

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)  
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

ADMINISTRATIVE SHEET

<b>Existing Use/Type</b> Suburban Residential	<b>Key Dates</b> Original 1925-26	<b>Site Address</b> Street/Site Name No. 6 Peary Street
<b>Survey Date</b> 17/04/1998	<b>Cons Man Plan</b>	<b>Town/Suburb</b> Belmont
	<b>Major Changes</b>	<b>Postcode</b> 3216
<b>Recorded By</b> David Rowe	<b>Precinct Name</b> Belmont Heights	<b>Current Site Name</b> House



**Heritage Status**

**Register of the National Estate**  
Database No. [ ] File No. [ ]

**Victorian Heritage Register**  
[ ]

**Planning Scheme:**  
C.G.G. [ ]

**Heritage Inventory (Archaeological)**  
[ ]

**National Trust Register:**  
[ ] [ ]

**Other:**  
[ ]

**Recommended Heritage Listings**

Victorian Heritage Register  
 Victorian Heritage Inventory  
 Register of the National Estate  
 HO City of Greater Geelong

**Heritage Study Degrees of Significance**

A H C Assessment Criteria	Significance Level	
Aesthetic value	D.2	Local
Historic value	A.4	Local
Scientific value	[ ]	[ ]
Social value	[ ]	[ ]
<b>Overall Significance Level</b>	<b>Local</b>	

**Condition of the fabric**

Excellent  
 Good  
 Fair  
 Poor  
 Ruinous  
 Unexposed

**Integrity of the site**

Excellent  
 Good  
 Fair  
 Poor  
 Partially excavated  
 Fully excavated

PAGE 1 of 4

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

TECHNICAL SHEET

Precinct Name <input style="width: 150px;" type="text" value="Belmont Heights"/>																																											
<b>Site Plan/Location Sketch (not to scale)</b>																																											
<table style="width:100%; border: none;"> <tr> <td style="width: 10%;"><b>Site Address</b></td> <td style="width: 10%;"><b>No.</b></td> <td style="width: 80%;">Street/Site Name</td> </tr> <tr> <td></td> <td><input style="width: 30px;" type="text" value="6"/></td> <td><input style="width: 400px;" type="text" value="Peary Street"/></td> </tr> <tr> <td></td> <td></td> <td>Town/Suburb <input style="width: 150px;" type="text" value="Belmont"/> Postcode <input style="width: 60px;" type="text" value="3216"/></td> </tr> <tr> <td></td> <td></td> <td>Site Name <input style="width: 200px;" type="text" value="House"/></td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>Australian Map Grid Co-ordinates</b></td> </tr> <tr> <td></td> <td></td> <td><input style="width: 200px;" type="text" value="E 266945km"/> <input style="width: 150px;" type="text" value="N 5771525km"/></td> </tr> <tr> <td></td> <td><b>Map</b></td> <td><input style="width: 150px;" type="text" value="Melway map 227"/></td> </tr> <tr> <td></td> <td><b>Scale</b></td> <td><input style="width: 100px;" type="text" value="1:20,000"/></td> </tr> <tr> <td colspan="3" style="padding: 5px;"><b>Ownership</b> <input style="width: 150px;" type="text" value="Residential owner"/></td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>Cadastral Location</b></td> </tr> <tr> <td><b>County</b></td> <td colspan="2"><input style="width: 150px;" type="text" value="Grant"/></td> </tr> <tr> <td><b>Parish</b></td> <td colspan="2"><input style="width: 150px;" type="text" value="Barrabool"/></td> </tr> <tr> <td><b>Allotment</b></td> <td colspan="2"><input style="width: 150px;" type="text"/></td> </tr> <tr> <td><b>Block</b></td> <td colspan="2"><input style="width: 150px;" type="text"/></td> </tr> </table>		<b>Site Address</b>	<b>No.</b>	Street/Site Name		<input style="width: 30px;" type="text" value="6"/>	<input style="width: 400px;" type="text" value="Peary Street"/>			Town/Suburb <input style="width: 150px;" type="text" value="Belmont"/> Postcode <input style="width: 60px;" type="text" value="3216"/>			Site Name <input style="width: 200px;" type="text" value="House"/>	<b>Australian Map Grid Co-ordinates</b>					<input style="width: 200px;" type="text" value="E 266945km"/> <input style="width: 150px;" type="text" value="N 5771525km"/>		<b>Map</b>	<input style="width: 150px;" type="text" value="Melway map 227"/>		<b>Scale</b>	<input style="width: 100px;" type="text" value="1:20,000"/>	<b>Ownership</b> <input style="width: 150px;" type="text" value="Residential owner"/>			<b>Cadastral Location</b>			<b>County</b>	<input style="width: 150px;" type="text" value="Grant"/>		<b>Parish</b>	<input style="width: 150px;" type="text" value="Barrabool"/>		<b>Allotment</b>	<input style="width: 150px;" type="text"/>		<b>Block</b>	<input style="width: 150px;" type="text"/>	
<b>Site Address</b>	<b>No.</b>	Street/Site Name																																									
	<input style="width: 30px;" type="text" value="6"/>	<input style="width: 400px;" type="text" value="Peary Street"/>																																									
		Town/Suburb <input style="width: 150px;" type="text" value="Belmont"/> Postcode <input style="width: 60px;" type="text" value="3216"/>																																									
		Site Name <input style="width: 200px;" type="text" value="House"/>																																									
<b>Australian Map Grid Co-ordinates</b>																																											
		<input style="width: 200px;" type="text" value="E 266945km"/> <input style="width: 150px;" type="text" value="N 5771525km"/>																																									
	<b>Map</b>	<input style="width: 150px;" type="text" value="Melway map 227"/>																																									
	<b>Scale</b>	<input style="width: 100px;" type="text" value="1:20,000"/>																																									
<b>Ownership</b> <input style="width: 150px;" type="text" value="Residential owner"/>																																											
<b>Cadastral Location</b>																																											
<b>County</b>	<input style="width: 150px;" type="text" value="Grant"/>																																										
<b>Parish</b>	<input style="width: 150px;" type="text" value="Barrabool"/>																																										
<b>Allotment</b>	<input style="width: 150px;" type="text"/>																																										
<b>Block</b>	<input style="width: 150px;" type="text"/>																																										

