

Residence



27108 Regent Street No 31
Map

Location

31 Regent Street, BELMONT Vic 3216 - Property No 236448

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1410

Heritage Listing

Statement of Significance

Last updated on -

C - LISTED - LOCAL SIGNIFICANCE

The house at 31 Regent Street is aesthetically significant at at LOCAL level. It demonstrates original design qualities of the interwar Californian Bungalow style which include the gable roof forms, corner verandah gable (which is supported by early painted timber posts) and the long, flat roofed window hood supported by decorative timber brackets. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed double hung windows arranged in horizontal banks of three, window brackets, leadlighting, gable ventilator, panelling, joinery (including brackets and simulated shingling), and the exposed rafters under the eaves. The house also makes a significant contribution to the predominantly single storey residential streetscape.

Overall, the house at 31 Regent Street is of LOCAL significance.

REFERENCE

1. Shire of South Barwon Rate Books, 1885-86, 1893-94, 1926-27, 1929-30, 1937-38, 1955-56.
2. Sands and McDougall's Directory of Victoria, 1971.
3. Drainage Plans and Inspector's Reports, 1927, 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	27108
Property Number	

Physical Description 1

DESCRIPTION

The site at 31 Regent Street has a significant view of the Barwon River aqueduct to the east and is visually connected to the Belmont Fire Station and corner shop to the eastern end of Regent Street, and to the Geelong Masonic Centre and Anglican Church sites. The house is set in a predominantly single storey residential streetscape, denoted by brick and timber houses with pitched roofs of different styles and periods. The house has a typical front setback but larger side setbacks with a driveway at the side. These setbacks are shown on the 1927 GWST Plan of Drainage.

The single storey weatherboard interwar Californian Bungalow house is characterised by a main galvanised corrugated iron roof gable and projecting minor gables to the street frontage. Wide overhangs and exposed rafters are features of the eaves. The original windows have timber frames and are arranged in banks of threes with central fixed lights (having a bowed sashes) and flanking double hung windows, typical of interwar

Californian Bungalow design. The windows on the gable which project most to the street, are supported by worked timber brackets. A small segmentally-arched fixed leadlight window is also located on the front elevation.

The corner verandah under the minor projecting gable is a feature of the front elevation. It is supported by early?, paired timber posts with recent? decorative timber fretwork and brackets between. A long flat window hood extending across and beyond the gable which projects most to the street is supported by worked timber brackets.

Early decorative features of the design include the gable ventilator, panelling, joinery (including brackets and simulated shingling), banks of timber framed windows, window leadlighting, and segmentally-arched leadlight window.

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/>