


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

<p><b>Existing Use/Type</b> Suburban Residential</p> <p><b>Survey Date</b> 17/04/1998</p> <p><b>Cons Man Plan</b> </p> <p><b>Recorded By</b> David Rowe</p>	<p><b>Key Dates</b> Original 1914-15</p> <p><b>Major Changes</b> </p> <p><b>Precinct Name</b> Belmont Heights</p>	<p><b>Site Address</b> Street/Site Name Peary Street</p> <p><b>No.</b> 2</p> <p><b>Town/Suburb</b> Belmont</p> <p><b>Postcode</b> 3216</p> <p><b>Current Site Name</b> House</p>	<b>A D M I N I S T R A T I V E  S H E E T</b>												
															
<p><b>Heritage Status</b></p> <p><b>Register of the National Estate</b> Database No. <input type="text"/> File No. <input type="text"/></p> <p><b>Victorian Heritage Register</b> <input type="text"/></p> <p><b>Planning Scheme:</b> C.G.G. <input type="text"/></p> <p><b>Heritage Inventory (Archaeological)</b> <input type="text"/></p> <p><b>National Trust Register:</b> <input type="text"/> <input type="text"/></p> <p><b>Other:</b> <input type="text"/></p> <p><b>Recommended Heritage Listings</b></p> <p><input type="checkbox"/> Victorian Heritage Register</p> <p><input type="checkbox"/> Victorian Heritage Inventory</p> <p><input type="checkbox"/> Register of the National Estate</p> <p><input checked="" type="checkbox"/> HO City of Greater Geelong</p>	<p><b>Heritage Study Degrees of Significance</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">A H C Assessment Criteria</th> <th style="width: 40%;">Significance Level</th> </tr> </thead> <tbody> <tr> <td><b>Aesthetic value</b> <input type="text" value="D.2"/></td> <td><input type="text" value="Local"/></td> </tr> <tr> <td><b>Historic value</b> <input type="text" value="A.4"/></td> <td><input type="text" value="Local"/></td> </tr> <tr> <td><b>Scientific value</b> <input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td><b>Social value</b> <input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td colspan="2"><b>Overall Significance Level</b> <input type="text" value="Local"/></td> </tr> </tbody> </table>		A H C Assessment Criteria	Significance Level	<b>Aesthetic value</b> <input type="text" value="D.2"/>	<input type="text" value="Local"/>	<b>Historic value</b> <input type="text" value="A.4"/>	<input type="text" value="Local"/>	<b>Scientific value</b> <input type="text"/>	<input type="text"/>	<b>Social value</b> <input type="text"/>	<input type="text"/>	<b>Overall Significance Level</b> <input type="text" value="Local"/>		<b>P A G E  1 o f  4</b>
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**BELMONT HERITAGE REPORT (INDIVIDUAL CITATIONS)**  
**(FORMERLY PART OF THE GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2)**

TECHNICAL SHEET

Precinct Name <input type="text" value="Belmont Heights"/>			
Site Plan/Location Sketch (not to scale)		Site Address	
		No. <input type="text" value="2"/>	Street/Site Name <input type="text" value="Peary Street"/>
		Town/Suburb <input type="text" value="Belmont"/> Postcode <input type="text" value="3216"/>	
		Site Name <input type="text" value="House"/>	
		Australian Map Grid Co-ordinates	
		<input type="text" value="E 266950km N 5771575km"/>	
Map <input type="text" value="Melway map 227"/>		Scale <input type="text" value="1:20,000"/>	
Ownership <input type="text" value="Residential owner"/>		Cadastral Location	
County <input type="text" value="Grant"/>		Parish <input type="text" value="Barrabool"/>	
Allotment <input type="text" value=""/>		Block <input type="text" value=""/>	

**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 checked="" 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 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 type="text"/>	<input type="text"/>	Industry	<input type="text"/>	<input type="text"/>
Maritime	<input type="text"/>	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>	<input type="text"/>
Tourism	<input type="text"/>	<input type="text"/>	Urbanization	<input type="text"/>	<input type="text"/>
Transport	<input type="text"/>	<input type="text"/>	Landscapes	<input type="text"/>	<input type="text"/>
Townships	<input type="text"/>	<input type="text"/>	Miscellaneous	<input type="text"/>	<input type="text"/>

**Significant Architectural Features**

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

Roof	<input type="text" value="Form"/>
Openings	<input type="text" value="Doors &amp; Windows"/>
Decoration	<input type="text" value="Verandah &amp; Gable"/>
Finish	<input type="text" value="Painted"/>
Stylistic Character	<input type="text" value="Federation"/>

**Present Threats**

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

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	2	Peary Street	Belmont	3216
			Site Name	House

**Description**

The site at 2 Peary Street has significant and substantial liquid amber, native and golden ash trees located within it which form significant urban foci. This house is set in two streetscapes (Peary and Regent Streets) which are both predominantly characterised by single storey brick and timber homes of varying styles (mainly interwar Californian Bungalows of the 1920s in Regent Street) and periods. 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 a low timber post and wire fence and scrolled metal gate.

The single storey weatherboard Federation styled house is characterised by a dominant galvanised corrugated iron hipped roof with a projecting minor attic gable on the diagonal of the north-east corner. A tall chimney with terra cotta pot adorns the roof top. A return verandah wraps around the corner of the house, under the broken backed roof section of the main hipped roof form. This type of roof arrangement recalls the early Colonial Georgian homesteads of the early 1800s in Australia, whereby the roof acted as a protective measure against the hot sun.

The timber framed windows are grouped in banks of threes under the verandah of the front elevation. They appear to be oriented on the diagonal. These casement windows may have leadlight upper lights.

The verandah is supported by early decorative timber columns, with worked timber brackets and a fretwork valance forming the other decorative features of the design.

**History**

This site at 2 Peary Street is located on lot 34 of the Belmont Heights Estate subdivision of 1913 .1 This house is possibly the earliest constructed after the subdivision.<sup>1</sup> It was built in 1914-15 for John Hindell, a Foreman (and later Engineer).<sup>1</sup> Hindell lived there until at least 1939, but by 1958 the house was occupied by Edwin L. Deppler.<sup>2</sup> In 1971, S.R. Millott is listed as the occupier.<sup>2</sup>

**Heritage Precinct: Significant Urban Character Features visually connected to this place**  
*(this section is only applicable to places in precincts)*

Precinct Name 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	

**Landscaping** ☐ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips

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SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	2	Peary Street	Belmont	3216
			Site Name	House

## Comparative Listings

## Statement of Cultural Significance

The house at 2 Peary Street is ***aesthetically*** significant at **LOCAL** level. It demonstrates original design qualities of the Federation style which include the dominant galvanised corrugated iron hipped and broken backed roof with a projecting minor attic gable on the diagonal of the north-east corner. Other intact qualities include the tall chimney, return verandah under the roof, timber framed casement windows, timber verandah columns, brackets and fretwork, and the window leadlighting. The substantial liquid ambers, native and golden ash trees contribute to the significance of the place. The house also makes a significant contribution to the predominantly single storey residential, interwar streetscape.

The house at 2 Peary Street is ***historically*** significant at a **LOCAL** level. It is associated with the Belmont Heights Estate subdivision of 1913. It is also historically significant at a **LOCAL** level as possibly the earliest house constructed the Belmont Heights Estate.

Overall, the house at 2 Peary Street is of **LOCAL** significance.

## References

1. Shire of South Barwon Rate Books, 1914-15, 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.

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