
Residence



27126 Roslyn Road No 108
Map

Location

108 Roslyn Road, BELMONT Vic 3216 - Property No 237285

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1871

Heritage Listing

Statement of Significance

Last updated on -

C LISTED - LOCAL SIGNIFICANCE

The house at 108 Roslyn Road is aesthetically significant at a LOCAL level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the dominant gable roof form with a projecting verandah gable towards the street frontage. Other intact qualities include the weatherboard wall cladding, galvanised corrugated iron roof cladding, wide eaves and exposed rafters, timber framed double hung windows arranged in horizontal banks of three on the street facade, elongated worked timber window brackets, window hood, projecting verandah gable with paired timber columns? and face brick piers with concrete cappings, solid rendered brick balustrade with a curved concrete capping, triple vertical opening on the balustrade, and the decorative gable infill (panelling and ventilators). The house also makes a significant contribution to the single storey interwar and postwar residential streetscape.

The house at 108 Roslyn Road is historically significant at a LOCAL level. It is associated with the Jacobs Estate subdivision of c.1925.

Overall, the house at 108 Roslyn Road is of LOCAL significance.

REFERENCE

1. Shire of South Barwon Rate Books, 1924-25, 1925-26, 1927-28, 1932-33.
2. Sands & McDougall's Directory of Victoria, 1934, 1957, 1972.
3. Jacobs Estate subdivision plan, c.1925, Geelong Historical Records Centre.
4. Drainage Plans and Inspectors' Reports, 1955, 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	27126
Property Number	

Physical Description 1

DESCRIPTION

The site at 108 Roslyn Road has significant views to the Barrabool Hills to the west and the Leopold hill to the east. This house is visually connected to other single storey, timber and brick interwar and postwar houses along the tree-lined streetscape. This house has typical front and side setbacks, with a driveway along the side. These setbacks are shown on the 1955 GWST Plan of Drainage.⁴ The front is bound by a recent timber picket fence (of Victorian design), approximately 1300mm high.

The asymmetrical, single storey weatherboard, interwar Californian Bungalow house is characterised by a dominant gable roof form with a projecting verandah gable towards the street frontage. The roof may be clad in galvanised corrugated iron. Wide overhangs and exposed rafters are features of the eaves. The early timber framed double hung windows are arranged in horizontal banks of three on the street facade. Early, elongated worked timber brackets support the windows under the major gable and the window has a hood over.

A feature of the design is the projecting verandah gable. It is supported by paired timber columns? which in turn are supported by face brick piers with concrete cappings. A solid rendered brick balustrade with a curved concrete capping forms the verandah boundary. A triple vertical opening forms a decorative effect.

Apart from the verandah elements, early decorative features of the design include the gable infill (panelling and ventilators).

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/>