water Profis system.
5. Kardinia Extended Estate subdivision plan, 24 October, 1891, Geelong Historical Records Centre.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Heritage Act Categories	Registered place,
Hermes Number	26992
Property Number	

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## Physical Description 1

### DESCRIPTION

The site at 86 High Street has a front setback of approximately 4 metres, and side setbacks of approximately 2 - 4 metres. These setbacks are shown on the 1928 GWST Plan of Drainage.

The asymmetrical, single storey, horizontal weatherboard Federation style house is characterised by interlocking hipped and projecting gabled galvanised corrugated iron roof forms. Early brick chimneys adorn the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed casement windows are arranged in banks of three on the street facade, with a notable feature being the corner windows on the chamfered diagonal. The windows under the gable project from the wall and have a window hood over (with recent? tiled cladding).

A feature of the design is the return verandah, with its corner diagonal portico forming a welcoming entrance to the house. This entrance gable is supported by early worked timber brackets. The remainder of the verandah is supported by worked timber posts with a decorative fretwork valance.

Apart from these verandah elements, early decorative features of the design include the four courses of timber joinery wall cladding simulating shingling near ground level, gable ridge ornaments, gable brackets and gable infill (stucco work and ornate battening).

*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/>*