



AGENDA APPENDIX

Council Meeting

Wednesday 28 May 2014

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.7 PLANNING SCHEME AMENDMENT C92 (VOLUNTEER HERITAGE OVERLAY) - ADOPTION

Appendix 1 – South Gippsland Heritage Study, Amendment C92
Heritage Citations April 2014



SOUTH GIPPSLAND SHIRE HERITAGE STUDY AMENDMENT C92 HERITAGE CITATIONS

APRIL 2014

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The front cover shows (from top) 'Ingleside' (former), Toora North, 'Wrigwell' at Jeetho, and trees at the Ogilvy homestead site, Mirboo North.

Background

The *South Gippsland Shire Heritage Study* (hereafter referred to as the 2004 Study) prepared by David Helms Heritage Planning was completed in 2004.

Following the completion of the 2004 Study, the citations for heritage places and precincts of local significance were transferred (either wholly or in part) into the Hermes heritage database.

Since the completion of the 2004 Study some, but not all, of the places of local significance have been included in the Heritage Overlay.

Amendment C92 heritage review

David Helms Heritage Planning was appointed to undertake a review of 18 heritage places where owners provided consent to be included in the HO as part of Amendment C92.

The places included ten (10) places of local significance that were fully assessed by the 2004 Study and eight (8) places of potential significance that were not assessed by the 2004 Study.

The key tasks were:

- For previously assessed places, to review and update the existing heritage place and prepare new statements of significance in accordance with Heritage Victoria guidelines and the VPP Practice Note *Applying the heritage overlay* (the VPP Practice Note) as required;
- Undertake an assessment of the other places to determine whether they meet the threshold of local significance. This included a site inspection, historic research, and comparative analysis in accordance with Heritage Victoria guidelines and the VPP Practice Note using the HERCON criteria;
- To prepare statutory recommendations for the application of HO controls for places found to be of local significance.

The review and assessment has found that all 18 places meet the threshold of local significance and should be included in the HO.

New and updated heritage citations have been prepared for all of these places.

Introduction

This report contains the citations for 18 heritage places of local significance proposed for inclusion in the heritage overlay by Amendment C92 to the South Gippsland Planning Scheme.

NOTE: This report does not contain citations for individual places already included in the heritage overlay.

Purpose

The heritage place citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and, on this basis, provide an assessment of the significance of the place.

The purpose is to assist Council, property owners and managers and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a development application in accordance with the South Gippsland Planning Scheme, or whether a permit exemption may be considered.

How to use

Introduction

The citations are listed by locality (see Index).

The citations use a standard report layout provided by the Hermes Heritage Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

- History
- Description
- Statement of Significance
- Recommendations

History

This provides a history of place on the basis of the information available at the time that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of the owners of a place, but rather of those that were associated with key periods in its development, usually when it was first constructed or established, and when key changes or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place. All relevant sources are cited and listed.

Description

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance.

Statement of significance

The statement of significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is intended to be:

... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement. (Pearson & Sullivan, 1995)

The citations use the Heritage Victoria format of 'What, How and Why', as follows:

- *What is significant?* This includes a statement that describes the features or elements that contribute to the significance of the place. It may also include a statement to specify features that do not contribute to the significance of a place.
- *How is it significant?* This is a short statement that identifies the values – historic, aesthetic, architectural, technical, scientific, social or spiritual – that are associated with the place or precinct, and whether it is of local or State significance.
- *Why is it significant?* This provides statement/s for each or the values listed in 'How' with specific reference back to the features described in 'What'. The statement/s describe how the heritage place is considered to meet relevant Hercon criteria, which are listed at the end of each statement.

Recommendations

This provides recommendations for inclusion on the Heritage Overlay (Clause 43.01) of the South Gippsland Planning Scheme (Also shown as 'PS' on the front page of the citation below the image) and the specific controls (e.g., prohibited use, trees, outbuildings etc.) that should apply in addition to the general HO controls in Clause 43.01.

Sources

David Helms Heritage Planning, *South Gippsland Shire Heritage Study* (2004)

VPP Practice Note, *Applying the Heritage Overlay* (2012)

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HERITAGE PLACE CITATIONS

HERITAGE CITATION REPORT

Name FISH CREEK MEMORIAL HALL and FREE LIBRARY

Address 13 FALLS ROAD, FISH CREEK **Significance Level** Local

Place Type Hall Public ,Library,War Memorial

Citation Date 2014



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Molloy TE **Architectural Style** Interwar Period (c.1919-c.1940)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

8: Community and culture, 8.1 Places for learning, meeting and worshipping

The opening up of land for selection from the 1870s onwards drew increasing numbers of families to the Shire and there soon was a need for places for meet, socialise, learn and worship. During the Pastoral era, the large private houses of wealthy squatters often served as meeting places, as schools and even churches, however, the Selection era led to the need for permanent public buildings, which in turn led to the development of the first community centres. One building often served many purposes: halls were often used as schools and churches before separate buildings could be provided.

These buildings are important markers on the landscape, which express the hopes, dreams and optimism of the early settlers for the future development of their communities. In some places, they demonstrate the development of important district centres such as Foster, Korumburra, Leongatha and Mirboo North. In other districts such as Mardan, the optimism expressed by the community was never fully realised in a permanent town and these buildings are often the only physical reminder of some of the very early settlements in the Shire.

The places also represent important stages of life within communities from early childhood until old age. Consequently, they have great social value and associations with local residents.

Mechanics' Institute and public halls

The public halls that dot the South Gippsland landscape were usually erected by local communities, sometimes with government assistance, usually on Crown Land or on sites donated by private owners and vested in trustees. Many of the early halls were also Mechanics' Institutes, which played an important role during the early decades of settlement in South Gippsland, as they had throughout Victoria, following Scottish and English traditions. The first was built in Melbourne during 1839 and over 100 were established throughout Victoria by 1870, with another 300 constructed by 1892. A subsidy was provided by the Victorian Government as an added incentive for the establishment and maintenance of libraries at these institutes.

Aside from the Mechanics' Institutes, which were built in towns such as Foster, Meeniyan, Leongatha, Korumburra and Stony Creek, public halls were built as settlement progressed across the Shire. The opening up of land for settlement from the 1870s onwards led to the first wave of hall building from the late nineteenth to early twentieth centuries. A second wave of hall building was associated with Closer Settlement after World War I. In the former Shire of Korumburra, for example, there were over 16 public halls built from the 1880s to the 1930s. These halls were the backbone of social infrastructure and were used for public meetings, social, religious and civic functions, and offered 'moral and mental improvement' to the community. However, many of the communities that once utilised these halls for meetings, dances, receptions and the like have now all but disappeared.

Fish Creek

In 1884 the Lands Department released Crown lands for selection in the timbered hills north of Foster and Toora, and along Fish Creek. By the end of 1886 all the available land had been selected (Collett 1994:128).

HERITAGE CITATION REPORT

Fish Creek, which is a tributary of the Tarwin River and joins with Waratah Creek near the site of the township, was named for the plentiful blackfish seen in the early days of settlement (Thomson 1984:72).

The township was created out of part of the selection of W.P. Ryan and began to develop following the opening of the railway station in 1892. At the time of the arrival of the railway, the only 'visible building' was Ryan's combined hotel, post office, general store and farm house. By 1900 Fish Creek contained several buildings including a new hotel, coffee palace and store, and at least one other residence. Community formation was marked by the building of the first Mechanics' Institute on a site near the railway line, which was opened on 3 March 1900 by Mr. F.C. Mason M.L.A. The building provided a place for the community to meet and also served as the first place of worship in the town until the Catholic Church was built in 1904 (Thomson 1984:72, 76).

As farms were developed and improved a Creamery was established, which by 1910 had been superseded by a Butter Factory, operated by J. Handbury & Sons. The presence of the Butter Factory and the opening of the first bank agency in 1910 (the Bank of Australia, which became a full time branch by 1913) provided evidence of the progress of the town. Also built in 1910 were the Union Church, and a new hotel to replace the old, which had been destroyed by fire. By the early 1910s, a small shopping centre had developed along Falls Road, facing the railway station reserve. Apart from the Bank of Australasia, it contained a butcher, bakery, tailor, and store (Thomson 1984:12, 57-8, 72 87).

In the early 1920s land was made available for Soldier Settlement in the Fish Creek district, resulting in an influx of new settlers. Fifty-two returned soldiers were allocated blocks of land, much of which was along Harding-Lawson Road, in two estates, each named after the original selectors: the 'Lawson's and Harding's Estate' and the 'Buckley's and Cotter's Estate'. In 1926 a Soldier Settlers' Association was formed, and in the late 1920s improvements were made to Harding-Lawson Road, which also became known as 'Settlement Road' (Thomson 1984:18). Consequently, in 1926 the state school, which had opened in 1890, was moved for the fourth time to its present position in the township and an extra classroom was added by 1930 to cope with increasing enrolments.

As the town grew the need for a larger hall became evident and in 1928 planning began for the new hall, which opened in 1930 on a new site in Falls Road. After the old butter factory burnt down in the early 1930s rebuilding was delayed by the Great Depression until 1934 when the contract was let for a new brick factory on the site of the old hall. In 1939 the hotel, destroyed by fire for a second time, was replaced by an imposing two storey building in the fashionable Streamlined Moderne style and renamed as the 'Promontory Gate' to cater for the increasing numbers of tourists driving by car to Wilson's Promontory (Thomson 1984:76-7, 80-1, 99).

Place history

As noted above, the first Fish Creek Public Hall, constructed in 1900, was situated opposite this site on land where the Butter Factory was later constructed in 1934. The old hall served the district for three decades. Thomson (2001:10) notes that:

The pioneers used the hall in every possible capacity. Days prior to daily papers, wireless, telephones, electricity, surveyed roads and before the erection of the Catholic Church and the Protestant Church this priceless building was the link responsible for co-ordinating the district.

As well as being a meeting place, the hall contained a small library and reading room (Thomson 2001:6).

However, by the late 1920s it was evident that the old hall had 'outgrown its usefulness and was dangerous' (Thomson 2001:9) and so the hall committee decided to proceed with the construction of a new building. It was announced at the December, 1928 meeting of the hall committee that the tender of Cunningham & Smith to build a new hall for 2321 pounds had been accepted and by 1929 a loan had been secured from the State Savings Bank of Victoria (SSBV). The architect was T.E. Molloy (Thomson 2001:7).

HERITAGE CITATION REPORT

The Fish Creek Memorial Hall and Free Library, officially opened by South Gippsland Shire President Cr. Hugh Eldridge on 2 April 1930, was dedicated to local people who served during World War I. In July 1930 the hall committee held a 'Grand Complimentary Ball' as a gesture to the 'district ladies who worked tirelessly to support the building fund' (Thomson 2001:10). Apart from the building of the hall, funds raised enabled the purchase of new furniture including 'tip-up' theatre chairs, a bio-machine for the showing of motion pictures, and an electric light and power plant (Thomson 1984:78; 2001:10).

The hall, constructed of brick, was considered one of the most modern and up-to-date in South Gippsland. Internally, it contained a large stage, 30 x 24 feet, reached from the floor by recessed stairs enclosed by arches at each side. Automated folding doors enabled the stage to be converted into ladies' and gents' dressing rooms or a large supper room, and next to the stage was a kitchen 'fitted up with all the conveniences for providing buffet suppers at dances' (Thomson 1984:77-8; 2001:10).

Like its predecessor, the new hall played an important role in community life. The free library service continued until 1950 when it was closed. In 1940, a baby health centre began to operate on Tuesdays, and Girl Guides used the hall one night per week from the late 1940s until 1952 when the Scout and Guide Hall was built at Terrill Park. By the 1950s the Guides were joined by the Fire Brigade, Recreation Reserve, Returned Soldiers' League (RSL) and Red Cross, which were granted use of the 'Lodge Room' free of charge, while the Country Women's Association met in the 'ladies room'. The hall was also used by the local Badminton and Table Tennis clubs and the Young Farmers (Thomson 2001:13-5, 18).

In 1948 the local branch of the RSL, the hall committee and other interested bodies held a meeting to discuss the possibility of erecting an honour board. Also discussed in that year was a plan to build a new kitchen and supper room at the rear of the hall. A building fund was commenced, which was boosted by a 'Princess Carnival' held in 1951 that raised 2574 pounds. In 1952, the same year that the original loan for construction of the hall was paid in full, plans for the building extensions were approved. However, it would not be until 1956 that a tender of 5350 pounds was accepted for the work. In 1959 a ball was held to celebrate the opening of the new supper room (Thomson 2001:15-7).

In 1979 an opportunity shop was commenced and became the means of raising 'a small but steady income for the hall'. In 1980 the Golden Anniversary of the hall opening was celebrated with a dance held on Easter Saturday (Thomson 2001:20) and while the hall had been well maintained the need for major repairs became apparent. In 1985 repairs carried out included the replacement of the floor and the installation of new windows, while the interior walls were repaired and repainted by 1991. The roof was progressively replaced in the 1990s with the assistance of grants (Thomson 2001:21-2).

T.E. Molloy, architect

T.E. Molloy was a local architect who perhaps is best known for his design of the Leongatha Shire Offices and Memorial Hall in 1926, which led to a number of other commissions to design other buildings in South Gippsland during the interwar period. Extant examples of his designs in South Gippsland Shire include the Leongatha Showgrounds Grandstand (1922), the Mirboo-on-Tarwin Public Hall (1929) and the Fish Creek Memorial Hall (1930). His last known commission was the Anglican Christ Church at Mardan South, which opened in 1934. He died in the same year.

Several buildings designed by Molloy have been demolished including the Leongatha South Public Hall, the Leongatha Church of England Parish Hall, the Leongatha Catholic Church Parish Hall, and the Meeniyan Mechanics' Institute.

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental History*, David Helms
Collett, B. (2009) *Wednesdays Closest to the Full Moon. A History of South Gippsland*, Fernbank Publication Pty Ltd

HERITAGE CITATION REPORT

Thomson, Maudi (2001) *A tale of two halls*, Maudi Thomson, Fish Creek

Thomson, Maudi (1984) *Fish Creek revisited 1884-1984*, Fish Creek Centenary Committee, Foster

Description

Physical Description

The Fish Creek Memorial Hall & Free Library, as constructed in 1930, is a simple gabled brick hall with a cinema projection ('bio') box as a smaller projecting gable (with a 'blind' or covered over window) over the entry portico, which is supported on concrete Tuscan columns standing on rendered pedestals at either side. Below the portico are double timber entrance doors, with the door to the bio-box at left and a small window at right. The portico entrance is flanked by matching hipped side rooms with paired sets of multi-pane metal windows and a square brick and render chimney with a terracotta pot. There are similar high-set windows in the east side elevation, some of which retain original panes of blue-tinted glass. The hall has a steel roof frame, presumably carried on the bottom chords of the trusses, which are visible in the exposed eaves. The undercroft and base is in reinforced concrete. Internally, the decoration of the hall is relatively plain. There is a dado and plastered walls capped by ornamental cornices below a barrel-vaulted ceiling with heavy plaster moulds and boxes. The hall contains a collection of honour boards for the Fish Creek district including World War I 1914-19, World War II 1939-45, Vietnam 1962-1973, and the Fish Creek Branch of the Australian Natives Association (No.213) 1914-1919.

