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# Evans Heritage Area

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## Location

Evans Heritage Area

## Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1905

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

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.

The Evans Heritage Area is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original and early design qualities associated with the residential development of the area, initially from 1910 and especially from the 1920s and 1930s. These qualities are expressed in the notable concentration of economically designed interwar Bungalows predominantly in Corio Street (but also in Evans and George Streets and Roslyn Road) and in the select concentration of Edwardian and Federation dwellings in Evans Street. The design qualities include the detached compositions, hipped and/or gabled roof forms (with a pitch between 20 and 35 degrees), eaves overhangs, projecting chimneys, timber weatherboard wall construction, corrugated profile sheet metal roof

cladding, timber framed double windows, prominent front verandahs (with forms and detailing to matching the style of the dwelling), modest scale and single storey height. The decorative detailing of the dwellings is largely rudimentary, comprising battening and paneling for the Edwardian dwellings and similar construction for the interwar Bungalows, in addition to timber shingling, brackets and ventilators. The regular front and side setbacks, predominant rear or side location of garages and carports, and 1200-1300 mm high visually permeable front fences also contribute to the significance of the place.

The Evans Heritage Area is aesthetically significant at a LOCAL level (AHC E.1). It demonstrates important visual qualities that reflect the historical and residential development of the area and include the rudimentary front garden settings, grassed nature strips and the rows of Paperbark trees in Corio Street.

The Evans Heritage Area is historically significant at a LOCAL level (AHC A.4). It is associated with several 19th and early 20th century land subdivisions, including the Montrose Estate subdivision in 1887 in Evans Street, Mount Pleasant Estate subdivision in Evans and Corio Streets and Roslyn Road in 1889 and the Glendural Estate subdivision of 1921 on the south side of Corio Street.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Hermes Number	22145
Property Number	

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*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/>*