

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

ADMINISTRATIVE SHEET

<p>Existing Use/Type Suburban Residential</p> <p>Survey Date 23/09/1999</p> <p>Cons Man Plan </p> <p>Recorded By David Rowe</p>	<p>Key Dates Original 1940-41</p> <p>Major Changes </p> <p>Precinct Name Belmont Heights</p>	<p>Site Address Street/Site Name Peary Street</p> <p>No. 22</p> <p>Town/Suburb Belmont</p> <p>Postcode 3216</p> <p>Current Site Name House</p>
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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	<input type="text" value="D.2"/>	<input type="text" value="Local"/>
Historic value	<input type="text" value="A.4, H.1"/>	<input type="text" value="Local"/>
Scientific value	<input type="text"/>	<input type="text"/>
Social value	<input type="text"/>	<input type="text"/>
Overall Significance Level	<input type="text" value="Local"/>	

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)

Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

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 checked="" 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" value="urHousing"/>	<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

Openings

Decoration

Finish

Stylistic Character

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
	22	Peary Street	Belmont	3216
			Site Name	House

Comparative Listings

- * 22 Regent Street, Belmont.
- * 26 Regent Street, Belmont.

Statement of Cultural Significance

The house at 22 Peary Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of the interwar Old English style. These qualities include the steeply pitched gable roof form that traverses the site, together with a minor gable and gabled verandah porch that project towards the street frontage. Other intact qualities include the unpainted brick construction, cement roof tiles, multi-corbelled unpainted brick chimney, modest eaves, timber framed double hung windows arranged as a pair and horizontal bank of three on the street facade, window hoods, pointed verandah door opening with a frame of lighter brick coursing and voussoirs, corbelled brick gable ends and gable ventilators. The garden path and front fence 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 22 Peary Street is *historically* significant at a **LOCAL** level. It is associated with the Belmont Heights Estate subdivision of 1913, and with Eric Lyons, local Geelong builder.

Overall, the house at 22 Peary Street is of **LOCAL** significance.

References

1. Belmont Heights Estate subdivision plan, 6 December, 1913, Geelong Historical Records Centre.
2. Shire of South Barwon Rate Books, 1939-40, 1940-41, 1943-44, 1947-48, 1955-57, 1957-60.
3. Interview by Rowe and Huddle with Mr Eric Lyons, 3 March, 1999.
4. Drainage Plans and Inspectors' Reports, 1941, Barwon Water Profis system.

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