

Residence



26 Spring Street, Belmont



27190 Spring No 26 Map

Location

26 Spring Street, BELMONT Vic 3216 - Property No 238968

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1894

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C LISTED - LOCAL SIGNIFICANCE

The house at 26 Spring Street, Belmont, has significance as a one of few examples of a Victorian style and a rare physical legacy of one of only four known properties associated with the 19th century vineyard era in the locality. Built in c.1864 for Thomas Campbell, publican, the house was occupied between 1864 and 1870 by Thomas Cain, gardener, nurseryman and vigneron known locally as a celebrated horticulturist. It was later occupied by Edwin Butt, one-time curator of the Corio Cricket Ground (Corio Oval) in the 1870s. Overall, the house is in good condition and of moderate integrity, with the original form, composition, return verandah and some detailing clearly discernible.

The house at 26 Spring Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of a Victorian style that are clearly discernible. These qualities include the hipped roof (forming double hipped roofs at the rear), return ogee form verandah that projects towards the street frontage (north) and west side, narrow eaves with timber brackets and the four rendered brick chimneys with dropped cornices. Other intact or appropriate qualities include the single storey height, asymmetrical composition (created by the return verandah), timber weatherboard wall cladding, corrugated sheet metal roof cladding, timber framed main doorway with sidelights and highlights and four panelled timber door, timber framed double hung single windows, surviving cast iron verandah brackets and valances, and the stop chamfered timber verandah posts. The house represents one of few known surviving Victorian dwellings first built in the 1850s or 1860s in the Belmont locality, and one of a small number of 19th century dwellings in Belmont. Other dwellings of the era include "Kardinia" in Riverview Terrace (a more substantial Victorian Picturesque Gothic dwelling), "Karrama" at 80-84 Francis Street (with Federation era alterations and additions), house at 79 Mt Pleasant Road (with Federation era alterations and additions) and Winter's Cellars, 197 Francis Street, with surviving 1854 fabric and c.1878 Victorian timber dwelling.

The house at 26 Spring Street is historically significant at a LOCAL level (AHC A.4, H.1). It is one of the oldest surviving dwellings and a rare physical legacy of the vineyard era in Belmont from the 1860s. Only four properties associated with the vineyard era are known to survive in Belmont. Established by Thomas Campbell in c.1864 (at the time of the construction of the timber dwelling), the property was occupied until 1870 by a locally celebrated horticulturist, Thomas Cain. The property was also managed by Edwin Butt, one-time curator of the Corio Cricket Ground (Corio Oval). The property has further associations as a market garden during the late 19th and early 20th centuries with Alfred and Herbert Brame. The subdivision as the Pinnacle Estate by Walter Fisher (owner) in 1925 eventually brought about the gradual transformation of the open rural land into a residential area from the late 20th century.

Overall, the house at 26 Spring Street is of LOCAL significance.

REFERENCE

Rate Books of Shire of South Barwon 1857-1960. Held at Geelong Heritage Centre.

Plan of Parish of Corio L5915, May 1880, Public Records Office, North Melbourne.

W. Morrow Index to the Geelong Advertiser 1869 & 1870, Geelong Heritage Centre.

Certificate of Title for James Filton 12 April 1877 & 22 March 1878. Landata System. Land Registry website.

Certificate of Title for Charles Andrews, John Davison and Adam Steele 7 November 1877. Landata System. Lands Registry website.

Certificate of Title for Mary Ann Chamberlain 3 June 1878. Landata System. Lands Registry website, <https://www.landata.vic.gov.au>.

Certificate of Title for Alfred James Brame and Herbert George Brame 3 February 1890. Landata System. Lands Registry website: <https://www.landata.vic.gov.au>.

Certificate of Title for Alfred James Brame to CA 28, 39 and 40 8 February 1927. Landata System. Lands Registry website: <https://www.landata.vic.gov.au>.

Sale Notice for the Pinnacle Estate n.d. (c.1925), Geelong Heritage Centre.

Plan of Subdivision no. 12054 (Pinnacle Estate) 1927, Geelong Heritage Centre.

Certificate of Title for Herbert George Brame, Frank Vernon Higgins and Geoffrey Frank Higgins 25 October 1940, Landata System. Lands Registry website: <https://www.landata.vic.gov.au>.

Plan of Drainage & Inspector's Reports 1952-53, Barwon Water Profis system.

Discussion with Mr and Mrs Champion (owners) and Noella Young, 7 February 2006, who hold mid 20th century photographs of the property.

T. Pescott, South Barwon 1857-1985, City of South Barwon, Belmont, 1985.

D. Moloney, 'Goonawarra' heritage citation and Environmental History (pp.77-84) in 'City of Hume: Heritage Study of the Former Shire of Bulla', 1998.

Authentic Heritage Services Pty Ltd (Rowe & Huddle), 'Greater Geelong Outer Areas Heritage Study' Stage 2, April 2000, vols. 6-10 & 16. See also Environmental History (vol.2) by I. Wynd.

'Kardinia House, 1 Riverview Terrace, Belmont', Victorian Heritage Register only, H337, February 2006.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Heritage Act Categories	Registered place,
Hermes Number	27190
Property Number	

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/>