The 1930 hall has a relatively high degree of intactness and integrity, both externally and internally. Externally, the windows in the west side elevation have been replaced, and the false gable end on the portico is a later addition, covering/replacing the original masonry parapet. Brick additions have been made on both the west and east sides behind the anterooms to accommodate new toilet facilities and disabled access ramps added at the rear. Internally, the colour scheme has been changed and some decorative and other features have been removed (e.g. tiled border to the dado, decoration around the stage, and the 'automated folding doors'). The stairs to the left of the stage have also been removed to provide access to the supper room addition.

The 1959 supper room addition continues the gabled roofline. It is distinguished by the windows, which lack the concrete lintels and sills of the 1930 hall. The large metal-framed windows in the east elevation are original, while those in the west elevation have been replaced.

The Fish Creek Memorial Hall is a landmark building within the historic Falls Road commercial precinct.

Comparative Analysis

The first public halls in South Gippsland Shire, constructed from the nineteenth to the mid-twentieth centuries, were typically simple gabled buildings, rectangular in plan, sometimes with a rear skillion. In many cases, the buildings were added to over time, usually by the addition of ante-rooms at the front to provide cloakrooms, or other facilities such as bio-boxes (for screening of motion pictures), which emerged by the 1920s. The earliest examples, constructed before 1900, were usually clad in weatherboard, and sometimes remained unlined internally until further funds could be raised. Very few were architect-designed and most were designed and built by local builders, sometimes with the assistance of local communities.

As townships and settlements grew in the early twentieth century new halls were built to replace the old. Increased prosperity, particularly in the decade after World War I, resulted in more substantial as well as (in many cases) architect-designed buildings. There was increasing use of lightweight materials such as fibro-cement, which also had the advantage of being cheaper and also fire-resistant, while brick or concrete block cladding emerged by the Second World War.

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The Fish Creek Memorial Hall is one of several public halls in South Gippsland Shire designed by local architect, T.E. Molloy, and is an example of the more substantial, architect-designed halls that emerged during the interwar period. The nature of the design, apart from the portico columns, is very utilitarian, but the massing is reminiscent of that of the Mirboo-on-Tarwin Public Hall by the same architect, which was built in the previous year and is now included on the Victorian Heritage Register (see separate citation). The Fish Creek hall, as constructed in 1930, has a relatively high degree of intactness and integrity, both externally and internally.

The hall is also an example of a public building erected as a World War I memorial and illustrates the desire for memorials to have lasting community benefit as well as commemorative meaning. Other examples of war memorial halls include the Shire Hall and Memorial Offices at Leongatha (also designed by Molloy) and the Memorial Hall at Tarwin Lower.

Statement of Significance

What is significant?

The Fish Creek Memorial Hall & Free Library, designed by T.E. Molloy and constructed by Cunningham and Smith in 1930, at 13 Falls Road, Fish Creek is significant. It is a simple gabled brick hall with a cinema projection ('bio') box as a smaller projecting gable (with a 'blind' or covered over window) over the entry portico, which is supported on concrete Tuscan columns standing on rendered pedestals at either side. Below the portico are double timber entrance doors, with the door to the bio-box at left and a small window at right. The portico entrance is flanked by matching hipped side rooms with paired sets of multi-pane metal windows and a square brick and render chimney with a terracotta pot. There are similar high-set windows in the east side elevation, some of which retain original panes of blue-tinted glass. The hall has a steel roof frame, presumably carried on the bottom chords of the trusses, which are visible in the exposed eaves. The undercroft and base is in reinforced concrete. Internally, the decoration of the hall is relatively plain. There is a dado and plastered walls capped by ornamental cornices below a barrel-vaulted ceiling with heavy plaster moulds and boxes. The hall contains a collection of honour boards for the Fish Creek district including World War I 1914-19, World War II 1939-45, Vietnam 1962-1973, and the Fish Creek Branch of the Australian Natives Association (No.213) 1914-1919.

The 1959 supper room addition and other alterations and additions are not significant.

How is it significant?

The Fish Creek Memorial Hall is of local historic, social, architectural and aesthetic significance to South Gippsland Shire.

Why is it significant?

It is historically and socially significant as a building that is associated with the growth of the Fish Creek district after World War I, and for its continuous use by the community for over 80 years. It is also significant as a World War I memorial and demonstrates the desire for memorials to have lasting community benefit as well as commemorative meaning. (Criteria A & G)

It is significant as a typical example of an architect-designed hall of the interwar period, which is distinguished from earlier halls by the inclusion of a bio-box for the showing of motion pictures as an integral part of the design. It is also of note for its associations with local architect, T.E. Molloy, who designed several public and town halls in South Gippsland. Aesthetically, it is a landmark building that contributes to the historic character of Falls Road precinct in Fish Creek. (Criteria D, E & H)

Assessment Against Criteria

HERITAGE CITATION REPORT

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	GREENFIELDS	
Address	915 FALLS ROAD, FISH CREEK	Significance Level Local
Place Type	Homestead building	
Citation Date	2014	



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. *Settling the land*, 3.2 *Selection era*

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the Selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

The Land Acts

Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 32 to 260 ha. (80 to 640 acres) and made available for selection. No person could normally select more than 640 acres annually. The land had

HERITAGE CITATION REPORT

to be paid for outright, or half paid for and half leased.

Further areas were opened up for selection under the *Land Act* of 1862 and the 1865 Amendment Act. Finally, the new Land Act in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land. The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under Licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before the final purchase. As noted above, these included the construction of a house and fences, and the cultivation of crops.

An amendment to the Land Act in 1878 increased the period of license and lease from 3 to 20 years and reduced the rent by half to one shilling per acre per year. Any person over 18 years of age, except a married woman living with her spouse, was eligible as long as they could meet the conditions of enclosing the land with a fence and cultivating at least one tenth of the total area. Purchase of the land outright could be made at the end of the lease period or the lease could be further extended. An amending Act in 1880 halved annual payments and doubled the time for selectors to pay off their land. A new Act in 1884 consolidated these changes and also allowed selectors and spouses to lease additional grazing blocks, and simplified surveying. The 1884 Act led to an 'immediate rush for land in South Gippsland' (Collett 1994:127).

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial house, probably laying out at the same time a small garden to grow vegetables etc.'.

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Place history

In 1884 the Lands Department released Crown lands for selection in the timbered hills north of Foster and Toora, and along Fish Creek. By the end of 1886 all the available land had been selected (Collett 1994:128).

John Cahill Snr. was born in Ireland and arrived in Australia, along with several other family members, in 1852. After marrying Mary Harkin he settled in the Ballarat district where his eight children were born. Tragically, his wife Mary died in 1874 just five months after the birth of their last child, Margaret. In 1884 John, and his two eldest sons John (Jack) and James, came to Fish Creek where he selected CA19, reputedly the first block to be taken up in the Parish of Doomburrim. The rest of the family soon followed (Fitzgerald, cited in Thomson 1984:9, 150).

According to Fitzgerald (cited in Thomson 1984:149) 'Over the next three decades the Cahill family through hard and tiring times, with their share of sorrow, and all that goes with the pioneers' lot played well their part in developing and settling the new district of which they were part and parcel, with all the blocks now taken up and settled and progress all around them'. By 1898 the rated value of the land holdings of the Cahill family was £80, which included a house (RB).

John Snr. died in 1903 and the present homestead was built in 1907-08 for the Cahill children as a 'new mansion home ... to adorn the success of a family' (Fitzgerald, cited in Thomson 1984:150). The impending construction of the house was reported in the 8 October 1907 edition of the *Toora & Welshpool Ensign*: 'Things in the building line at Fish Creek are booming .. In the distance, Messrs. Cahill Bros. have a fine modern residence planned..'. The construction of the residence was reflected in a dramatic increase in the rated value of the property to £200 in 1908-09 (RB).

HERITAGE CITATION REPORT

John Snr. was part of a syndicate described by Collett (1994:135) as a '.. Ballarat group, including a man named Cahill, the merchant Greenfield and several of his friends' who in 1884 made the first land selection application in the Fish Creek valley. This connection presumably accounts for the name of the property, and there is a potential connection with the early Fish Creek Butter Co-operative, which marketed butter also using the name 'Greenfields' (Thomson 1984:12).

The homestead was purchased in the early 1970s from descendants of the original owners when it was in an almost derelict state and was subsequently restored both internally and externally.

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental History*, David Helms

Collett, B. (2009) *Wednesdays Closest to the Full Moon. A History of South Gippsland*, Fernbank Publication Pty Ltd
Shire of South Gippsland Rate Books (RB) 1898-1910

South Gippsland Historical Society Newsletter, Vol. 12, No.4, p.5

Thomson, Maudi (1984) *Fish Creek revisited 1884-1984*, Fish Creek Centenary Committee, Foster

Description

Physical Description

The homestead at 'Greenfields' is a large double fronted late Victorian symmetrical timber villa. It has a corrugated iron M-hip roof with projecting gables at the rear on both sides, each with decorative timber trusswork. The separate return convex verandah between the projecting gables is supported on timber posts with an arched ladder valance (the valance to the front elevation is original - the valances to the side elevations have been added) and has a gablet over the entrance faced with pressed metal with an Art Nouveau pattern. The original four-panel door has sidelights and highlights and is flanked by tripartite windows. Other original windows in the side elevations are double hung sash and there is a further tripartite window in the south-facing gable. There are three corbelled brick chimneys.

The house has been restored sympathetically. Minor alterations include the replacement of windows in north side walls and projecting gable, and the replacement of a door to the verandah from the south facing gable with a window. A small addition has been made at the rear.

The house is set within a well-established cottage style garden, developed by the current (2014) owners, which provides an appropriate setting. An early planting is the Norfolk Island Pine, situated centrally in front of the house.

Comparative Analysis

'Greenfields', 915 Falls Road, Fish Creek is a fine example of a late Victorian timber villa, which is representative of the more substantial homesteads built once farms were established and had been made profitable. It is notable for its relatively high degree of intactness and verandah decoration. Comparable examples include:

- 'Clarendon', 7730 South Gippsland Highway, Bena
- 'Tullaree', 1050 Stewart & Dunlops Road, Buffalo
- 'Koombahla', 640 Dollar Road, Dollar
- Inglis Homestead (former), 180 Inglis Lane, Dumbalk East
- 'Biran Biran', 685 Fish Creek-Foster Road, Fish Creek
- 'Aero View', 13A Steele Street, Leongatha

HERITAGE CITATION REPORT

- 'Belltrassna', 8294 South Gippsland Highway, Ruby
- 'Allthrea', 17 Harriet Street, Toora

Statement of Significance

What is significant?

The homestead at 'Greenfields', constructed in 1907-08 for the Cahill family, at 915 Falls Road, Fish Creek is significant. It is a large double fronted late Victorian symmetrical timber villa. It has a corrugated iron M-hip roof with projecting gables at rear on both sides, each with decorative timber trusswork. The separate return convex verandah between the projecting gables is supported on timber posts with arched ladder valance (the valance to the front elevation is original - the valance to the side elevation has been added) and has a gablet over the entrance faced with pressed metal with an Art Nouveau pattern. The original four-panel door has sidelights and highlights and is flanked by tripartite windows. Other original windows in the side elevations are double hung sash and there is a further tripartite window in the south-facing gable. There are three corbelled brick chimneys.

Non-original alterations and additions to the house and other buildings on the property are not significant.

How is it significant?

The homestead at 'Greenfields' is of local historic and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, it is associated with the pioneering Cahill family who were among the first selectors in the Fish Creek district and is representative of the more substantial houses built on farms once they had become established and profitable. The significance of the place is enhanced by its rarity values as one of the few known surviving pre-World War I homesteads in the Fish Creek district. (Criteria A, B, D & H)

Aesthetically, it is a large and superior example of a Transitional Federation Villa, which retains notable detail to the verandah and is a well-known local landmark. (Criterion E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name BOSLEY FARM
Address 425 HARDING-LAWSON ROAD, FISH CREEK **Significance Level** Local
Place Type Homestead building
Citation Date 2014



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. Settling the land, 3.2 Selection era

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the Selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

Soldier and Closer settlement

Following World War I, and again after World War II, a series of Soldier and Closer settlement Acts were passed by the Federal and Victorian governments to provide agricultural land for returned servicemen, primarily from undeveloped Crown Lands or abandoned selections. Soldier settlements were established in several areas of South Gippsland including Mirboo North, Gunyah and Yanakie.

HERITAGE CITATION REPORT

This led to a second wave of selection and development throughout the rural areas of the Shire during the interwar and postwar periods.

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial house, probably laying out at the same time a small garden to grow vegetables etc.'

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Fish Creek West Soldier Settlement

In 1884 the Lands Department released Crown lands for selection in the timbered hills north of Foster and Toora, and along Fish Creek. By the end of 1886 all the available land had been selected (Collett 1994:128).

In the early 1920s land was made available for Soldier Settlement in the Fish Creek district. Fifty-two returned soldiers were allocated blocks of land, much of which was along Harding-Lawson Road, in two estates, each named after the original selectors: the 'Lawson's and Harding's Estate' and the 'Buckley's and Cotter's Estate'. In 1926 a Soldier Settlers' Association was formed, and in the late 1920s improvements were made to Harding-Lawson Road, which also became known as 'Settlement Road' following the influx of Soldier Settlers (Thomson 1984:18).

Community formation was marked by the construction of the 'Soldiers' Hall' on a site in Harding-Lawson Road that formed part of Crown Allotments 34B and 36. Following petitions by various residents to the Education Department and local politicians, Fish Creek West State School No.4473 opened in the Soldiers' Hall on 25 September 1930. Falling enrolments saw the school operate part time in the late 1930s before closing in 1942 when enrolments had dropped to five (Thomson 1984:69).

However, the poor quality of the land allocated and falling prices for farm commodities led to many of the Soldier Settlers abandoning their farms. In the Fish Creek district only five of the original Soldier Settlers stayed on their farms: Mr Tom Larkin, Mr Dick Skinner, Mr George Smith, Mr Alf Worfolk, and Mr Syd Maslen (Thomson 1984:37).

Place history

What is now known as 425 Harding-Lawson Road forms part of Crown Allotments 38 and 40, Parish of Doomburrin. The section containing the farmhouse is contained within CA 40. The exact date of the house is not known, but it appears to date from c.1930 and was possibly built for William Lawson (Jnr.) who obtained the Crown Grant in 1919 (PROV).

William Lawson Jr. was the son of William Lawson who in about 1885 had selected the nearby CA32, situated between CA40 and Fish Creek township (PROV). After William Snr's death in 1917, CA 32 was one of several properties in the Fish Creek district acquired by the Soldier Settlement Board and re-subdivided into smaller allotments. Known as the 'Lawson's and Harding's Estate', the first allotments were allocated in 1920.

