
Residence



84 Francis Street, Belmont

Location

84 Francis Street, BELMONT Vic 3216 - Property No 226893

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1799

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Listed - Local Significance

The property known as "Karrama", 80-84 Francis Street, has significance as one of the oldest residences and a rare physical legacy of the development of vineyards and market gardens in Belmont in the mid 19th century. The dwelling represents a contextually early example of a Victorian style, having been originally built in 1864. The Federation era alterations and additions contribute to an understanding of the evolution of the place, symbolising another era as a private residence in the 20th century. The property was established as a vineyard in c.1858 by

James Goodall Francis, member of the Victorian Legislative Assembly. In 1862 the passing of the Land Act by the Victorian Parliament included the promotion of "novel industries" such as the production of wine. Francis was Premier of Victoria in 1872-74 and his Belmont property was a subsidiary enterprise to his more substantial Goonwarra winery at Sunbury established in 1863. The success of the Belmont vineyard was short-lived due to Phylloxera disease that swept through the Geelong vineyards in the late 1870s. The property was one of at least 13 vineyards in Belmont at that time. Between the late 19th and early 20th centuries, the property operated as an orchard and market garden.

"Karrama", 80-84 Francis Street, is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of a Victorian style, with Federation era alterations and additions that contribute to an understanding of the evolution of the place. The original qualities include the multiple hipped roof forms (including the front and north roofs), and south-west elongated hipped roof, rendered brick chimneys with projecting cornices, narrow eaves, and the timber framed front doorway with sidelights and highlights (except the glazing) and four panelled timber doors. The early (Federation era) qualities include the projecting gable roof forms at the front and side (north), return verandah with projecting corner gable, faceted corner bay window, projecting rectangular bay window at the front with bracketed hood above, and timber framed double hung windows. Other intact or appropriate qualities include the single storey height, asymmetrical composition, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, cast iron verandah posts with decorative cast iron valances and brackets and timber verandah floor.

"Karrama" 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, house at 26 Spring Street, house at 79 Mt Pleasant Road and Winter's Cellars, 197 Francis Street. All of these dwellings have also experienced alterations and additions over time. The substantial setting, including the open grassed areas around the dwelling and particularly the two mature Norfolk Island pine trees at the front, also contribute to the significance of the place.

"Karrama" at 80-84 Francis 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 of the 1850s and 1860s. Only four properties associated with the vineyard era are known to survive in Belmont. Established as a vineyard in c.1858 by James Goodall Francis, member of the Legislative Assembly and later Premier of Victoria in 1872-74, the timber dwelling was originally constructed in 1864, two years after the Duffy Land Act had been passed that included the promotion of "novel industries" such as wine production. While the Phylloxera disease that swept through the Geelong vineyards in the late 1870s brought to an end the vineyard at "Karrama", the existing timber dwelling with stone cellar are a physical embodiment of this early and now rare function in Belmont. Alterations and additions to the dwelling during the Federation era contribute to an understanding of the evolution of the place, as a private residence on a contextually substantial setting at a time when many neighbouring properties were greatly altered through subdivision and residential development.

Overall, "Karrama" at 80-84 Francis Street is of LOCAL significance.

References

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Report of the Inspectors of Vineyards in the Geelong District, 1878, Geelong Heritage Centre.

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

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

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Hermes Number	26984
Property Number	

Physical Description 1

DESCRIPTION

The dwelling known as "Karrama", 80-84 Francis Street, is set on a contextually large allotment for this part of Belmont. The dwelling has large front and side setbacks and is surrounded by a landscaped setting, including open grassed areas, plantings at the front and sides of the dwelling, and a number of trees including a pair of Norfolk Island pine trees at the front which form a local landmark in the area. There is an introduced double garage well set back from the front and to the north of the dwelling. The front of the site is bound by an introduced brick and iron palisade fence, approximately 1800mm high.

The asymmetrical, single storey, horizontal timber weatherboard dwelling known as "Karrama" is largely characterised by a Victorian design with Federation era alterations and additions at the front (east) and side

(north). The multiple hipped roof forms, including the front hipped roof, side (northern) hipped roof (terminating as hips in the roof centre) and the elongated hipped roof comprising the south-west wing appear to reflect the original roof forms. The broad gable roof form that projects towards the front and the rear gable that projects to the north (and terminates as a hip in the roof centre), together with the return verandah with projecting gable at the corner, appear to represent changes during the Federation era. These roof forms are clad in unpainted corrugated sheet metal, with most cladding showing signs of rust deterioration. Two symmetrically located rendered chimneys with projecting cornices adorn the roofline. These chimneys appear to represent original Victorian style fabric. Narrow overhangs are features of the eaves to most of the dwelling, except the Federation era gables which have broader eaves.

An early (Federation era) feature of the design is the front verandah that returns along the north side. It is supported by fluted cast iron posts with decorative cast iron brackets and valances. It has not been ascertained whether these posts and valances had been recycled from the original Victorian style verandah. On the south and west sides of the dwelling is a convex return verandah. The west portion is supported by similar cast iron posts, with the south portion supported by timber posts. A section of the south verandah has been removed, and there is loose roof cladding towards the east. The location, form and surviving cast iron valance at the front (east) of this verandah appears to reflect the additions during the Federation era. The Plan of Drainage for 1929 also shows the outline of south and west verandahs in these locations, although these verandahs appear to have been rebuilt in recent times. It is also possible that the original dwelling was encircled by a verandah. There is also a verandah to the north of the rear projecting gable. This verandah appears to have been introduced.

Other early fabric includes the timber framed double hung windows at the front and north side, including the projecting rectangular bay at the front and the faceted bay on the north-east corner. These bay windows are reflective of the Federation era, as are the bracketed hoods. The front timber framed doorway with sidelights and highlights and four panelled timber door, appears to reflect the original (Victorian) design, although the glazing has been introduced. A second entrance on the side wall of the north-projecting gable has panelled timber and glazed door that appears to have been altered. The small leadlight window with the image of a yacht on the side wall of the front gable has been introduced. In the gable end of the north-projecting gable are two fixed window openings, while on the rear roof face of this gable is a small dormer.

At the rear, the gabled wing has been introduced. A laundry outbuilding appears to have been situated in this vicinity, as shown on the Plan of Drainage for 1929. The window and door openings on the side (south) and rear (west) elevations have also been introduced.

Condition

The roof cladding, timber weatherboards and verandahs (cladding, timber floors and details) have weathered and deteriorated. For a further outline on the condition of the place, refer to the 'Structural Assessment Report' by MacLeod Consulting (January 2006). While the dwelling has deteriorated (externally), the 'Structural Assessment Report' indicates that the dwelling can be 'structurally rehabilitated using commonly accepted repair/maintenance strategies'.

Integrity

Overall, the exterior of "Karrama" is of moderate-high integrity, when considering the evolutionary (Victorian and Federation era) stages of the building. Original Victorian portions of the building survive, including the complex hipped roof forms, narrow eaves, rendered chimneys with projecting cornices, and front timber framed doorway with sidelights and highlights and four panelled timber door. The significant Federation era alterations and additions include the front (east) and side (north) projecting gables, return verandah with projecting verandah gable at the corner, projecting faceted corner bay window, rectangular bay of timber framed double hung windows on the front gable with bracketed window hood above, verandah posts and cast iron valances, and the broad eaves to the gable ends.

Alterations and additions that do not appear to have been part of the original (Victorian era) or early (Federation era) design concept include the projecting gable at the rear (west) and the window and door openings at the rear and side (south). The rear and side (south) verandahs appear to have been removed with portions rebuilt. Part of the verandah along the side is missing.

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/>