

BELMONT



BELMONT SOHE 2008



1 Belmont Johnston Street
Collingwood front view



H0871 BELMONT LHA 2015
1.JPG



H0871 BELMONT LHA 2015
2.JPG

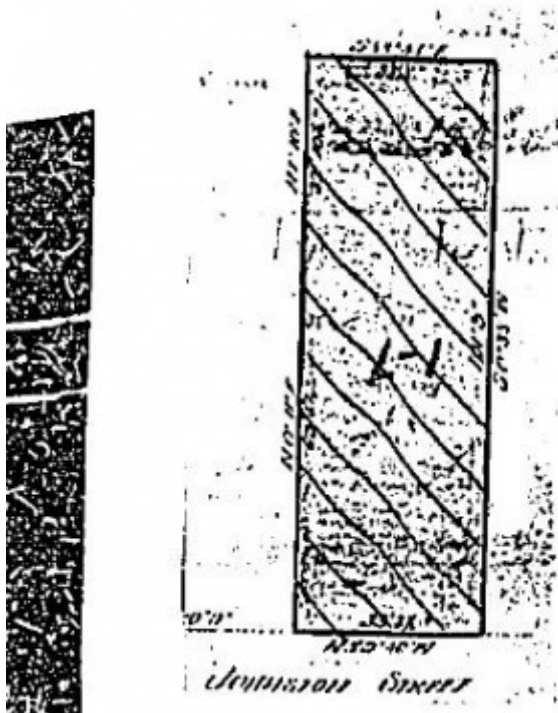


H0871 BELMONT LHA 2015
3.JPG



H0871 BELMONT LHA 2015
4.JPG

Plan 604550D



H0871 plan

Location

8-10 JOHNSTON STREET COLLINGWOOD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0871

Heritage Overlay Numbers

HO107

VHR Registration

October 16, 1991

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 21, 1999

What is significant?

Belmont is a two storey bluestone and brick residence. It is believed that Moses Craven built a single storey three-room stone house on the site some time prior to 1857. A further storey was added c. 1876 by James Wilson. Subsequently the building was divided into two residential units.

How is it significant?

Belmont is of historical and architectural significance to the State of Victoria.

Why is it Significant?

Belmont is of historical significance as an early example of residential construction in Melbourne's suburbs. The age of the house is betrayed by the balcony and verandah which are cantilevered over the footpath and by the front door steps which encroach onto the footpath. These unusual features are evidence of the lack of building regulation in Collingwood at the time the house was built. The house is an uncommon example of early bluestone building in Collingwood, given most structures built outside the areas covered by the regulations of the Melbourne Building Act were constructed as small timber houses.

Belmont is of architectural significance because its unusual features provide evidence of the character of early, modest colonial building. The ground floor is constructed of coursed quarry-faced bluestone with irregular quoining around the openings, which are arranged asymmetrically. The placement of the door and window openings indicates greater regard for the internal planning than the external appearance, suggesting that, although the building was constructed of stone, the builder's chief concern was function rather than aesthetics, as

was the case with most of the wooden structures built in the area around the same time. The first floor, constructed some time later, is of brick and more typically Victorian in style, perhaps reflecting the more established nature of Collingwood by this stage, although the projecting verandah reminds us of the tenuous regulation that characterised the origins of the suburb.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1857,
Heritage Act Categories	Registered place,
Hermes Number	311
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 871.

Belmont, 8-10 Johnston Street, Collingwood.

To the extent of:

1. all the buildings known as "Belmont", 8-10 Johnston Street, Collingwood, and
2. all that land marked L-1 on Plan 604550D, endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, being all the land described in the Register Book Certificate of Title Volume 4587 Folio 261.

[*Victoria Government Gazette* No. G40 16 October 1991 p.2854]

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/>