William Lawson Jr. was not the original selector of CA 40. The first was Henry Sutherland Junior, however; he soon fell into arrears with his rent and an investigation in 1892 found that only a small amount of land had been cleared and was fit for cultivation, and Mr Sutherland had never resided on the property. The land was therefore thrown open again for selection. However, the next selector, Daniel O'Leary, also fell into arrears due to the economic depression of the early 1890s and subsequently forfeited as well. The next selector, Robert Johnson, a builder of Victoria Road, Northcote appears to have been more successful. In 1894 he was granted a licence and by 1895 had cleared 12 acres, which were

HERITAGE CITATION REPORT

sown to grass, and erected a two-roomed slab and paling hut. However, due to family illness he, too, was forced to abandon his selection. Mr Johnson was succeeded by William Lawson Jr. who was granted a licence in 1898, a lease in 1905 and, finally, the Crown Grant in 1919 (PROV). Presumably, Mr Lawson was able to purchase the Crown Grant with funds raised by the sale of his father's property.

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental History*, David Helms
Collett, B. (2009) *Wednesdays Closest to the Full Moon. A History of South Gippsland*, Fernbank Publication Pty Ltd
Public Records Office of Victoria (PROV) VPRS 5357 P0000 Unit 3646
Thomson, Maudi (1984) *Fish Creek revisited 1884-1984*, Fish Creek Centenary Committee, Foster

Description

Physical Description

The house, constructed c.1930, at 425 Harding-Lawson Road, Fish Creek is situated at the end of a long driveway on the crest of a hill and faces toward the north. It is an interwar bungalow, asymmetrical in plan, with a hip and gable roof that extends to form a return verandah, which is supported on chamfered posts. Typical of the period, there are double 'high-waisted' entrance doors with glass inserts, and the original windows are double hung sash in singles and pairs. One window, in the south facing gable, has six over six pane sashes. There are two plain brick chimneys.

Alterations to the house include a bay window to the north-facing gable, replacement of some windows in the south and west elevations, and additions on the west side. Other buildings, which appear to date from the post-war era, include a garage/carport, and a large shed to the west of the house.

Comparative Analysis

The house at 425 Harding-Lawson Road is a representative example of an interwar farmhouse. Comparative examples include:

- 'Broadlands', 96 Blandford's Road, Berry's Creek
- 'Woodlands', 280 Stony Creek-Dollar Road, Stony Creek

Statement of Significance

What is significant?

The house, constructed c.1930, at 425 Harding-Lawson Road, Fish Creek is significant. It is an interwar bungalow, asymmetrical in plan, with a hip and gable roof that extends to form a return verandah, which is supported on chamfered posts. Typical of the period, there are double 'high-waisted' entrance doors with glass inserts, and the original windows are double hung sash in singles and pairs. One window, in the south facing gable, has six over six pane sashes. There are two plain brick chimneys.

Non-original alterations and additions to the house and other buildings on the site are not significant.

HERITAGE CITATION REPORT

How is it significant?

The house at 425 Harding-Lawson Road, Fish Creek is of local historic significance to South Gippsland Shire.

Why is it significant?

Historically, it is significant as a representative example of a house associated with the Closer and Soldier Settlement in the Fish Creek district during the interwar period. (Criteria A & D)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	WRIGWELL (LATER GLENORCHY)	
Address	250 JEETHO ROAD, JEETHO	Significance Level Local
Place Type	Homestead Complex, Stables, Tree groups - avenue	
Citation Date	2014	



Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918) Domestic Queen
Anne

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. Settling the land, 3.2 Selection era

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the Selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

The Land Acts

Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 32 to 260 ha. (80 to 640 acres) and made available for selection. No person could normally select more than 640 acres annually. The land had to be paid for outright, or half paid for and half leased.

HERITAGE CITATION REPORT

Further areas were opened up for selection under the *Land Act* of 1862 and the 1865 Amendment Act. Finally, the new Land Act in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land. The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under Licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before the final purchase. As noted above, these included the construction of a house and fences, and the cultivation of crops.

An amendment to the Land Act in 1878 increased the period of license and lease from 3 to 20 years and reduced the rent by half to one shilling per acre per year. Any person over 18 years of age, except a married woman living with her spouse, was eligible as long as they could meet the conditions of enclosing the land with a fence and cultivating at least one tenth of the total area. Purchase of the land outright could be made at the end of the lease period or the lease could be further extended. An amending Act in 1880 halved annual payments and doubled the time for selectors to pay off their land. A new Act in 1884 consolidated these changes and also allowed selectors and spouses to lease additional grazing blocks, and simplified surveying. The 1884 Act led to an 'immediate rush for land in South Gippsland' (Collett 1994:127).

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial house, probably laying out at the same time a small garden to grow vegetables etc.'

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Place history

It is believed that the homestead and stables at 250 Jeetho Road, Jeetho were built c.1900 for Captain Charles Bickford Blanchard. Captain Blanchard was a sea pilot on Port Phillip Bay who lived at Morris Street, Williamstown, and he used this property, which he named 'Wrigwell', as a weekender, often entertaining large numbers of guests who would travel to the property on a train especially hired for the occasion (*The Argus*, 26 October 1911; Motton, 2000). The design of the homestead and stables was apparently influenced by American architecture seen by the Captain on trips to that country. The homestead itself was originally much larger, and a substantial wing of about 14 rooms was demolished by one of the later owners, the Barbers (Motton, 2000).

This property forms part of Crown Allotment 47, Parish of Jeetho West, which was selected by W.J. Hosking on behalf of his daughter, Mrs Ursula Richardson, on 2 November 1876. The northern part of CA 47 was subdivided and sold by Mr Hosking and Mrs Richardson in 1888 as township allotments, which became Jeetho Valley township. In 1892 Jeetho became the centre of the newly created Shire of Poowong & Jeetho following the opening of the Council Chambers and Hall on a site in Jeetho Road, close to the station. Mr Hosking donated the site and building, free of charge, to the Shire (White, 1988:60-65).

White (1988:60-65) speculates that the Hosking family may have got into financial difficulties in 1896 as Wm. Hamilton & Co. received instructions from the Perpetual Trustees Co. on 21 November of that year to sell at auction the southern portion of CA 47, along with CA 10 & 11 in the adjoining Parish of Jeetho. This land was subdivided into 10 blocks from five acres to 150 acres, and in 1897 and 1898 lots 9 & 10 were acquired by Captain Blanchard who paid £6/17/- for each lot.

HERITAGE CITATION REPORT

Blanchard substantially improved the properties during his period of ownership between 1898 and 1911 when it was sold to John Ryan. In 1913, when Ryan sold the property, it was described as containing 'a Modern Queen Anne villa, 13 rooms, with water laid on, finished in the best city style; men's quarters, coachhouse, stables, engine-shed, shearing shed, underground tank, 10 bail cow shed, 2 sheep dips, piggeries, all necessary yards, with shelter sheds in each paddock, the whole having been erected by the previous owner, Captain Blanchard, regardless of expense' (*The Argus* 15 November 1913, p.5; LV). The property was renamed 'Glenorchy' by a later owner, Josephine McIntyre (Motton, 2000).

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Land Victoria (LV) Certificates of Title Vol.2653 Fol.465 Vol.2696 Fol.040

Motton, R. SGSC Heritage Study Stage 2 Questionnaire. April 2000

South Gippsland Sentinel Times article (undated - c.1980) from Leongatha Historical Society Records

White, J. (1988) *The history of the Shire of Korumburra*, Shire of Korumburra, Korumburra

Description

Physical Description

The house at 250 Jeetho Road, Jeetho is a Federation Queen Anne style villa. Notable elements include:

- The very high main half hip roof with projecting gables
- Bi-chrome banded brick chimneys with rendered caps and terra cotta pots.
- The projecting flying bracketed gable ends with their fretted fascias, pressed metal panels and fluted finials with neck moulds.
- The contiguous return verandah with turned posts, neck moulds, fretted brackets and a finely detailed ladder frame frieze.
- Multi-banked casement/hopper window bays under bracketed hoods with shingled 'skirts'.
- Shingle board friezes below gable ends and window bays.

The surviving original section of the house has a high degree of external integrity. As noted in the History, the house was originally much larger and when viewing the house from the east it is clearly evident that the portion removed was on the south side. In the place of the removed section is a small, semi-detached, gabled room, which uses some original materials such as windows, but is clearly a later addition, constructed after the original section was removed. Other additions include a carport to the rear of this room. Just to the south of the house is an early brick-domed tank.

There is also a contemporary stable beside the approach to the house with a high central gable containing a loft, and skillion side aisles. A notable feature of the facade is the decorative bargeboard with pronounced lobes, finial and timber gable screen, which complements the gable treatments to the house. The remains of a hoist projects from the west gable. The building was originally clad in weatherboards, which survive on the upper side walls of the central gable, which also have small two pane windows, and to the front gable. Internally, the ground floor is subdivided transversely into three sections with a loft above the central aisle.

Alterations to the stables include the recladding of the front (east) and north and south walls of the side aisles in hardiplank, while the west wall is clad in corrugated iron, laid horizontally (the latter material is probably not original, but pre-dates the hardiplank). The north aisle has been opened to create a carport and the south aisle has been extended and a sliding doorway installed. A roller door has been fitted to the opening to the loft in the east elevation.

Both buildings occupy a prominent, elevated position overlooking the road. The house is set within a mature garden and

HERITAGE CITATION REPORT

extending to the north of the garden is a line of mature exotic trees including a Bunya Bunya Pine, a Norfolk Island pine, and others, which reputedly mark the route of the original carriage drive to the house.

Comparative Analysis

The house at 250 Jeetho Road, Jeetho is a fine and well-detailed example of a Federation Queen Anne villa, which demonstrates the style and its features in full measure. Of particular interest are its split level plan, and the fine detail of its verandah frieze. The house is complemented by the stables, which are notable for the gable end detailing that complements the house. Comparable examples in South Gippsland Shire include:

- House, 14 Bridge Street, Korumburra
- House, 22 Radovick Street, Korumburra
- House 31, Radovick Street, Korumburra
- House, 9 Victoria Street, Korumburra
- House ('Montville'), 42 Brown Street, Leongatha
- 'Egerton', 37 Jeffrey Street, Leongatha
- McGuinness House (former), 19 Long Street, Leongatha
- Police Station residence (former), 26 Harriet Street, Toora

Statement of Significance

What is significant?

The former 'Wrigwell', later known as 'Glenorchy', at 250 Jeetho Road, Jeetho is significant. The following buildings and other features contribute to the significance of the place:

- The residence and stables, constructed c.1900, for Charles Bickford Blanchard.
- The brick domed tank adjacent to the house.
- The mature trees extending in a line to the north of the house that mark the line of the original carriage driveway, which include *Araucarias* (Bunya Bunya and Hoop pines) and *Pinus* (Monterey and Scots pines) and others.
- Views to the house and stables from Jeetho Road.

Non-original alterations and additions to the house and stables, including the carport to the rear of the house and the gabled, semi-detached 'room' on the south side of the house are not significant. Trees within the garden surrounding the house are not significant.

How is it significant?

The former 'Wrigwell' (later 'Glenorchy') is of local historic, architectural and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, the residence and stables are significant as a representative example of an early twentieth century farm complex, which is among the oldest surviving in Jeetho and demonstrates an early phase of development following the subdivision of original selections, and also the influence of the Railway upon the development of the Shire. (Criteria A & D)

The house is architecturally significant as a fine and well-detailed example of a Federation Queen Anne villa, which demonstrates the style and its features in full measure. Of particular interest are its split level plan, and the fine detail of its verandah frieze. The house is complemented by the stables, which are notable for the gable ends detailing that

HERITAGE CITATION REPORT

complements the house. The house and the complementary stables also have aesthetic significance as a picturesque farm complex. A local landmark, the setting of the buildings is enhanced by the mature exotic trees in the surrounding gardens. (Criteria D & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes Trees along former carriage drive only

Fences & Outbuildings

Yes Stables only

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the Heritage Overlay as an individual place. Extent of HO to include the house, stables and trees along former carriage driveway as described in the statement of significance. As shown in the above table, tree and outbuildings controls should be applied in addition to the general HO schedule controls.

HERITAGE CITATION REPORT

Name HOUSE
Address 14 BRIDGE STREET, KORUMBURRA **Significance Level** Local
Place Type House, Tree
Citation Date 2014



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918) Domestic Queen Anne

Maker / Builder Falconer, N

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. In Korumburra, the prosperity during the late nineteenth and early twentieth centuries was illustrated by the appearance of fine Victorian and Federation villas in Radovick and Bridge streets and elsewhere.

Korumburra

The township of Korumburra was initially reserved as Crown Land to prevent selection in the early 1880s. Following the completion of the survey of the South Eastern Railway Line, the survey of Korumburra township was completed in 1887 on behalf of the Lands Department by John Lardner (DHHPii).

The first Korumburra land sales for allotments in Commercial Street between Radovick and King Streets, and in Station Street facing the railway ground were held in January 1888. Land in Radovick Street was first offered for sale between 1889 and 1893. Land in Victoria and Queen Streets to the east of Radovick Streets was sold in the early 1890s, while land to the west was not offered for sale until around 1900 (DHHPii).

The establishment of the township followed the discovery of coal in the 1870s, and in 1890 the Minister of Mines ordered that a drill be brought from Kilcunda to sink exploratory bores. These bores confirmed that very valuable coal reserves existed in the area and resulted in great interest from businessmen and miners. Between 1892 and 1894 it is estimated that more than 46 syndicates or companies applied for mining leases in and around Korumburra. The opportunity for development was further boosted by the completion of the South Eastern Railway to Korumburra in 1891, and its extension to the main Coal Creek mine in 1892. As a result, Korumburra grew rapidly and, in the two decades from 1891 to 1910, increased in population from 120 to over 2,000 (DHHPii).

Place history

This property, Crown Allotment 7 Section III Township of Korumburra, was sold to S. Hewett in 1906. Hewett sold to a Mr. Larkin who had this house built in 1914-15. The builder and designer was Neil Falconer of Korumburra. Upon completion, a highly complimentary article about the house was featured in the 28 January 1915 edition of the *Great*

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Southern Advocate:

There has just been completed for Mr Larkin in Bridge Street, a residence, which from an architectural standpoint alone will add to the embellishment of the town, being one of the most up-to-date villas erected in our town. The building is situated on the corner of James and Bridge Streets commanding a beautiful view, both in front and rear. The house is a substantial wooden one built after what is known as the Australian style, with bungalow roof, relieved with large gables and gablets, all finished with rough casting and half framed timbers.

Neil Falconer was perhaps the best known and most successful building designer/contractor in Korumburra during the late nineteenth and early twentieth century. He constructed (and, sometimes also, designed) a range of residential, commercial, community and church buildings throughout South Gippsland. Examples include his own business premises in Radovick Street (designer/contractor, c.1894), the Leongatha Presbyterian Church (designer/contractor, 1901), the State Savings Bank of Victoria (contractor only, 1902), Korumburra Post & Telegraph Office (contractor only, 1904), Korumburra Masonic Temple (contractor, 1905), Leongatha Post & Telegraph Office (contractor only, 1906), and the Arawata Union Church (designer/contractor, 1910) (refer to separate citations). One of his last major commissions was the Korumburra Primary School Infant Room in 1913. This is the only house that has been positively attributed to him, but there are likely to be others.