**Types of Sites**

- |                                       |                                       |   |   |                                  |                                    |  |
|---------------------------------------|---------------------------------------|---|---|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument     | <input type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation         | <input type="checkbox"/> gate    | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial   | <input type="checkbox"/> public       | <input type="checkbox"/> infrastructure         | <input type="checkbox"/> relic/ruin       | <input type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational         |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial   | <input type="checkbox"/> maritime               | <input checked="" type="checkbox"/> fence | <input type="checkbox"/> garden  | <input type="checkbox"/> machinery | <input type="checkbox"/> miscellaneous       |

**Historical Themes**

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement	<input style="width: 50px;" type="text"/>	Industry	<input style="width: 50px;" type="text"/>
Maritime	<input style="width: 50px;" type="text"/>	Community Life	<input style="width: 50px;" type="text" value="clHomes"/>
Tourism	<input style="width: 50px;" type="text"/>	Urbanization	<input style="width: 50px;" type="text"/>
Transport	<input style="width: 50px;" type="text"/>	Landscapes	<input style="width: 50px;" type="text"/>
Townships	<input style="width: 50px;" type="text" value="tpsSubdivision"/>	Miscellaneous	<input style="width: 50px;" type="text"/>

**Significant Architectural Features**

- Original Materials
- Original Chimneys
- Wall Decoration
- Verandah Structure
- Verandah Decoration
- Original Parapet
- Other Prominent Elevations
- Appropriate Fence
- Early Garden

<b>Roof</b>	<input style="width: 150px;" type="text" value="Form"/>
<b>Openings</b>	<input style="width: 150px;" type="text" value="Doors &amp; Windows"/>
<b>Decoration</b>	<input style="width: 150px;" type="text" value="Gable, Lead Light, Shingles"/>
<b>Finish</b>	<input style="width: 150px;" type="text" value="Painted"/>
<b>Stylistic Character</b>	<input style="width: 150px;" type="text" value="Interwar Californian Bungalow"/>

**Present Threats**

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

PAGE 2 of 4

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)  
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

