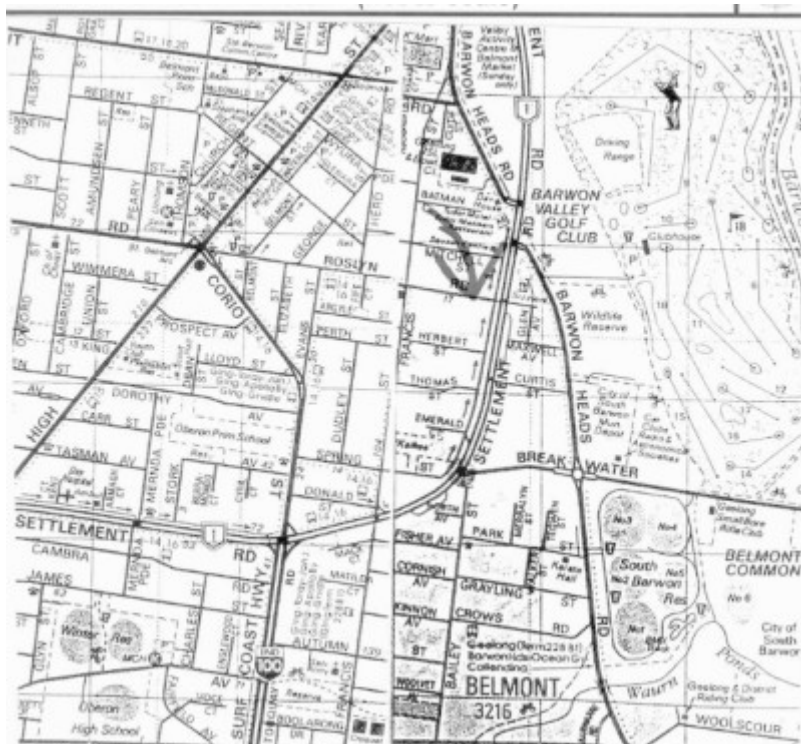


## Residence



27115 Roslyn Road No 13  
Photo



27115 Roslyn Road No 13 Map

### Location

13 Roslyn Road, BELMONT Vic 3216 - Property No 237169

### Municipality

GREATER GEELONG CITY

### Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1868

## Heritage Listing

Greater Geelong City

---

## Statement of Significance

Last updated on -

### C LISTED - LOCAL SIGNIFICANCE

The cottage at 13 Roslyn Road is aesthetically significant at a LOCAL level. It demonstrates original design qualities of the Victorian style. These qualities include the dominant hipped roof form, together with a convex verandah that projects towards the street frontage. Other intact qualities include the unpainted brick construction, side rendered brick walls, rendered door and window surrounds on the front facade, two rendered brick chimneys with early projecting cappings and terra cotta pots, narrow eaves, timber framed double hung windows symmetrically arranged about a central doorway with highlight?, iron verandah columns and decorative verandah brackets and valance.

The cottage at 13 Roslyn Road is historically significant at a LOCAL level. It is associated with the development of farming and brickmaking in the Belmont area from the second half of the nineteenth century. It is also associated with Henry Spriggins, one of the earliest brickmakers in Belmont.

Overall, the cottage at 13 Roslyn Road is of LOCAL significance.

### REFERENCE

1. Parish of Corio map, 1909, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1890-91, 1892-93, 1895-96, 1902-03, 1904-05, 1906-07, 1907-08, 1909-10, 1913-14, 1919-20, 1920-21, 1925-26, 1926-27, 1927-28, 1929-30, 1930-31, 1935-36, 1944-45, 1947-48, 1948-49, 1950-52, 1953, 1957-60.
3. Drainage Plans and Inspectors' Reports, 1931, 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             | 27115  |
| Property Number           |  |

---

## Physical Description 1

## DESCRIPTION

The cottage at 13 Roslyn Road has a typical front setback, but a wide side setback due to the large size of the allotment. These setbacks are shown on the 1931 GWST Plan of Drainage. The front is bound by a recent yet appropriate timber picket fence, approximately 1200mm high. A recent flat roofed lychgate is also situated on the front boundary.

The single storey, symmetrical, brick, Victorian styled cottage is characterised by a dominant hipped roof form, together with a convex verandah that projects towards the street frontage. These roof forms appear to be clad in corrugated zincalume. The front of the cottage is constructed of unpainted brick, with rendered door and window surrounds. The sides of the cottage are rendered, while there is also a skillion horizontal weatherboard extension at the rear. Two early rendered brick chimneys, with early projecting cappings (but recent circular patterned panels underneath?) and terra cotta pots adorn the roofline. Narrow overhangs are a feature of the eaves. The early timber framed double hung windows are symmetrically arranged about a central doorway with highlight?

A feature of the design is the front verandah, supported by iron columns, with decorative brackets and valance between.

*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/>*