References

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
David Helms Heritage Planning (DHHPii) (2004) *South Gippsland Heritage Study Volume 3: Heritage place citations*, David Helms
Korumburra Township Plan

Description

Physical Description

The house at 14 Bridge Street, Korumburra is an Edwardian Queen Anne style villa. Typical of the style, it is asymmetrical in plan, with a hipped roof extending to form a return verandah between two projecting bays, while diagonal emphasis is provided by the gablet above the splayed verandah corner and position of the entrance at the side. A notable feature is the 'flying' half timbered gable ends, which are supported by timber brackets. Other details characteristic of this style include the porthole windows, the notched shingling above the bay windows, the turned timber verandah posts and arched ladder valance, the sidelights and highlights surrounding the entrance door, and the brick chimney with a simple cornice.

The verandah has been partially reconstructed: the two posts opposite the front door are original, while the other posts are accurate reconstructions based on the surviving posts and photographic evidence. Alterations include the partial enclosure of part of the front verandah, changes to the bay windows and replacement of other windows, and the removal of at least one chimney. The house has been sympathetically extended at the rear.

A large Norfolk Island Pine (*Araucaria heterophylla*) is a notable planting within the garden.

Comparative Analysis

The house at 14 Bridge Street, Korumburra is a fine and well-detailed example of a Queen Anne style villa. The asymmetrical form, with diagonal emphasis, and details such as the porthole windows, the notched shingling above the

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bay windows, the turned timber verandah posts and arched ladder valance, the sidelights and highlights surrounding the entrance door, and the brick chimney with a simple cornice are all typical of this style. It is of particular note, however, for the 'flying' half timbered gable ends, which are rare within the Shire. Comparable examples include:

- 'Wrigwell' (later 'Glenorchy'), 250 Jeetho Road, Jeetho
- House, 22 Radovick Street, Korumburra
- House 31, Radovick Street, Korumburra
- House, 9 Victoria Street, Korumburra
- House ('Montville'), 42 Brown Street, Leongatha
- 'Egerton', 37 Jeffrey Street, Leongatha
- McGuinness House (former), 19 Long Street, Leongatha
- Police Station residence (former), 26 Harriet Street, Toora

Statement of Significance

What is significant?

The house, designed and constructed in 1915 by Neil Falconer for Mr. Larkin, at 14 Bridge Street, Korumburra is significant. The house is an Edwardian Queen Anne style villa. Typical of the style, it is asymmetrical in plan, with a hipped roof extending to form a return verandah between two projecting bays, while diagonal emphasis is provided by the gablet above the splayed verandah corner and position of the entrance at the side. A notable feature is the 'flying' half timbered gable ends, which are supported by timber brackets. Other details characteristic of this style include the porthole windows, and the notched shingling above the bay windows, the turned timber verandah posts and arched ladder valance, and the sidelights and highlights surrounding the entrance door. There is one brick chimney with a simple cornice.

Non-original alterations and additions to the house and other buildings on the site are not significant.

How is it significant?

The house at 14 Bridge Street, Korumburra is of local aesthetic and architectural significance to South Gippsland Shire.

Why is it significant?

Aesthetically and architecturally, it is a fine and well-detailed example of a Queen Anne style villa. The asymmetrical form, with diagonal emphasis, and details such as the porthole windows, and the notched shingling above the bay windows are all typical characteristics of this style. It is of particular note, however, for the 'flying' half timbered gable ends, which are rare within the Shire. It is also significant as a house by Neil Falconer and demonstrates his skill both as a designer and builder. (Criteria B, D, E & H)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Prohibited uses control in addition to the general HO schedule controls.

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Name	HOUSE	
Address	21 BRIDGE STREET, KORUMBURRA	Significance Level Local
Place Type	House	
Citation Date	2014	



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Leith, GB

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

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The township of Korumburra was initially reserved as Crown Land to prevent selection in the early 1880s. Following the completion of the survey of the South Eastern Railway Line, the survey of Korumburra township was completed in 1887 on behalf of the Lands Department by John Lardner (DHHPii).

The first Korumburra land sales for allotments in Commercial Street between Radovick and King Streets, and in Station Street facing the railway ground were held in January 1888. Land in Radovick Street was first offered for sale between 1889 and 1893. Land in Victoria and Queen Streets to the east of Radovick Streets was sold in the early 1890s, while land to the west was not offered for sale until around 1900 (DHHPii).

The establishment of the township followed the discovery of coal in the 1870s, and in 1890 the Minister of Mines ordered that a drill be brought from Kilcunda to sink exploratory bores. These bores confirmed that very valuable coal reserves existed in the area and resulted in great interest from businessmen and miners. Between 1892 and 1894 it is estimated that more than 46 syndicates or companies applied for mining leases in and around Korumburra. The opportunity for development was further boosted by the completion of the South Eastern Railway to Korumburra in 1891, and its extension to the main Coal Creek mine in 1892. As a result, Korumburra grew rapidly and, in the two decades from 1891 to 1910, increased in population from 120 to over 2,000 (DHHPii). By 1925 the population had reached 2,500 (VMD).

State Savings Bank of Victoria

The State Savings Bank of Victoria (State Bank) was primarily the result of the *State Savings Amendment Act* of 1896, which (amongst other things) introduced the 'credit foncier' that was a variation of self-help financing systems used widely in Europe. The broad principle was of 'long-term loans at modest rates of interest', in return for good security (such as half value of a property) with regular modest repayments over a long term. The scheme was one of the first of many introduced in Australia over the first decades of the twentieth century and became known colloquially as the 'cheap

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money' scheme. By the 1920s the success of the credit foncier scheme led to the State Bank adding other loans on special conditions for lower income workers and returned servicemen (Murray & White 1992:204-17).

In order to obtain low prices and high standards, the State Bank effectively became a builder in its own right, issuing standard designs and selecting building contractors for many of the houses it financed. A 'Bank home' became 'an affordable goal, a symbol of achievement and recognition that the house was solidly built'. Such was the enthusiasm of Victorian workers for State Bank-financed and built homes that by the mid-1920s the State Bank was the largest home builder in Victoria (Murray & White 1992:204-17).

George Burridge Leith, chief architect of the Building Department from 1921 until his retirement in 1953, was one of the most influential men in the State Bank and by the mid-1920s presided over one of the fastest growing and most prestigious departments. He designed a series of 'Bank homes': plans for standard homes, which sub-contractors built under the supervision of the Bank's Building Department. Up to 30 designs were produced by the Department (Murray & White 1992:204-17).

Credit foncier borrowers from the Bank could choose one of the bank's own house designs, or choose their own design. Whatever the design, the bank required a high standard of construction/supervision, which seems to have been the basis for the very high reputation of a 'State Bank house' for many years. Most State Bank houses were built in the metropolitan area, and some were in 'estates', or groups of houses, constructed for the Bank. It is thought that up to 7,500 were built, principally between 1921-30, then less until 1939. All except 300 were in Melbourne and these were mostly in the ring of 'middle' suburbs: Brunswick, Coburg, Preston, Hawthorn, Kew, Ivanhoe, Heidelberg, Box Hill, Camberwell, Malvern, Oakleigh and Brighton. There were few 'estates' in country towns (Murray & White 1992:204-17).

In Gippsland, State Bank houses were built at Korumburra, Leongatha, Sale, Trafalgar and Warragul during the 1920s.

Place history

The house at 21 Bridge Street, Korumburra has associations with two families, Gannon and Juratowitch, which were connected first through business and later by marriage. Each family played an important role in the historic development of Korumburra through their individual or shared ownership of the *Great Southern Advocate* newspaper, and involvement in other community organisations.

This property, Crown Allotment 47 Section III Township of Korumburra, was first sold to Thomas Burns in 1890. In September 1904, Mary Gannon became the owner and the property was next transferred to her daughter, Monica Gannon, in 1926. It appears the present house was constructed sometime after 1927 as in June of that year the title was transferred to the State Savings Bank of Victoria and remained with the Bank until 1952, presumably when the mortgage had been discharged (LV). The present house appears to be a modified version of a State Bank 'Type 18' design, which appears in a 1920s pattern book of house designs prepared by the State Bank's architects (SSBV).

It appears that Monica Gannon, who was unmarried, shared this house with her sister, Frances and her husband Arthur Juratowitch and their four children, until Monica's death in 1958. Probate of Monica's will was granted to Arthur and Frances' two sons, Frank and Vincent, and Frank, who married Kathleen Pini in 1947, continued to live in this house with his wife and two children (Tom, b.1949, and Kathleen Mary [Teena] b.1953). He died in 1976 (Prosser website; Teena Prosser).

The Gannon family

James Gannon (1858-1904) came to Gippsland in 1878 with his brother. Settling in Drouin, they established the *Gippsland Independent*, one of the first newspapers in the region. In 1882 James was elected to Buln Buln Shire (which originally covered most of central and part of South Gippsland including what would become Korumburra and surrounding districts) and in February 1889 he was the first person to move a motion to create the Poowong & Jeetho Shire, later the Shire of Korumburra (Prosser website).

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James married Mary Moloney and had seven children: Malachy (Ignatius), Frances, Monica (Molly), Cecilia (Cissy), Thomas, Theresa and James. After selling the *Gippsland Independent* in 1887 he and his family moved to a farm at Whitelaw, between Korumburra and Bena. The family were prominent members of the Catholic Church and before a church was built the first Mass in the Korumburra district was celebrated in March 1888 at the home of the Gannons (Prosser website).

After 'becoming bored with farm life' James became proprietor of the *Great Southern Advocate* in 1891, then printed at Loch, which had been established in 1889 by the Dungey Brothers as the first newspaper in the Loch-Korumburra district (White 1988:115-6; Prosser website). In 1892 Gannon began publishing the *Advocate* from Bena and by 1896 he had moved the business and his family to the growing town of Korumburra (White 1988:116). Meanwhile, he had been appointed a Justice of the Peace. For two years before his death in December 1904 James was unable to maintain his involvement at the *Advocate*, which by then was managed by his eldest son Ignatius. He died at his residence in Bridge Street (not this property) and was buried in Korumburra Cemetery (Prosser website).

Monica (Molly) Gannon who lived at 21 Bridge Street was qualified as a Nurse and practiced as a mid-wife.

The Juratowitch family

Arthur Juratowitch (1882-1937) was born near Singleton, New South Wales and as a child he was described as 'an avid reader' who 'always had an interest in journalism' (Prosser website). In his early life he worked at the Singleton *Argus* newspaper in New South Wales (*Singleton Argus* 26 October 1912, p.7) and in about 1905 he arrived in Korumburra where he took up the position of manager of the *Great Southern Advocate*. He became a partner with Ignatius Gannon and finally sole owner of the *Advocate* after their partnership was dissolved in January 1915 (*Powlett Express and Victorian State Coalfields Advertiser* 19 February 1915). In 1912 he married Ignatius' sister, Frances Gannon, and the first of their four children, Francis Nicholas (Frank) was born in June 1913. Frank was followed by Mary (b.1915), Vincent (b.1917) and Eveline (b.1919) (Prosser website; *Singleton Argus* 26 October 1912, p.7).

Arthur died at the relatively young age of 55 in 1937. Upon his death he was described as having a 'sterling character' and for being a 'respected and useful citizen. He was also remembered as a 'very forceful journalist' who through the *Great Southern Advocate* gave support to 'every worthwhile district project' (White 1988:116), and for 'throwing himself unreservedly into all the activities of the town and the surrounding districts' (Prosser website). He played in the local cricket and football teams and also played an important role in the organization of both sporting bodies. Community organizations with which he was associated included the old South Gippsland Association (Secretary for 15 years), Korumburra & District Bush Nursing Hospital Committee (Foundation Member and President), Parks Committee (President), Korumburra Cemetery (Trustee), Korumburra Reserve (Trustee), Mechanics' Institute, District Grandmaster for the Manchester Unity Lodge and District Deputy for the Victorian Conference (*The Catholic Press* 20 May 1937, p.29). Professionally, he was an active member of the Victorian Provincial Press Association and held the position of Vice President at the time of his death (Prosser website).

As a young woman, his wife Frances was 'often called upon to assist with the production of the newspaper, and could hand set type better than many fully qualified tradesmen'. After her marriage to Arthur she 'continued to assist in many ways with the production and policy of the *Great Southern Advocate*' (Prosser website). Their son Frank joined them at the *Advocate* and, after his father's death in 1937, Frank took over publication until it ceased in December 1959 (White 1988:116). Like his father, Frank was remembered for his active involvement in local community and sporting organisations (Prosser website).

Juratowitch Lane, which runs behind the properties at 1-11 Victoria Street, not far from 21 Bridge Street, commemorates the contribution of the family to Korumburra.

References

HERITAGE CITATION REPORT

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
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Korumburra Township Plan
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State Savings Bank of Victoria (SSBV), (c.1920s), *Types of timber-framed dwelling houses available for selection by applicants under the provisions of Housing and Reclamation Act 1920*, SSBV, Melbourne
Victorian Municipal Directory (VMD), 1910, 1920, 1925
White, Joseph (1988) *The history of the Shire of Korumburra*, Shire of Korumburra, Korumburra

Description

Physical Description

The house, constructed c.1927, at 21 Bridge Street, Korumburra is an interwar timber bungalow, asymmetrical in plan, with a hip and gable roof clad in unglazed terracotta tiles, which extends along the north elevation to form a verandah supported on square timber posts with a weatherboard balustrade at the east end. The projecting gable has timber shingles supported by modillions, and there are timber shingles at the south end of the verandah. The recessed entry at the side contains the original high-waisted door and sidelight with Art Nouveau leadlight glass, featuring a Kookaburra set within a circle and gum leaf motifs. Windows are timber double hung sash, paired in the front elevation, and single pane except in the rear elevation where they are 'two-over-two'. There are two plain brick chimneys. The house is complemented by a mature garden containing exotic trees and shrubs and an early, possibly original, woven wire fence along the Victoria Street boundary, and an early cyclone wire fence along the Bridge Street boundary.

The house appears to be a slightly modified State Savings Bank of Victoria 'Type 18' design. The modifications to the plan include:

- The extension of the roof to create a verandah along the north elevation, rather than just a porch around the entry.
- The deletion of a window hood above the window in the projecting gable (presumably, as the window faces south-east).
- The use of single, rather than four-pane upper sashes in the windows in the front elevations.
- A paired, rather than single window to the left of the projecting gable, and an additional window in the west wall of the front room.

The house has a high degree of external intactness and integrity. A deck and verandah with access from a new door has been added at the rear, and balustrading added along the verandah.

Comparative Analysis

As noted in the History and Description, this house appears to be a modified example of a State Savings Bank of Victoria 'Type 18' house design, one of 41 timber-framed house designs prepared in the 1920s under the direction of G. Burrige Leith, the Chief Architect of the SSBV. The house designs in this particular SSBV pattern book are all simple timber bungalows with hip, gable or combination roofs and Arts & Crafts detailing such as timber shingles or roughcast to

HERITAGE CITATION REPORT

the gable ends, timber verandah posts set on rendered piers and leadlight feature windows, usually around the entrance. All have a porch or verandah formed either by a projecting front gable or as an extension of the front or side roof.

The house at 21 Bridge Street has most of the above characteristics. As noted in the Description, some modifications have been made to the original design, but these have not significantly changed its character. Notably, the house has a high degree of external integrity and intactness (that is, most of the external fabric appears to be original).

