
Residence



27094 Regent Street No 3
Photo

Location

3 Regent Street, BELMONT Vic 3216 - Property No 236416

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1855

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Listed - Local Significance

STATEMENT OF SIGNIFICANCE

The house at 3 Regent Street is *aesthetically* significant at a LOCAL level. Although the subfloor space has been altered into a garage with the addition of a tilt-a-door, the house still demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the rear gable that traverses the site, together with a

major gable and verandah gable that project towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, corbelled brick chimney with a terra cotta pot, wide eaves and exposed rafters, timber framed windows arranged in horizontal banks and having large fixed central lights with two double hung windows at the sides, front doorway and sidelight, face brick verandah piers, window leadlighting and the decorative gable infill (pannelling and battening.)

The house at 3 Regent Street is **historically** significant at a LOCAL level. It is associated with the McCauley Estate subdivision of 19 April, 1913.

Overall, the house at 3 Regent Street is of LOCAL significance.

REFERENCES

1. Shire of South Barown Rate Books, 1927-28.
2. Sands & McDougall's Directory of Victoria, 1934, 1958, 1971
3. McCauley Estate Subdivision plan, 19 April, 1913, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors; Reports, 1927, Barown 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	27094
Property Number	

Physical Description 1

DESCRIPTION

The site at 3 Regent Street has visual connections with the park opposite and with the Belmont Common to the east. This house is visually connected to other single storey houses in this section of Regent Street. It has typical front and side setbacks, with a driveway at the front. These setbacks are shown on the 1927 GWST Plan of Drainage.⁴

The asymmetrical, single storey, weatherboard, interwar Californian Bungalow house is characterised by a rear gable that traverses the site, together with a major gable and verandah gable that project towards the street frontage. These roof forms are clad in galvanised corrugated iron. An early corbelled brick chimney with a terra cotta pot adorns the roofline. Wide overhangs and exposed rafters are features of the eaves. The early timber framed windows are arranged in horizontal banks and have a large fixed central light with two double hung windows at the sides. The front doorway and sidelight are also original.

A feature of the design is the projecting verandah gable. It is supported by recent and inappropriate, thin steel rods which in turn are supported by early face brick piers. A recent timber balustrade forms the verandah boundary.

The subfloor space forms a garage, with a recent tilt-a-door.

Early decorative features of the design include the window leadlighting and the gable infill (panelling and 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/>