Existing Use/Type Suburban Residential		Key Dates Original 1940-41		Site Address Street/Site Name Peary Street	
Survey Date Cons I 23/09/1999	Man Plan	Major Changes	22 T	own/Suburb Belmont	Postcode I 3216
20/00/1000	Pred	cinct Name		Current Site Nar	
Recorded By David Rowe		ont Heights		House	s
					T R A T I V E S H E E T
Heritage Status		Heritage Stu	dy Degr	ees of Signific	ance
Register of the National Estate			<b>.</b>	a	
Database No. File No.	AH	A H C Assessment Criteria  Aesthetic value			
				Local	
Victorian Heritage Register	Histor	ric value A.4, H.1		Local	
	Scientif	fic value			
Planning Scheme:	Soc	ial value			
C.G.G. Heritage Inventory (Archaeological)	Overa	all Significand	ce Level	Local	
National Trust Register:  Other:  Recommended Heritage Listin  Victorian Heritage Register  Victorian Heritage Inventory  Register of the National Estate  HO City of Greater Geelong		tion of the fab Excellent Good Fair Poor Ruinous Unexposed	oric	Integrity of th  ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Partially excava	P A G E avated ted 1
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T	Precinct	Name Belmont Heigh	ts			Site Address		
ΕĮ	One i lan/Location okcien (not to scale)				No. Street/Site Name			
C	1					Peary Street		
Н	Fields G336 Cance	eod Play LEJ LEJ PROMENADE L		Kardina &		vn/Suburb Postcode		
Ν	King Lloyd Rec Res	BIVER SLEN	Seaview Park	Chiardra Bando C Te	E	Belmont 3216		
ı	Wetlands	ALBERT TCE Carana N Sales   Balwon   Valley	ARRY PO PO	Bound of Bull		Site Name		
С		VICTORIA TCF	VIEW S ST	Geelong Lawn Jennys Lawn	House			
Α	O VOILING O O O O O O O O O O O O O O O O O O O					Australian Map Grid		
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	Types of Sites  monument industrial	☐ recreational ☐ residen ☐ public ☐ infrastru		aviation gar		scape 🗵 building ous 🗌 educational		
	agricultural	commercial maritim			e(s)	ninery miscellaneous		
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Site	No.	Street/Site Name	To\	wn/Suburb	Postcode		
Address	22	Peary Street	E	Belmont	3216		
Address			Site Name	Hou	se		
trees along the n timber homes of house has a substance shown on the while the site is by 700mm high.  The single storey pitched gable root towards the street chimney adorns the windows are arranabove.	orthern end ovarying styles stantial front see 1941 GWST sound by an early, asymmetric form that tract frontage. The roofline. Inged as a particular anged as a particular styles.	visually connected to significate of Peary Street. This house is and periods. There are some setback, but typical side setbact. Plan of Drainage. The front early solid brick fence and diarreal, unpainted brick, interwar Caverses the site, together with these roof forms are clad in early and horizontal bank of three early was a feature and horizontal bank of three early was a fe	nt and substant set in a streets e interwar Bunglicks with a driver garden feature mond pattern stand a minor gable arly cement tiles are of the eaves e on the street f	tial liquid amber, nat cape formed by sing galow houses dotted way along the side is an early concrete eel gate, which are ed house is character and gabled verandate. An early, multi-const. The early timber fracade, and they have	tive and golden ash gle storey brick and d throughout. The . These setbacks pedestrian path, approximately erised by a steeply ah porch that project brick framed double hung we window hoods		
frame of lighter b	rick coursing	gabled verandah porch. It is cand voussoirs. e design include the corbelled	·	•	. 0		
late 1930s, this a Horsford.² Williar year.³ Jack Barn	llotment was m Horsford w es carried ou	ginally formed lot 44 of the Be owned by Douglas Rankin. <sup>2</sup> I as an agent and he engaged l t the bricklaying, using Glen Ir ed at this address in 1960. <sup>2</sup>	By 1940-41, the Eric Lyons to de	e land was owned by esign and build this	y William and Ann house in the same		
Heritage Precinct: Significant Urban Character Features visually connected to this place (this section is only applicable to places in precincts)  Precinct Name Belmont Heights							
Neighbouring E	Buildings	Similar Styles	Appropriate	Bulk/Form Architectural Detail Materials & Finishe Fence Designs & L	s		
Urba	n Design	Significant Historical Develop Significant Urban Focii Significant Views Original Kerbing	⊠ App	inal Paving ropriate Allotment S ropriate Street Furn			
Lan	dscaping	Treelines  Public Garden	s 🗵 Median S	Strips	trips		

S I G N I

CANCE

SHEET

P A G E

> 4 0 f

C:4-5	No.		Street/Site Name	Town/	Suburb	Postcode
Site	22		Peary Street	Belr	nont	3216
Address				Site Name	ŀ	House
Comparative	Listin	ıgs				
* 22 Regent Stre						
* 26 Regent Stre	et, Beln	nont.				
Statement of	Cultu	ral Si	gnificance			
			aesthetically significant			
•		-	glish style. These qualitie			
	_		a minor gable and gabled include the unpainted brick	·		
_			st eaves, timber framed do			
•	-		de, window hoods, pointed	-	-	•
_			ed brick gable ends and ga		•	
	•		the place. The house also	o makes a significan	t contributio	n to the predominantly
single storey res	identiai,	, interwa	ar streetscape.			
The house at 22	Peary S	Street is	s <i>historically</i> significant at	a LOCAL level. It is	s associated	I with the Belmont
	-		913, and with Eric Lyons, I			
O II (b - b	1 00	D	0(00.00)			
Overall, the nous	se at 22	Peary	Street is of <b>LOCAL</b> signific	ance.		
References						
	s Estate	subdivis	sion plan, 6 December, 1913,	Geelong Historical Re	cords Centre.	
~			oks, 1939-40, 1940-41, 1943-			
			vith Mr Eric Lyons, 3 March, 1			
4. Drainage Plans	and Insp	pectors'	Reports, 1941, Barwon Wate	r Profis system.		