Most State Bank houses were built in the middle suburbs of Melbourne. This is one of a small number of State Bank houses built in South Gippsland. Other known examples in Korumburra include:

- 21-29 Guys Road, various timber designs including Type 38 (no.29), altered Type 36 (no.25) and altered Type 13 or 20 (no.21)
- 7 King Street, Korumburra, Type 38
- 9 King Street, Korumburra (built 1927, tender notice in *The Argus*, 26 February 1927, p.7 'Plan No.4133, corner King and Victoria Streets, Korumburra). Appears to be a Type 36.

There are no other known examples of a Type 18 design in Korumburra. Comparatively, 21 Bridge Street is one of the most intact State Bank houses and compares with 7 and 9 King Street and 29 Guys Road.

Statement of Significance

What is significant?

The house, constructed c.1927, at 21 Bridge Street, Korumburra is significant. The house, which appears to be a modified 'Type 18' design by the State Savings Bank of Victoria, is an interwar timber bungalow, asymmetrical in plan, with a hip and gable roof clad in unglazed terracotta tiles. The roof extends along the north elevation to form a verandah supported on square timber posts with a weatherboard balustrade at the east end. The projecting gable has timber shingles supported by modillions, and there are timber shingles at the south end of the verandah. The recessed entry at the side contains the original high-waisted door and sidelight with Art Nouveau leadlight glass, featuring a Kookaburra set within a circle and gum leaf motifs. Windows are timber double hung sash, paired in the front elevation, and single pane except in the rear elevation where they are 'two-over-two'. There are two plain brick chimneys. The house is complemented by a mature garden containing exotic trees and shrubs and an early, possibly original, woven wire fence along the Victoria Street boundary, and an early cyclone wire fence along the Bridge Street boundary.

Non-original alterations and additions to the house are not significant.

How is it significant?

The house at 21 Bridge Street, Korumburra is of local historic, aesthetic and architectural significance to South Gippsland Shire.

Why is it significant?

It is historically significant for its associations with the Juratowitch family. Arthur Juratowitch, his wife Frances and son Frank are well-known locally as the proprietors of the *Great Southern Advocate* newspaper, which was published from 1889 to 1959. The Juratowitch family were associated with the newspaper from 1905 to 1959 and sole owners from 1915 onwards. Arthur and Frank are also remembered for their active involvement in many sporting and community organisations. (Criterion H)

It is significant as an example of a 'State Bank' house with typical form and detailing, which is notable for its high degree of external intactness. Of particular note are the leadlight glass windows at the entrance, which demonstrate the increasing use of Australian themes in house decoration by the 1920s. It has aesthetic significance as an interwar house

HERITAGE CITATION REPORT

set within a picturesque garden and complemented by early fencing. (Criteria D & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	HOUSE	
Address	23 BRIDGE STREET, KORUMBURRA	Significance Level Local
Place Type	House	
Citation Date	2014	



Recommended Heritage Protection VHR - HI - PS Yes

HERITAGE CITATION REPORT

Designer / Architect	Kelly, RA	Architectural Style	Victorian Period (1851-1901) Italianate
Maker / Builder	Kelly, RA, Kelly, R A		

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. In Korumburra, the prosperity during the late nineteenth and early twentieth centuries was illustrated by the appearance of fine Victorian and Federation villas in Radovick and Bridge streets and elsewhere.

Korumburra

The township of Korumburra was initially reserved as Crown Land to prevent selection in the early 1880s. Following the completion of the survey of the South Eastern Railway Line, the survey of Korumburra township was completed in 1887 on behalf of the Lands Department by John Lardner (DHPi).

The first Korumburra land sales for allotments in Commercial Street between Radovick and King Streets, and in Station Street facing the railway ground were held in January 1888. Land in Radovick Street was first offered for sale between 1889 and 1893. Land in Victoria and Queen Streets to the east of Radovick Streets was sold in the early 1890s, while land to the west was not offered for sale until around 1900 (DHPi).

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Place history

This property was purchased by I.M.H. Croad in the Government Land Sale on 19 September, 1900 and the dwelling was constructed in 1905 for A. Lamberton, who was a local businessperson (Korumburra Township Plan; *Great Southern Advocate* 2 & 9 March 1905).

The designer and builder was R.A. Kelly (*Great Southern Advocate*, 2 & 9 March 1905). Kelly also designed the former Anglican Rectory, now located at 44 Queen Street, Korumburra (please see separate citation). Mr. Kelly lived and worked in Korumburra and Leongatha until his death in 1911. Like many builders during the late nineteenth and early

HERITAGE CITATION REPORT

twentieth centuries he was also an undertaker.

References

- David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
- David Helms Heritage Planning (DHHPii) (2004) *South Gippsland Heritage Study Volume 3: Heritage place citations*, David Helms
- Korumburra Township Plan

Description

Physical Description

The dwelling at 23 Bridge Road, Korumburra is a superior late Victorian Italianate style asymmetrical timber villa with a hip and valley corrugated iron roof and quality detailing. Notable elements include:

- The octagonal hipped bow added to the front of the projecting hip with segmental arched windows
- Block fronted weatherboards.
- Paired windows to the front room and large door case with sidelights and highlights.
- The eaves decoration.
- The bullnose verandah with its paired turned timber posts with Corinthian capitals and ornate cast iron frieze.
- The window hoods to the south side.

The house has a high degree of external intactness. The major visible alteration has been the removal of all chimneys. There is a skillion addition at the rear. A sympathetic timber picket fence has been added to the street boundaries and the cottage garden developed by the current owner (2014) provides an appropriate setting.

Comparative Analysis

The house at 23 Bridge Road, Korumburra is a superior late Victorian Italianate style asymmetrical timber villa, which is notable for its high quality detailing and (apart from the removal of the chimneys) relatively high degree of external integrity. Of particular note are the verandah posts and cast iron frieze. Comparable houses in the Shire include:

- 'Devonscot', 450 One Chain Road, Arawata
- 'St Austell', 42 Peart Street, Leongatha
- 'Colonial House', 25 Clarence Street, Loch
- House, 33 Radovick Street, Korumburra
- House, 17 Station Street, Korumburra
- House, 25 Victoria Street, Korumburra
- Coulter Homestead (former), Coulters Road, Mardan South
- 'Warraving', 80 Inglis Road, Mardan

Statement of Significance

What is significant?

The dwelling, designed and constructed in 1905 by R.A. Kelly for A. Lamberton, at 23 Bridge Street, Korumburra is significant. It is a superior late Victorian Italianate style asymmetrical timber villa with a hip and valley corrugated iron

HERITAGE CITATION REPORT

roof and quality detailing. Notable elements include:

- The octagonal hipped bow added to the front of the projecting hip with segmental arched windows
- Block fronted weatherboards.
- Paired segmental arched windows to the front room and large door case with sidelights and highlights.
- The eaves decoration.
- The bullnose verandah with its paired turned timber posts with Corinthian capitals and ornate cast iron frieze.

Non-original alterations and additions to the house including the rear additions and other buildings are not significant. The timber picket fence, while sympathetic, is also not significant.

How is it significant?

The dwelling at 23 Bridge Street, Korumburra is of local historic and aesthetic significance to the town of Korumburra.

Why is it significant?

Historically, the dwelling demonstrates an important phase in the development of Korumburra in the first decade of the 20th Century, when it was the largest and most prosperous town in the Shire and is representative of the fine villas erected for local business people. (Criteria A & D)

Aesthetically, it is a superior example of a late Victorian villa with fine detailing. Of particular note are the original verandah posts and decoration. (Criterion E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Prohibited uses control in addition to the general HO schedule controls.

HERITAGE CITATION REPORT

Name HOUSE (LISMORE)
Address 48 BRIDGE STREET, KORUMBURRA **Significance Level** Local
Place Type House
Citation Date 2014



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. In Korumburra, the prosperity during the late nineteenth and early twentieth centuries was illustrated by the appearance of fine Victorian and Federation villas in Radovick and Bridge streets and elsewhere.

Korumburra

The township of Korumburra was initially reserved as Crown Land to prevent selection in the early 1880s. Following the completion of the survey of the South Eastern Railway Line, the survey of Korumburra township was completed in 1887 on behalf of the Lands Department by John Lardner (DHHPii).

The first Korumburra land sales for allotments in Commercial Street between Radovick and King Streets, and in Station Street facing the railway ground were held in January 1888. Land in Radovick Street was first offered for sale between 1889 and 1893. Land in Victoria and Queen Streets to the east of Radovick Streets was sold in the early 1890s, while land to the west was not offered for sale until around 1900 (DHHPii).

The establishment of the township followed the discovery of coal in the 1870s, and in 1890 the Minister of Mines ordered that a drill be brought from Kilcunda to sink exploratory bores. These bores confirmed that very valuable coal reserves existed in the area and resulted in great interest from businessmen and miners. Between 1892 and 1894 it is estimated that more than 46 syndicates or companies applied for mining leases in and around Korumburra. The opportunity for development was further boosted by the completion of the South Eastern Railway to Korumburra in 1891, and its extension to the main Coal Creek mine in 1892. As a result, Korumburra grew rapidly and, in the two decades from 1891 to 1910, increased in population from 120 to over 2,000 (DHHPii).

Place history

This property, Crown Allotment 4, Section V Township of Korumburra, was purchased in 1909 by H. McKay (Korumburra Township Plan). The exact date of the dwelling is not known, but it appears to have been built soon after purchase.

References

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental*

HERITAGE CITATION REPORT

history, David Helms

David Helms Heritage Planning (DHHPii) (2004) *South Gippsland Heritage Study Volume 3: Heritage place citations*,
David Helms
Korumburra Township Plan

Description

Physical Description

The house (Lismore) at 48 Bridge Street, Korumburra is a late Victorian symmetrical timber house of typical simple design with a M-hip roof, and a separate straight verandah supported on timber posts. The front door has a toplight and is flanked by double hung sash windows, and there are similar windows in the side elevations. There is one corbelled brick chimney.

The house has been sympathetically restored. Minor additions have been made at the rear. The front picket fence is sympathetic.

The house is one of three similar dwellings at 44-48 Bridge Street. There are also early twentieth century timber cottages directly opposite.

Comparative Analysis

The house at 48 Bridge Street, Korumburra is an example of a basic late Victorian symmetrical timber house of typical design with a M-hip roof and four main rooms off a narrow central hallway (as demonstrated by the lack of sidelights). This type is distinguished from more superior examples by the lack of decoration such as verandah frieze, eaves brackets and mouldings, and window and door surrounds. Once common throughout the Shire, this simple type is becoming increasingly rare as examples are either altered or demolished. Comparative examples, which include both symmetrical and asymmetrical types, include:

- Houses, 42 & 44 Station Road, Foster
- House, 6 Jeffrey Street, Leongatha
- House, 17 Long Street, Leongatha
- Houses, 80-88 McCartin Street, Leongatha
- House, 24 Bourke Street, Korumburra
- House, 8 Dutton Street, Toora
- House, 26 Stanley Street, Toora

Statement of Significance

What is significant?

The house (Lismore), constructed c.1909, at 48 Bridge Street, Korumburra is significant. It is a late Victorian symmetrical timber house of typical simple design with a M-hip roof, and a separate straight verandah supported on timber posts. The front door has a toplight and is flanked by double hung sash windows, and there are similar windows in the side elevations. There is one corbelled brick chimney.

Non-original alterations and additions to the house are not significant.

HERITAGE CITATION REPORT

How is it significant?

The house (Lismore) at 48 Bridge Street, Korumburra is of local historic significance to South Gippsland Shire.

Why is it significant?

Historically, it is associated with an important phase in the development of Korumburra following the opening of the South Eastern Railway in 1891 when it grew to become the largest town in South Gippsland. It is representative of the simple cottages built throughout the township for mine workers and others. (Criteria A & D)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name HOUSE
Address 1A VICTORIA STREET, KORUMBURRA **Significance Level** Local
Place Type House
Citation Date 2014



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to

HERITAGE CITATION REPORT

be constructed. In Korumburra, the prosperity during the late nineteenth and early twentieth centuries was illustrated by the appearance of fine Victorian and Federation villas in Radovick and Bridge streets and elsewhere.

Korumburra

The township of Korumburra was initially reserved as Crown Land to prevent selection in the early 1880s. Following the completion of the survey of the South Eastern Railway Line, the survey of Korumburra township was completed in 1887 on behalf of the Lands Department by John Lardner (DHHPi).

The first Korumburra land sales for allotments in Commercial Street between Radovick and King Streets, and in Station Street facing the railway ground were held in January 1888. Land in Radovick Street was first offered for sale between 1889 and 1893. Land in Victoria and Queen Streets to the east of Radovick Streets was sold in the early 1890s, while land to the west was not offered for sale until around 1900 (DHHPi).

The establishment of the township followed the discovery of coal in the 1870s, and in 1890 the Minister of Mines ordered that a drill be brought from Kilcunda to sink exploratory bores. These bores confirmed that very valuable coal reserves existed in the area and resulted in great interest from businessmen and miners. Between 1892 and 1894 it is estimated that more than 46 syndicates or companies applied for mining leases in and around Korumburra. The opportunity for development was further boosted by the completion of the South Eastern Railway to Korumburra in 1891, and its extension to the main Coal Creek mine in 1892. As a result, Korumburra grew rapidly and, in the two decades from 1891 to 1910, increased in population from 120 to over 2,000 (DHHPi).

Place history

This property, Crown Allotment 43, Section III Township of Korumburra was purchased in August 1893 by P.A. Johansen (Korumburra Township Plan). The exact date of the dwelling is not known, but it appears to date from c.1895 and may have been built in stages (see Description).

References

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 3: Heritage place citations*, David Helms
Korumburra Township Plan

Description

Physical Description

The house at 1A Victoria Street, Korumburra is in the form of a Victorian cottage with a steep pitched transverse roof and verandah facing the street. A projecting gable in similar form extends a considerable length to the street boundary, which is now built up considerably (about 1.5m) above the floor level of the building, resulting in the building appearing to be half buried below the street level. A single corbelled brick double chimney extends from the ridge line at roughly the centre of the transverse gable. A straight verandah extends around the internal sides of the 'L' formed by the two gables. The street facing gable has decorative timber trusswork.

The transverse section has pairs of panel doors and double hung windows. This, with the central location of the fireplaces suggests that the two sections were originally separate dwellings. The addition has a casement window and a much more recent door. The verandah has original turned posts and a recent cast aluminium frieze.

A superficial analysis suggests that the original building was two small adjacent dwellings with a shared chimney stack

and that the projecting wing was added from the street boundary across the end of the first building, but a closer physical inspection is required to confirm its actual pattern of development.

Comparative Analysis

The house at 1A Victoria Street, Korumburra is an example of a simple Victorian era gabled cottage. The L-shaped plan is unusual, and suggests that the projecting gabled section was a later addition. Once common throughout the Shire, this simple cottage type is becoming increasingly rare as examples are altered or demolished. Comparative examples include:

- 5 Mine Road, Foster
- 57 Station Street, Foster
- 120 Stevens Road, Kardella South
- 38 Bena Road, Korumburra
- 63, 65 & 86 Princes Street, Korumburra
- 11 Walters Street, Korumburra
- 8600 South Gippsland Highway, Korumburra
- 102 Old Thorpdale Road, Mirboo North

Statement of Significance

What is significant?

