
Tower Hill

Location

37 Roslyn Road, BELMONT VIC 3216 - Property No 237210

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1869

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C LISTED - LOCAL SIGNIFICANCE

The house at 37 Roslyn Road is aesthetically significant at a LOCAL level. Although it has been recently extended at the side/rear, the house still demonstrates original design qualities of the Late Victorian style. These qualities include the hipped roof and bullnosed return verandah, two tall and elaborative strapped brick chimneys with terra cotta pots and pediment ornaments, narrow eaves supported by early worked timber brackets with decorative patterned panels between, timber framed double hung windows, and the panelled timber door with sidelights. Other intact qualities include the timber verandah columns, decorative cast iron brackets and valance, small verandah pediment with decorative timber infill and finial, and the capped timber verandah balustrade. The house makes a significant contribution to the residential character in this section of Roslyn Road.

The house at 37 Roslyn Road is historically significant at a LOCAL level. It is associated with the Montrose Estate subdivision of 3 December, 1887, and possibly with the architect, Thomas Seeley.

Overall, the house at 37 Roslyn Road is of LOCAL significance.

REFERENCE

1. Shire of South Barwon Rate Books, 1888-89, 1889-90, 1890-91, 1891-92, 1892-93, 1893-94, 1894-95, 1895-96, 1902-03, 1906-07, 1909-10.
2. Sands & McDougall's Directory of Victoria, 1934, 1956, 1971.
3. Montrose Estate Subdivision plan, 3 December, 1887, Geelong Historical Records Centre.
4. Drainage Plans & Inspectors' Reports, 1928, 1992, Barwon Water Profis system.
5. D. Rowe, 'Architecture of 1860-1900', Architecture Thesis, Deakin University, 1991, p.10 & sheet 269.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Heritage Act Categories	Registered place,
Other Names	Tower Hill,
Hermes Number	30248
Property Number	

Physical Description 1

DESCRIPTION

The site at 37 Roslyn Road has visual connections with the Belmont Common to the east. This house is set (and visually linked) in a streetscape of mixed housing styles, with a significant proportion being interwar Californian Bungalows. It is predominantly a single storey streetscape, although there are some more recent second storey rear extensions that are visually linked with this site. This house has wide front and side setbacks (due to the substantial size of the block) with a driveway along the side. These setbacks are shown on the 1928 GWST Plan of Drainage. The front and side is bound by an appropriate timber picket fence, approximately 1300mm high.

The single storey, weatherboard Late Victorian style house is characterised by a hipped roof and bullnosed return verandah, with more recent additions in the form of a two storey concave mansard roofed tower and single storey hipped wing located towards the rear. These and the early roof form appear to be clad in corrugated colorbond. Two early, tall and elaborative strapped brick chimneys with terra cotta pots and pediment ornaments - typical of the work of the architect E.M. Blake and possibly Thomas Seeley - adorn the roofline. Narrow overhangs supported by early worked timber brackets with decorative patterned panels between, are a feature of the eaves. The early timber framed windows are double hung and are symmetrically located on the main facades. An early panelled timber door with sidelights is centrally located.

A feature of the design is the return bullnosed verandah. It is supported by early timber columns which have early decorative cast iron brackets and valance between. A small verandah pediment denotes the main entrance. The verandah is also bounded by an early capped timber balustrade.

Other early decorative features of the design include the verandah pediment and finial.

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/>