

22.4110/06/2010
C226**HO1905: EVANS HERITAGE AREA**

This policy applies to all that land included in the Evans Heritage Area.

Policy Basis

The Evans Heritage Area has significance for its concentration of largely intact, modest, economically designed interwar era housing stock (in Corio and Evans Streets and Roslyn Road), and its select number of Edwardian and Federation houses (in Evans Street). Most dwellings are detached and single storey, built in timber weatherboard wall cladding with corrugated sheet metal roofs. They feature timber framed windows (consistent for their era), eaves overhangs, rudimentary gable infill and notable front verandahs. The area is also significant for the consistent front and side setbacks, although there is diversity in allotment sizes and setbacks in the different streets. The Edwardian and Federation styled dwellings in Evans Street represent the earliest dwellings in the area, having been built between 1910 and 1915 – 13-20 years after the original Montrose Estate subdivision of 1887. The largest concentration of interwar Bungalows are in Corio Street, on the former Mount Pleasant Estate (originally subdivided in 1889) and the Glendural Estate (subdivided for sale in 1921). These dwellings epitomize the affordable nature of the area in the 1920s, when the construction of the Barwon River Bridge and arrival of the electric tramway provided easier access to Belmont from central Geelong.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, street tree planting (in Corio Street) and front garden settings.
- To retain the small-medium building scale within the Heritage Overlay Area.
- To retain and enhance the significant Edwardian, Federation, interwar housing stock as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, detached compositions, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern.
- To encourage innovative, contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 to 35 degrees); front or side verandahs, and minimal timber detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm.
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Draws on traditional architectural characteristics in an innovative, contemporary manner.
 - Detached, single storey, double fronted buildings.
 - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.
 - Narrow or wide eaves.

- Front or side verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Employs traditional building materials, including horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.
- Encourage the retention of existing allotment configuration;
- Encourage the retention of existing significant Edwardian, Federation and interwar era housing stock as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a rear or side driveway or rear access.
- Encourage building heights to be single storey and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage the restoration to concrete kerb and channel, and concrete paths, to be carried out to reflect existing form/s and coloration.
- Encourage the retention of existing side and rear lanes.
- Encourage new garages and/or carports should be located at the rear of existing and/or infill buildings.
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

Belmont Heritage Report: Individual Citations, Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).