The house, constructed c.1895, at 1A Victoria Street, Korumburra is significant. It is in the form of a Victorian cottage with a steep pitched transverse roof and verandah facing the street. A projecting gable in similar form extends a considerable length to the street boundary, which is now built up considerably (about 1.5m) above the floor level of the building, resulting in the building appearing to be half buried below the street level. A single corbelled brick double chimney extends from the ridge line at roughly the centre of the transverse gable. A straight verandah with original turned posts extends around the internal sides of the 'L' formed by the two gables. The street facing gable has decorative timber trusswork. The transverse section has pairs of panel doors and double hung windows, while the projecting section has a casement window and a much more recent door.

Alterations and additions to the cottage made after World War II and other buildings on the site are not significant.

How is it significant?

The house at 1A Victoria Street, Korumburra is of local historic and aesthetic significance to the town of Korumburra.

Why is it significant?

Historically, it is associated with an important phase in the development of Korumburra following the opening of the South Eastern Railway in 1891 when it grew to become the largest town in South Gippsland. It is representative of the simple cottages built throughout the township for mine workers and others. (Criteria A & D)

Aesthetically, it is a late Victorian gabled timber cottage of unique design. (Criterion E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	HOUSE	Significance Level	Local
Address	42 BROWN STREET, LEONGATHA		
Place Type	House		
Citation Date	2014		



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918) Domestic Queen Anne

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. At Leongatha in 1897, local councilor and hotelier Hugh McCartin erected what was termed the 'finest dwelling house' in the town at that time. However, the major boom in residential development in Leongatha occurred in the first three decades of the twentieth century at a time when the town was experiencing significant growth. Around World War I a builder, F.W. Morris, came to the town and designed and constructed many fine houses including his own residence, a brick attic bungalow in Jeffrey Street, which he named 'Mortlake' after his home town.

Leongatha

The township of Leongatha was initially reserved as Crown Land to prevent selection in the early 1880s. John Lardner completed the survey of Leongatha Township in 1887 on behalf of the Lands Department following the completion of the survey for the route of the South Eastern Railway in the same year. The first Leongatha land sales were held in April 1889, which included allotments in Bair and McCartin Streets with the exception of land on the east side of Bair Street that formed part of the Leongatha Station ground. The South Eastern Railway was opened late in 1891 and provided a stimulus to the development of the town.

Despite this, Leongatha grew slowly in the first ten years after the opening of the railway, particularly when compared with the rapid growth of Korumburra during this same period as a result of development associated with the coal industry; by 1901 the population of Leongatha was approximately 680, while Korumburra had achieved a population of over 2,000. However, the opening of the new Leongatha Butter Factory in 1905 and the increasing importance of the town as the key livestock handling point on the South Eastern Railway resulted in significant growth: In the period from 1901 to 1921 the population of Leongatha increased threefold to 2,083.

Place history

This property, 42 Brown Street, Leongatha is part of Crown Allotment 21, Section 13, Township of Leongatha, which originally contained over 4 acres of land at the northwest corner of Worthy Street. Richard Bishop obtained the Crown Grant for CA 21 in June 1899 and remained owner until 1913, when it was transferred to his wife, Ethel. Ethel held the property until 1925 when it was sold to Minerva Braumann (LV).

HERITAGE CITATION REPORT

A mortgage was taken out over the property in 1904, which suggests that the first house was built around that time (LV). In 1913, when the land was transferred to Ethel, the Bishops engaged a local builder, Thomas H. Jones, to make substantial additions to the house, including the addition of four new rooms and a passage, at a cost of over 200 pounds. Unfortunately, although the works were carried out the matter ended in a dispute over unpaid monies that the builder claimed were owed to him by the Bishops. The matter was heard in the Korumburra County Court on 9 June 1914 and after hearing testimony from both sides the matter was settled by the Bishops agreeing to pay the builder a slightly reduced amount without costs (*Great Southern Star*, 12 June 1914 p.2).

The house has been sympathetically restored by the current owners who have named it 'Montville' after a family property near Horsham.

Sources

David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
David Helms Heritage Planning (DHHPi) (2004) *South Gippsland Heritage Study Volume 3: Heritage place citations*, David Helms
Land Victoria (LV) Certificate of title Vol. 2793 Fol. 451
Leongatha Township Plan

Description

Physical Description

The house at 42 Brown Street is a Federation/Edwardian timber bungalow. The house as it appears today is a result of the significant alterations and additions carried out in 1913-14. Asymmetrical in plan, it has a steeply pitched hip roof with a gablet, projecting gables to the front and on the west side, and a separate return verandah contained between the bays, which is supported by original turned timber posts (the brackets are sympathetic, but not original). The house is clad in square-edged weatherboards and there are small, half timbered 'flying' gables and notched weatherboards (to resemble shingling) in the gable ends. There are paired double-hung sash windows to the front bay, and two box bay windows with triple casement windows with toplights to the front and side walls under the verandah, and the original front door has sidelights and highlights (the leadlight glass is not original, but the coloured glass to the corner toplights is). There are two tall corbelled brick chimneys with rendered caps.

The house has a high degree of external intactness and integrity when viewed from the street. Visible changes include replacement of the verandah floor with concrete, new windows in the west side projecting bay (the window to the verandah having replaced a door), the addition of a window hood to the projecting bay. Additions have been made at the rear of the property and the present owner (2014) has sympathetically restored the windows along the east elevation.

A gable-fronted garage has been built on the north side of the house.

Comparative Analysis

The house at 42 Brown Street, Leongatha is a well-detailed example of a Federation bungalow with Arts & Crafts detailing. It is of note, however, for the small 'flying' half timbered gable ends, which are rare within the Shire, and the box bay windows under the verandah. Comparable examples include:

- 'Wrigwell' (later 'Glenorchy'), 250 Jeetho Road, Jeetho

HERITAGE CITATION REPORT

- House, 14 Bridge Street, Korumburra. This has larger 'flying' half-timbered gables.
- House, 22 Radovick Street, Korumburra
- House 31, Radovick Street, Korumburra
- House, 9 Victoria Street, Korumburra
- 'Egerton', 37 Jeffrey Street, Leongatha
- McGuinness House (former), 19 Long Street, Leongatha
- Police Station residence (former), 26 Harriet Street, Toora

Statement of Significance

What is significant?

The house, constructed in 1913-14 by Thomas H. Jones for Richard and Ethel Bishop, at 42 Brown Street, Leongatha is significant. It is a Federation/Edwardian timber bungalow. Asymmetrical in plan, it has a steeply pitched hip roof with a gablet, projecting gables to the front and on the west side, and a separate return verandah contained between the bays, which is supported by original turned timber posts (the brackets are sympathetic, but not original). The house is clad in square-edged weatherboards and there are small, half timbered 'flying' gables and notched weatherboards (to resemble shingling) in the gable ends. There are paired double-hung sash windows to the front bay, and two box bay windows with triple casement windows with toplights to the front and side walls under the verandah, and the original front door has sidelights and highlights (the leadlight glass is not original, but the coloured glass to the corner toplights is). There are two tall corbelled brick chimneys with rendered caps.

Non-original alterations and additions to the house, the garage and other buildings on the site are not significant.

How is it significant?

The house at 42 Brown Street, Leongatha is of local historic and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, it is associated with an important phase of growth in Leongatha during the early twentieth century and demonstrates the houses associated with small farms on the edge of the township. (Criteria A & D)

Aesthetically, it is a fine and well-detailed example of a Federation/Edwardian timber bungalow with characteristic form and detailing. Of note are the 'flying' half timbered gable ends and bay windows. (Criterion E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	EGERTON	
Address	37 JEFFREY STREET, LEONGATHA	Significance Level Local
Place Type	House,Stables	
Citation Date	2014	



Recommended Heritage Protection	VHR - HI - PS Yes	
Designer / Architect	Morris, FW	Architectural Style Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne
Maker / Builder	Morris, FW	

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

HERITAGE CITATION REPORT

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. At Leongatha in 1897, local councilor and hotelier Hugh McCartin erected what was termed the 'finest dwelling house' in the town at that time. However, the major boom in residential development in Leongatha occurred in the first three decades of the twentieth century at a time when the town was experiencing significant growth. Around World War I a builder, F.W. Morris, came to the town and designed and constructed many fine houses including his own residence, a brick attic bungalow in Jeffrey Street, which he named 'Mortlake' after his home town.

Leongatha

The township of Leongatha was initially reserved as Crown Land to prevent selection in the early 1880s. John Lardner completed the survey of Leongatha Township in 1887 on behalf of the Lands Department following the completion of the survey for the route of the South Eastern Railway in the same year. The first Leongatha land sales were held in April 1889, which included allotments in Bair and McCartin Streets with the exception of land on the east side of Bair Street that formed part of the Leongatha Station ground. The South Eastern Railway was opened late in 1891 and provided a stimulus to the development of the town.

Despite this, Leongatha grew slowly in the first ten years after the opening of the railway, particularly when compared with the rapid growth of Korumburra during this same period as a result of development associated with the coal industry; by 1901 the population of Leongatha was approximately 680, while Korumburra had achieved a population of over 2,000. However, the opening of the new Leongatha Butter Factory in 1905 and the increasing importance of the town as the key livestock handling point on the South Eastern Railway resulted in significant growth: In the period from 1901 to 1921 the population of Leongatha increased threefold to 2,083.

Place history

It is believed that 'Egerton' was constructed c.1915 by local builder, F.W. Morris, as his own residence, The rear stables were built at around the same time. It is believed that Mr. Morris lived at 'Egerton' for about 18 months before selling to James T. Knox who used the house as his Leongatha residence. The Shire of Woorayl Rate Book for 1920-21 shows that Mr. Knox owned 'Pt Allot. 38 Sec 21 & House', which had a net annual value of £25. The dwelling remained in the Knox family until 1974 (Barrow; RB).

Mr Morris came to Leongatha in 1912 and quickly established himself as one of the leading contractors in this town. He is known to have built (and possibly designed) at least two other dwellings in Leongatha including the Leongatha Catholic Convent (1914), and his second residence, 'Mortlake', at the corner of Jeffrey and Brumley streets, where he later moved in 1921. He was also the contractor for a number of commercial and public buildings including the Bank of Australasia at Stony Creek (1911), Loch Post Office (1914), and additions to the Stony Creek Hall (refer to separate citations for all these places).

Mr Knox was a consulting Engineer who began his career at the City of Footscray and later qualified as Town Clerk and a Civil Engineer. Whilst Engineer to the Shire of Bulla, he designed and built one of the first concrete bridges in Victoria on the road from Sunbury to Riddell. In later life, Mr Knox was associated with the design of the outer concrete grandstand at the Melbourne Cricket Ground, the Kooyong Tennis Stadium, and at one time was the largest quarrymaster in Victoria. In the 1930s he developed and operated the Gelliondale coal field (Murphy 1989).

Locally, Mr Knox is best known for the quarry at Nerrena, which bears his name and for the extraordinary experimental dairy farm known as 'Knox's Rockhill Farm' that he built nearby. He also designed constructed several other houses and buildings, as well as the Strzelecki Memorial in Leongatha to demonstrate the benefits of concrete block construction (see separate citations) (Murphy 1989).

Sources

Barrow, H.E., SGSC Heritage Study Stage 2 Questionnaire. June, 2000

HERITAGE CITATION REPORT

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
Murphy, J. (1989) 'Leongatha Historical Society No. 5. Knox's Rockhill Farm'
Shire of Woorayl Rate Books 1920-21

Description

Physical Description

'Egerton' at 37 Jeffrey Street, Leongatha is a characteristic Federation Queen Anne timber house with a corrugated iron hip and gable roof, contiguous return verandah at a lesser pitch and weatherboard walls. Other notable elements include:

- The roughcast chimneys with their precast cap and corbel brick tabs and terracotta pots.
- Scrolled metal ridge finials suggesting that metal ridge cresting has been removed.
- Projecting bracketed gable ends with vertically battened roughcast infill.
- Boxed bay windows with casements and hoppers to the gable ends and a shingled hood over.
- A splayed corner boxed bay window.
- Turned verandah posts with neck-moulds supporting an arched ladder frame valance.
- A shingled weatherboard dado.
- 'Rams horn' finials to the gable ends

The attic dormer on the north side may be original, but needs further inspection to determine this. The house is in excellent condition and has both high integrity and intactness. Minor additions have been made at the rear.

At the rear are early gabled timber stables, which have a small rectangular door in the west-facing gable and a smaller square door/window in the east gable. The stables have relatively high integrity (wall and roof materials have been sympathetically replaced). A skillion addition has been made on the south side.

Comparative Analysis

The house, 'Egerton', at 37 Jeffrey Street, Leongatha is a fine and well-detailed example of a Queen Anne style timber villa. The asymmetrical form, with diagonal emphasis, and details such as the notched shingling above the bay windows, the turned timber verandah posts and arched ladder valance, the sidelights and highlights surrounding the entrance door, and the brick and rendered chimney with terracotta pots are all typical of this style. Comparable examples include:

- 'Wrigwell' (later 'Glenorchy'), 250 Jeetho Road, Jeetho
- House, 14 Bridge Street, Korumburra
- House, 22 Radovick Street, Korumburra
- House 31, Radovick Street, Korumburra
- House, 9 Victoria Street, Korumburra
- House ('Montville'), 42 Brown Street, Leongatha
- McGuinness House (former), 19 Long Street, Leongatha
- Police Station residence (former), 26 Harriet Street, Toora

A comparable house with stables in Leongatha is 'St Austell' at 42 Peart Street.

Statement of Significance

What is significant?

'Egerton', comprising the house and stables constructed c.1915 by F.W. Morris as his own residence and later occupied by James T. Knox, at 37 Jeffrey Street, Leongatha is significant. It is a characteristic Federation Queen Anne timber villa with a corrugated iron hip and gable roof, contiguous return verandah at a lesser pitch and weatherboard walls. Other notable elements include:

- The roughcast chimneys with their precast cap and corbel brick tabs and terracotta pots.
- Scrolled metal ridge finials suggesting that metal ridge cresting has been removed.
- Projecting bracketed gable ends with vertically battened roughcast infill.
- Boxed bay windows with casements and hoppers to the gable ends and a shingled hood over.
- A splayed corner boxed bay window.
- Turned verandah posts with neck-moulds supporting an arched ladder frame valance.
- A shingled weatherboard dado.
- 'Rams horn' finials to the gable ends

At the rear are early gabled timber stables, which have a small rectangular door in the west-facing gable and a smaller square door/window in the east gable.

Non-original alterations and additions to the house and stables and other buildings on the site are not significant.

How is it significant?

'Egerton' at 37 Jeffrey Street, Leongatha is of local historic and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, it is associated with an important phase of development in Leongatha during the early twentieth century and is representative of the fine villas erected for local business people as the town prospered. It is also important for its associations with the noted engineer, Mr J.T. Knox, who developed Knox's Quarry and the Rockhill Farm at Nerrena. (Criterion A, D & H)

Aesthetically, it is a superior example of a Federation Queen Anne style house with fine and characteristic detailing, which is complemented by a rare example of an early stables. The significance of the house is enhanced by its high degree of integrity. (Criteria B & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Outbuildings controls as well as the general HO schedule controls.