<b>Site Address</b>	No.	Street/Site Name	Town/Suburb	Postcode
	6	Peary Street	Belmont	3216
		<b>Site Name</b>	House	
<b>Description</b>				
<p>The site at 6 Peary Street is visually connected to significant and substantial liquid amber, native and golden ash trees along the northern end of Peary Street. This house is set in a streetscape formed by single storey brick and timber homes of varying styles and periods. There are some interwar Bungalow houses dotted throughout. The house has typical front and side setbacks. These setbacks are shown on the 1927 GWST Plan of Drainage.<sup>3</sup> The site is bound at the front by an appropriate, low, solid rendered brick fence with intervals of stepped capped pillars.</p> <p>The predominantly single storey (second storey in attic space), weatherboard interwar Californian Bungalow house is characterised by a gable roof form that traverses the site, together with a substantial verandah gable that projects towards the street frontage. These roof forms appear to be clad in corrugated zincalume. An early, plain red brick and rectangular chimney is located on the south end of the main gable. Wide overhangs and exposed early timber rafters are features of the eaves. The original timber framed windows are arranged in banks of threes, whereby the fixed central windows with an arched sash are flanked by single double hung windows, typical of interwar Californian Bungalow design. The southern front windows form a flat roofed bay. The early front double timber and glazed doors are located under the verandah gable.</p> <p>The verandah gable stretches across a significant proportion of the street facade, with the verandah returning along the north elevation. It is supported by squat, square face brick pillars with concrete caps. A solid rendered balustrade extends across the corner of the verandah.</p> <p>Early decorative features of the design include the verandah pillars and balustrade, bay window and leadlighting and shingling, the gable shingling and brackets.</p>				
<b>History</b>				
<p>This site at 6 Peary Street is located on lot 36 of the Belmont Heights Estate subdivision of 1913 .1 This house was built by Thomas Samuel Coleman for himself in 1925-26.1 He lived there throughout the 1930s but by 1958 the house was occupied by C. Fossey.2 In 1971 R.E. Reardon was the occupier.2</p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
			<b>Precinct Name</b>	Belmont Heights
<b>Neighbouring Buildings</b>	<input checked="" type="checkbox"/> Similar Types	<input checked="" type="checkbox"/> Appropriate Bulk/Form		
	<input type="checkbox"/> Similar Styles	<input checked="" type="checkbox"/> Appropriate Architectural Detailing		
	<input type="checkbox"/> Similar Construction Dates	<input checked="" type="checkbox"/> Appropriate Materials & Finishes		
	<input checked="" type="checkbox"/> Appropriate Set Backs	<input type="checkbox"/> Appropriate Fence Designs & Locations		
<b>Urban Design</b>	<input checked="" type="checkbox"/> Significant Historical Development	<input checked="" type="checkbox"/> Original Paving		
	<input checked="" type="checkbox"/> Significant Urban Focii	<input checked="" type="checkbox"/> Appropriate Allotment Sizes		
	<input type="checkbox"/> Significant Views	<input type="checkbox"/> Appropriate Street Furniture		
	<input type="checkbox"/> Original Kerbing			
<b>Landscaping</b>	<input type="checkbox"/> Treelines	<input type="checkbox"/> Public Gardens	<input type="checkbox"/> Median Strips	<input checked="" type="checkbox"/> Nature Strips

C  
O  
N  
T  
E  
X  
T  
U  
A  
L

S  
H  
E  
E  
T

P  
A  
G  
E  
3  
o  
f  
4

**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)  
(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

S  
I  
G  
N  
I  
F  
I  
C  
A  
N  
C  
E  
S  
H  
E  
E  
T

<b>Site Address</b>	<b>No.</b>	<b>Street/Site Name</b>	<b>Town/Suburb</b>	<b>Postcode</b>
	6	Peary Street	Belmont	3216
<b>Site Name</b>			House	

**Comparative Listings**

**Statement of Cultural Significance**

The house at 6 Peary Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Californian Bungalow style. These qualities include the gable roof form that traverses the site, together with a substantial verandah gable (with attic) that projects towards the street frontage. Other intact qualities include the weatherboard wall cladding brick chimney, face brick verandah pillars with concrete cappings, banks of timber windows including the bay window, shingling on the bay window and gable, gable brackets and the double timber and glazed front door. The low solid rendered brick fence also contributes to the significance of the site. The house also makes a significant contribution to the predominantly single storey residential, interwar streetscape.

The house at 6 Peary Street is *historically* significant at a **LOCAL** level. It is associated with the Belmont Heights Estate subdivision of 1913.

Overall, the house at 6 Peary Street is of **LOCAL** significance.

**References**

1. Shire of South Barwon Rate Books, 1925-26, 1926-27.
2. *Sands & McDougall's Directory of Victoria*, 1939, 1958, 1971.
3. Drainage Plans and Inspector's Reports, 1927, Barwon Water Profis system.

P  
A  
G  
E  
  
4  
o  
f  
4