HERITAGE CITATION REPORT

Name	MCGUINNESS HOUSE (FORMER)	
Address	19 LONG STREET, LEONGATHA	Significance Level Local
Place Type	House, Other - Residential Buildings (private), Boarding/ Guest House	
Citation Date	2014	



HERITAGE CITATION REPORT

**Recommended
Heritage Protection** **VHR - HI - PS Yes**

Architectural Style Federation/Edwardian Period
(1902-c.1918) Bungalow

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development: 9.3 Residential development

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Early housing within the Shire was primitive in its construction and designed to provide the most efficient and utilitarian form of shelter given the lack of building materials. As towns developed and prospered more substantial villas began to be constructed. At Leongatha in 1897, local councilor and hotelier Hugh McCartin erected what was termed the 'finest dwelling house' in the town at that time. However, the major boom in residential development in Leongatha occurred in the first three decades of the twentieth century at a time when the town was experiencing significant growth. Around World War I a builder, F.W. Morris, came to the town and designed and constructed many fine houses including his own residence, a brick attic bungalow in Jeffrey Street, which he named 'Mortlake' after his home town.

Leongatha

The township of Leongatha was initially reserved as Crown Land to prevent selection in the early 1880s. John Lardner completed the survey of Leongatha Township in 1887 on behalf of the Lands Department following the completion of the survey for the route of the South Eastern Railway in the same year. The first Leongatha land sales were held in April 1889, which included allotments in Bair and McCartin Streets with the exception of land on the east side of Bair Street that formed part of the Leongatha Station ground. The South Eastern Railway was opened late in 1891 and provided a stimulus to the development of the town.

Despite this, Leongatha grew slowly in the first ten years after the opening of the railway, particularly when compared with the rapid growth of Korumburra during this same period as a result of development associated with the coal industry; by 1901 the population of Leongatha was approximately 680, while Korumburra had achieved a population of over 2,000. However, the opening of the new Leongatha Butter Factory in 1905 and the increasing importance of the town as the key livestock handling point on the South Eastern Railway resulted in significant growth: In the period from 1901 to 1921 the population of Leongatha increased threefold to 2,083.

Place history

The dwelling and garages at 19 Long Street, Leongatha were constructed in 1921 for Mr James McGuinness. The owner of this property in the Shire of Woorayl Rate Book for 1920-21 was changed in the Book to show James McGuinness in place of Mrs Agnes O'Neill, while the word 'house' was inserted in the description and situation of the rateable property. The Net Annual Value for the property is 5 pounds. In the 1921-22 rate book Mr McGuinness is listed as the owner, the

HERITAGE CITATION REPORT

description includes a house and the N.A.V. has increased to 40 pounds (RB). The building at the rear of the site was used for many years as a boarding house.

The contractor or architect is not known, though it may be tentatively ascribed to local builder F.W. Morris as it is similar in style, and was built at the same time, as other houses constructed by him during the interwar period such as 'Egerton' at 37 Jeffrey Street (see separate citation).

Mr McGuinness was a road contractor and engineer who undertook work on behalf of the Shire, including the preparatory work for the establishment of the new Croquet Club in 1930 (Murphy 1988:218). It is believed that Mr McGuinness constructed the concrete walls and ceiling/floor that form the basement under the boarding house.

The property was originally owned by H. Long who built one of the first stores in Leongatha on this site c.1890 (Murphy, 1988).

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic Environmental History*, David Helms

Murphy, J. (1988) *No Parallel. The Woorayl Shire 1888-1988*. Shire of Woorayl, Burwood

SGSC Heritage Study Stage 2 Questionnaire. June, 2000

Shire of Woorayl Rate Books (RB) 1920-21 & 1921-22

Description

Physical Description

The former McGuinness House at 19 Long Street, Leongatha is a characteristic example of a Federation timber villa. Situated at the corner of Jeffrey Street, the house is designed to take full advantage of its two street frontages. Asymmetrical in plan, it has a hipped roof with a contiguous return verandah at a lesser pitch that is contained within two projecting gables, and is complemented by two gabled garages built to the street boundary: one to Long Street and one to Jeffrey Street. Notable elements include:

- The large size of the house reflected in the length of the ridge.
- Very small ridge gablets.
- The straight brick chimneys with roughcast bands at the tops.
- Scrolled ridge finials.
- Bracketed gable ends with sunburst end frames.
- Bowed casement and hopper windows to the projecting gables and the corner room.
- Imitation roughcast pressed metal battened panes over the bow windows.
- Gable end frames and finials with diagonal trellis to the gable ends and upper side wall panels of the garages.

The chain wire fence is reasonably sympathetic, but a woven wire fence would be more appropriate. The setting of the house is enhanced by a cottage style garden established by the present (2014) owners.

The former boarding house is a weatherboard building, L-shaped in plan with a gable roof to the rear of the main dwelling. The windows have distinctive sunshades along the north elevation. Beneath the boarding house is the former stables, which have concrete walls and ceiling.

Comparative Analysis

HERITAGE CITATION REPORT

The former McGuinness house at 19 Long Street, Leongatha is a fine and well-detailed example of Federation/Edwardian bungalow. The asymmetrical form, with diagonal emphasis, and details such as the bow bay windows, the decorative trusswork to the gable ends, the turned timber verandah posts and arched ladder valance, the sidelights and highlights surrounding the entrance door, and the brick and rendered chimneys with a simple cornice are all typical of this style. Of note are the complementary gabled garages. Comparable examples include:

- 'Wrigwell' (later 'Glenorchy'), 250 Jeetho Road, Jeetho
- House, 14 Bridge Street, Korumburra
- House, 22 Radovick Street, Korumburra
- House 31, Radovick Street, Korumburra
- House, 9 Victoria Street, Korumburra
- House ('Montville'), 42 Brown Street, Leongatha
- 'Egerton', 37 Jeffrey Street, Leongatha
- Police Station residence (former), 26 Harriet Street, Toora

Statement of Significance

What is significant?

The dwelling and garages, constructed in 1921 for Mr James McGuinness, and former boarding house, at 19 Long Street, Leongatha are significant. The house is a characteristic example of a Federation timber villa. Asymmetrical in plan, it has a hipped roof with a contiguous return verandah at a lesser pitch that is contained within two projecting gables, and is complemented by two gabled garages built to the street boundaries. Notable elements include:

- The large size of the house reflected in the length of the ridge.
- Very small ridge gablets and scrolled ridge finials.
- The straight brick chimneys with roughcast bands at the tops.
- Bracketed gable ends with sunburst end frames.
- Bowed casement and hopper windows to the projecting gables and the corner room.
- Imitation roughcast pressed metal battened panes over the bow windows.
- Gable end frames and finials with diagonal trellis to the gable ends and upper side wall panels of the garages.

The former boarding house is a weatherboard building, L-shaped in plan with a gable roof to the rear of the main dwelling. The windows have distinctive sunshades along the north elevation. Beneath the boarding house is the former stables, which have concrete walls and ceiling.

Non-original alterations and additions to the buildings and other buildings on the site are not significant.

How is it significant?

The dwelling, garages and former boarding house complex at 19 Long Street, Leongatha are of local historic and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, the former boarding house is significant as a rare survivor of the railway-associated business that developed in Jeffrey Street prior to World War II. It is characteristic of the modest boarding house-style accommodation provided in association with private residences of the early twentieth century. (Criteria A, B & D)

Aesthetically, the house is a fine and well-detailed example of a Federation/Edwardian bungalow, which has been designed to take advantage of its corner location. The aesthetic and architectural qualities of the house are enhanced by

HERITAGE CITATION REPORT

the garages, which are designed in a complementary style. (Criteria D & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	Yes Garages and former boarding house
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Prohibited uses and Outbuilding controls in addition to the general HO schedule controls.

HERITAGE CITATION REPORT

Name CLESTRON (OGILVY HOMESTEAD SITE and TREES)
Address 600 BOOLARRA SOUTH-MIRBOO NORTH ROAD, **Significance Level** Local
MIRBOO NORTH
Place Type Domestic, Planting exotic, Tree
Citation Date 2014





Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. Settling the land, 3.2 Selection era

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced

HERITAGE CITATION REPORT

the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the Selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

The Land Acts

Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 32 to 260 ha. (80 to 640 acres) and made available for selection. No person could normally select more than 640 acres annually. The land had to be paid for outright, or half paid for and half leased.

Further areas were opened up for selection under the *Land Act* of 1862 and the 1865 Amendment Act. Finally, the new Land Act in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land. The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under Licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before the final purchase. As noted above, these included the construction of a house and fences, and the cultivation of crops.

An amendment to the Land Act in 1878 increased the period of license and lease from 3 to 20 years and reduced the rent by half to one shilling per acre per year. Any person over 18 years of age, except a married woman living with her spouse, was eligible as long as they could meet the conditions of enclosing the land with a fence and cultivating at least one tenth of the total area. Purchase of the land outright could be made at the end of the lease period or the lease could be further extended. The 1878 amendment encouraged the first waves of settlement in South Gippsland.

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial

HERITAGE CITATION REPORT

house, probably laying out at the same time a small garden to grow vegetables etc.'

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Place history

Land in the Mirboo North district was opened for selection in the late 1870s and between 1877 and 1879 almost 200 selections were made. To the south of Mirboo North township, the selections were made on either side of Lydiards Track, which led to Foster via Mirboo (Eunson 1978:15-21).

Among the first group of selectors was Charles Ogilvy who selected 319 acres on the west side of Lydiard's Track about halfway between Mirboo North and Mirboo. Eunson (1978:110-19) quotes extensively from an article written for the 27 January 1885 edition of the *Gippsland Mercury* by their correspondent who described his 'unique opportunity, by invitation, to tour a number of farms situated on the southern sloped of the Strzelecki Ranges'. As Eunson notes, most of the properties he saw would have been, approximately, in the seventh year of their occupation. One of the farms visited was Ogilvy's selection, about which the correspondent made the following observations:

Mr. Charles Ogilvy's block on the western side of Lydiard's Track is confidently named 'Charlieshope' and adjoins W.J. Nicol's 'Torwood' estate. It is here a little of everything can be seen, for Mr. Ogilvy is an experimentalist of no mean capacity. Raspberries grow here to perfection, and from the delicious fruit large quantities of jam are made. In the well-tended flower garden, where the many varieties of fuschia are blooming, a most pleasing and exhilarating picture is before you, to invigorate the understanding or gratify the mental taste. (as cited in Eunson 1978:119)

Charles Seafield Ogilvy was born in the Shetland Islands in 1826. He emigrated to Australia in 1855 and like many arrivals at that time made his home in the booming gold rush town of Ballarat, where he married Margaretta Lynn in 1862. His occupation then was a bank manager and his nine children were born at various locations around Victoria between 1863 and 1880, by which time the family had moved to Mirboo North (Wright).

By the time he arrived on his selection Charles was 52 years of age. His property, which he called variously 'Clestron' (after the family land in Scotland) or 'Charlieshope' was dense forested country and as well as taking on the massive job of clearing and improving his property (presumably assisted by his extended family) he also became a leader in the community. In 1887 with John Inglis he called a meeting to discuss the 'propriety of forming a new Shire', and following the consequent creation of Woorayl Shire in 1888 was rewarded for his efforts with the position of first Shire Secretary for the Woorayl Shire, a role he held for 12 years (Eunson 1978:138). In the Mirboo North district he established the first newspaper, campaigned for improvements to roads, and provided a building and land for the first Mirboo Central School, which opened in 1885 (Eunson, 1978:165; Wright).

Charles Ogilvy died in Mirboo North in 1903 and his wife Margaretta lived for another 30 years, dying in Melbourne in 1933 (Wright).

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms
Eunson, W. (1978) *The unfolding hills. Mirboo pioneers of the Gippsland forests 1878-1914*, Mirboo Shire Council, Maryborough
Wright, Dr. Christine (n.d.) 'Charles Seafield Ogilvy 1826-1903'

Description

HERITAGE CITATION REPORT

Physical Description

The mature exotic trees that mark the former site of 'Clestron', the Ogilvy family homestead, at 600 Boolarra South-Mirboo North Road, Mirboo North are situated on a flat area of land just below the crest of a hill behind the present farmhouse, which is situated close to the front road boundary.

The site is accessed by an internal farm track, which the present owner believes may have once formed part of a old public road or track. The trees include several Elms (*Ulmus sp.*), three Pines (*Pinus sp.*) including a Canary Island Pine (*Pinus canariensis*), Hollies (*Ilex sp.*), and various fruit trees including several Cherry Plums (*Prunus domestica*). Most of the trees are situated on the north side of the farm track surrounding a corrugated iron shed that may occupy the site of the former homestead. They include:

- The Elms, which are in two lines/groups that appear to define what presumably were the west and north boundaries of the original homestead garden. The presumed western boundary comprises four Elms in a line running approximately north-south with a Canary Island Pine at the northern end. The northern boundary is indicated by two trees adjacent to the shed that appear to be the remnants of an east-west row.
- Several Cherry trees occupying the land that slopes away on the east side of the shed. These include one tree with a particularly large trunk.
- A Holly situated between the shed and the west line of Elms.

On the south side of the track and almost directly opposite the shed are two large Pines (possibly Monterey Pines), and another Holly, which is tangled with other shrubs.

The site appears to one of the highest points in the district and has expansive views in most directions. Based on the position of the surviving trees, it appears the homestead would have faced toward the east or south.

Comparative Analysis

The trees at the site of the Ogilvy homestead are typical of the exotic ornamental and fruit trees planted on selector's properties throughout South Gippsland in the late nineteenth and early twentieth centuries.

Statement of Significance

What is significant?

The mature exotic trees that mark the former site of 'Clestron', the Ogilvy family homestead, at 600 Boolarra South-Mirboo North Road, Mirboo North are significant. The trees include several Elms (*Ulmus sp.*) in two lines that appear to define the north and west boundaries of the original homestead garden, three Pine (*Pinus sp.*) including a Canary Island Pine (*Pinus canariensis*), Hollies (*Ilex sp.*), and various fruit trees including several Cherry Plums (*Prunus domestica*).

The corrugated iron shed on the site, and adjacent fencing are not significant.

How is it significant?

The trees marking the former site of 'Clestron' are of local historic significance to South Gippsland Shire.

Why is it significant?

Historically, the trees are important for their associations with the pioneering Ogilvy family and in particular with Charles Ogilvy who played an important role in the early development of South Gippsland. He was the first Shire Secretary for

HERITAGE CITATION REPORT

the Woorayl Shire after it was created in 1888 and held the role for 12 years. In the Mirboo North district he established the first newspaper, campaigned for improvements to roads, and in 1884 provided a building and land for the first Mirboo Central School. The trees are also significant as an illustration of the practice by selectors of developing gardens around homesteads with both ornamental and productive trees. (Criteria A, D & H)

The site has scientific significance for its potential archaeological remains, which have the potential to yield further information about the occupation, use and development of this site by the early settlers. (Criterion C)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, tree controls should be applied in addition to the general HO controls.

HERITAGE CITATION REPORT

Name	COLONIAL BANK OF AUSTRALASIA (FORMER)	
Address	60 RIDGWAY, MIRBOO NORTH	Significance Level Local
Place Type	Bank, Residence	
Citation Date	2014	



Recommended Heritage Protection VHR - HI - PS Yes

HERITAGE CITATION REPORT

Designer / Architect	Beswicke, John	Architectural Style	Federation/Edwardian Period (1902-c.1918) Free Classical
Maker / Builder	Hall, J		

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.2 Developing commercial centres

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Banking

As townships became established in South Gippsland, so commercial centres were developed to provide necessary goods and services.

By the 1890s as the townships developed and began to prosper the first banks were established in South Gippsland. The banks were not only important in providing finance to selectors in providing loans for clearing of land, paddock improvements and the setting up dairy businesses. They were also crucial in the establishment of the newly formed Shire governments. For example, when the former South Gippsland Shire Council broke away from Alberton Shire in 1894, the Bank of Australasia was instrumental in providing a £500 overdraft so that the Council could appoint and pay for staff and begin the task of improving roads and services in the Shire.

The influence of butter factories can also be seen in the location of many early banks. The small township of Stony Creek reputedly gained a permanent branch of the Bank of Australasia because of its butter factory and after strong lobbying from local residents.

At Stockyard Creek, the Bank of Victoria began with a rented room in Charles Petersen's store, buying gold from the miners. The first bank to operate in Leongatha was the Bank of Australasia in 1890, which had also opened an agency in Mirboo North that year. The number of banks increased and the quality of bank buildings improved as local commerce and economies grew. During the 1930s, Toora had two banks, the Bank of Victoria and the Union Bank. Murphy (1988:119) comments on the importance of the banks to developing townships, not only for the financial assistance they provided, but for the qualities and skills the people in the banking profession brought to the community - often filling organising and money management roles for sporting and social clubs.

As with the hotels, banks flourished and waned with the boom times and depressions experienced in ten to twenty year cycles. However, given their outside resources, the banks often built substantial buildings in the main towns. The architecture of these buildings not only demonstrated the bona fides of the bank, but added prestige and character to each town.

Mirboo North

The opening up of the Mirboo area began in 1876 when Surveyor Liddiard cut a track from Morwell to the new goldfields at Foster that passed by the future township site of Mirboo North. However, the inaccessibility of the area

HERITAGE CITATION REPORT

prevented selection until 1876 when the Central Gippsland Railway was completed. By 1882 most of the land in this area had been selected and in 1884 the Government Surveyor, John Lardner, surveyed Mirboo North Township. The first sale of township lots took place in August of that year, and the opening of the railway from Morwell in 1886 and the first Dairy in 1893 provided stimulus to the development of the town, which in 1894 became the centre of the newly created Shire of Mirboo. By 1900 it had 250 residents.

The town developed further following the opening of the new butter factory in 1904. The factory began to prosper after joining the Gippsland Butter Factories Cooperative (which was later to become the Gippsland and Northern Company) and this led to increased commercial and residential development in the town. Ridgway developed as the main street and much of the early commercial, civic and residential development of Mirboo North spread out along its length. The population increased to 350 by 1910, 450 by 1920 and 500 by 1925.

Place history

The Colonial Bank of Australasia at 60 Ridgway, Mirboo North was opened in August 1907 by the General Manager of the Bank, Mr Paxton. Designed by prominent Melbourne architect, John Beswicke, it was constructed by Mr J. Hall for £1000 and was the first permanent bank premises erected in Mirboo North.

The foreman of works was Mr. H.N. Ismay and the internal fittings of red pine and silky oak were carried out by Messrs. Bell & Sons. The 15 August 1907 edition of the *Gippsland and Mirboo Times* reported that the 'new building is a decided ornament to our town' and added 'The splendid new banking premises just completed in Mirboo North for the Colonial Bank of Australasia Ltd. mark an important era in the history of building improvements in our midst'. In 1918 the company became the National Bank of Australasia and the premises continued to be used as a bank until 1989 when it was closed and sold.

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Murphy, J. (1994) *On the Ridge. The Mirboo Shire 1894-1994*, Mirboo Shire Council, St Leonards, p.123

Morris, E.J. SGSC Heritage Study Stage 2 Questionnaire June, 2000

Victorian Municipal Directory 1900, 1910, 1920, 1925

Description

Physical Description

The former Colonial Bank of Australasia at 60 Ridgway, Mirboo North is a late Victorian timber commercial building with a front traverse hipped roof concealed behind a classical facade. The facade is essentially flat and symmetrical with the entry doors in slightly projecting bays on either side of a central panel containing four double hung windows. The composition is capped by a cornice and blocking course in which the present sign is located. Hopper highlight sashes and triangular pediments surmount the paneled entry doors, one to the banking chamber and the other to the residence, but the segmental pediments from above the windows have been removed.

The original balustrade to the parapet, which had pedestals surmounted by turned urns and a central semi-circular pediment above the balustrade has unfortunately been removed.

Comparative Analysis

The former Colonial Bank of Australasia at Mirboo North it is a superior example of a late Victorian bank, which is

notable within the Shire for its classical design detail expressed in timber. Architecturally, it is notable example of the use of timber construction, which utilises techniques that emulate the more desirable, but locally unavailable, masonry construction for which this type of classical design was specifically intended. It is one of two similar late Victorian timber banks in the Shire with Classical detailing and compares with the less elaborate Bank of Victoria in Toora.

Statement of Significance

What is significant?

The former Colonial Bank of Australasia, designed by John Beswicke and constructed by J. Hall in 1907, at 60 Ridgway, Mirboo North is significant. It is a late Victorian timber commercial building with a front traverse hipped roof concealed behind a classical facade. The facade is essentially flat and symmetrical with the entry doors in slightly projecting bays on either side of a central panel containing four double hung windows. The composition is capped by a cornice and blocking course in which the present sign is located. Hopper highlight sashes and triangular pediments surmount the paneled entry doors, one to the banking chamber and the other to the residence, but the segmental pediments from above the windows have been removed.

Non-original alterations and additions to the building are not significant.

How is it significant?

The former Colonial Bank of Australasia is of local historic, architectural and aesthetic significance to South Gippsland Shire.

Why is it significant?

Historically, as the first permanent bank in Mirboo North, it is important for its ability to illustrate the important phase of development in Mirboo North associated with the establishment of the Butter & Cheese Factory in 1904. (Criterion A)

Aesthetically, it is a locally superior example of a late Victorian bank, which is notable for its classical design detail expressed in timber, which is a landmark within Mirboo North. Architecturally, it is a notable example of the use of timber construction, which utilises techniques that emulate the more desirable, but locally unavailable, masonry construction for which this type of classical design was specifically intended. (Criteria D & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

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Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Prohibited Uses control in addition to the general HO schedule controls.

HERITAGE CITATION REPORT

Name	STRZELECKI RAILWAY STATION TURNTABLE	
Address	2 WILD DOG ROAD, STRZELECKI	Significance Level Local
Place Type	Railway Turntable	
Citation Date	2014	



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

5. Transport and communications: 5.4 Railways and tramways

Railways and tramways became the most important form of transport in South Gippsland during the late nineteenth and early twentieth centuries and had a profound and lasting impact upon the pattern of settlement in the Shire.

The railways operated from the late 1870s through the early 1990s when the South Gippsland railway line (formerly known as the Great Southern Railway) was closed by the Victorian Government. This line has since re-opened under lease by the South Gippsland Tourist Railway Association. Most of the major rail routes were constructed by the early 1890s, but a number of other short lines were established during the period from 1905 through the early 1920s. Various railway sidings and branch lines were also established in the Korumburra, Outtrim and Jumbunna areas during the period

HERITAGE CITATION REPORT

from the 1870s through the 1940s for coal mining purposes.

Meanwhile a few short narrow and broad gauge tramways, using horses or steam engines, were also established in the Welshpool and Toora areas and throughout the Hoddle Ranges and the Strzelecki Range for logging and milling purposes.

The development of railways and tramways was primarily in response to the transport needs of the coal mines and the timber mills of South Gippsland, but were also urgently requested by local selectors and town residents of the region as the most reliable form of transport available during times when the road systems were woefully inadequate and undependable. The railways also provided a productive and financially beneficial use for the great quantities of timber that was being felled through selectors land clearing operations in the late 1800's. Timber was used to burn in the steam engines, for the formation of sleepers, for bridge construction and for railway stations. Other aspects of railway construction and transport were a direct economic and employment stimulus to the South Gippsland community.

Place history

The last railway constructed in the Shire was the line from Koo Wee Rup to Strzelecki, which was completed in 1922. Upon opening in 1922 sheep and/or cattle loading facilities were provided at all stations except Heath Hill, and Goods Loading and storage facilities at all stations except Athlone. Basic station buildings, including a separate residence, were provided at all stations (Ramsay 1991).

The original terminus station at Strzelecki had a 53' turntable and there was also a turntable at Koo Wee Rup. After Strzelecki station's closure, as no other terminus stations on the line had a turntable, the engines could not be turned around. This required trains to run 'tender-first' (i.e., with the rear of the engine leading the train) in the 'Down' direction (i.e., heading away from Koo Wee Rup towards the terminus of the railway) and returning to Koo Wee Rup engine first (Ramsay 1991).

Lobbying for the railway's construction was successful after a number of local railway development leagues in the northern part of the Shire had competed unsuccessfully for lines to be built in their local areas. Banding together for the common purpose of opening up an area of rich agricultural land that was (at the time) not well accessed by roads, the various leagues combined their resources during 1911 and called for a railway to be built through Poowong East, Strzelecki and on to Mirboo North. An Act to build the line from Koo Wee Rup to McDonald's Track, near Strzelecki, was passed in 1914, but World War I delayed construction until 1919. By this time, automobiles were beginning to offer significant competition with the railways as roads were improved. As a result, sections of the railway were progressively closed from 1930 through to 1959, when the line was finally closed (DHHP). Most of the associated station buildings and residences (including all within South Gippsland Shire) were removed along with the rails and ballast (the ballast was reputedly used by local farmers to construct tracks and to mix with cement for buildings) (Ramsay 1991). The trestle bridges were left, but most have either been removed or have rotted away.

Sources

David Helms Heritage Planning (DHHP) (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Ramsay, M. (1991) *Steam to Strzelecki*, Australian Railway Historical Society, Melbourne

Description

Physical Description

The route of the former Koo Wee Rup to Strzelecki Railway can be interpreted primarily by the surviving cuttings and embankments and other infrastructure such as timber bridges. Much of the railway route is within the adjoining shires of

HERITAGE CITATION REPORT

Cardinia and Baw Baw.

Key sites associated with the railway within South Gippsland Shire include the former Triholm Railway Station site near Poowong East, and the former Strzelecki Railway Station site, which is marked by the remains of the 53 foot engine turntable situated within private property on the east side of the Wild Dog Road a few hundred metres to the south of the intersection with Warragul-Korumburra Road. The turntable is a flat circular feature, partially defined by low walls constructed of mass concrete. A shallow cutting on the north side indicates the route of the railway leading to the turntable. Other remnants of the station occupation in the vicinity include remnant plantings of the wild dog rose, ivy and other exotic shrubs and plants along the roadside verge.

As noted in the History, Strzelecki was the terminus of the line. From this point the railway headed due north approximately parallel with Wild Dog Road and then the Warragul-Korumburra Road for about 2 km before crossing to the west side and heading in an westerly direction toward Triholm/Poowong East. Along this section it skirts the border of South Gippsland and Baw Baw Shires passing through farm country before running alongside Waterfall Road, which it crosses just before the intersection with Main South Road to head north, crossing that road to the west side where it arrives at the site of Triholm Railway Station, which is almost opposite the hall and tennis courts.

Comparative Analysis

The remains of the Strzelecki Railway Station turntable compares with other similar remnant railway infrastructure such as the turntables at Korumburra and Nyora. In the context of the Strzelecki Railway it is notable as one of the few surviving physical remnants of the railway in South Gippsland Shire.

Statement of Significance

What is significant?

The remains of the Strzelecki Railway Station engine turntable, which are situated within private property on the east side of the Wild Dog Road a few hundred metres to the south of the intersection with Warragul-Korumburra Road, are significant. The turntable is a flat circular feature, partially defined by low walls constructed of mass concrete. A shallow cutting on the north side indicates the route of the railway leading to the turntable.

How is significant?

The remains of the Strzelecki Railway Station engine turntable are of local historic and scientific significance to South Gippsland Shire.

Why is it significant?

Historically, it is significant as a tangible reminder of the Strzelecki Railway, which demonstrates the efforts of isolated hill country residents to improve transport links in the early twentieth century. The turntable indicates the role of Strzelecki as the terminus of the line. The significance of the turntable is enhanced by its rarity values as one of the few surviving physical features associated with the railway in South Gippsland Shire. (Criteria A & B)

It has scientific (archaeological) significance for its potential to yield further information about the historic development and use of the Strzelecki Railway station site. (Criterion C)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The

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Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

HERITAGE CITATION REPORT

Name	BANK OF VICTORIA (FORMER)	
Address	35 STANLEY STREET, TOORA	Significance Level Local
Place Type	Bank, Residence	
Citation Date	2014	



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

9. Building settlements, towns and cities: 9.1 Township development, 9.2 Developing commercial centres

As part of the Government survey township or village reserves were set aside in each Parish, which usually included land set aside for recreation, public purposes and a cemetery. With the coming of the railways more towns were laid out around the stations along the lines and these towns soon achieved pre-eminence. The opening of the Great Southern Railway in 1891 led to the start of a series of townships spread out at roughly five mile intervals along the route. However, simply being on a railway line was no guarantee that a town would develop. If there is a common denominator amongst all the main towns of any size in the Shire it is that they all possessed a large and successful butter factory.

Banking

As townships became established in South Gippsland, so commercial centres were developed to provide necessary goods and services.

By the 1890s as the townships developed and began to prosper the first banks were established in South Gippsland. The banks were not only important in providing finance to selectors in providing loans for clearing of land, paddock improvements and the setting up dairy businesses. They were also crucial in the establishment of the newly formed Shire governments. For example, when the former South Gippsland Shire Council broke away from Alberton Shire in 1894, the Bank of Australasia was instrumental in providing a £500 overdraft so that the Council could appoint and pay for staff and begin the task of improving roads and services in the Shire.

The influence of butter factories can also be seen in the location of many early banks. The small township of Stony Creek reputedly gained a permanent branch of the Bank of Australasia because of its butter factory and after strong lobbying from local residents.

At Stockyard Creek, the Bank of Victoria began with a rented room in Charles Petersen's store, buying gold from the miners. The first bank to operate in Leongatha was the Bank of Australasia in 1890, which had also opened an agency in Mirboo North that year. The number of banks increased and the quality of bank buildings improved as local commerce and economies grew. By the early twentieth century, Toora had two banks, the Bank of Victoria and the Union Bank. Murphy (1988:119) comments on the importance of the banks to developing townships, not only for the financial assistance they provided, but for the qualities and skills the people in the banking profession brought to the community - often filling organising and money management roles for sporting and social clubs.

As with the hotels, banks flourished and waned with the boom times and depressions experienced in ten to twenty year cycles. However, given their outside resources, the banks often built substantial buildings in the main towns. The architecture of these buildings not only demonstrated the bona fides of the bank, but added prestige and character to each town.

Toora

The township of Toora is situated on land that was purchased by Stanley Sheppard in 1883. It was surveyed in 1888 after Mr Sheppard was successful in convincing the Railway Commissioners to place the route of the South Eastern Railway

HERITAGE CITATION REPORT

through his land, and not that of his rival, James Fraser, who also owned land in the area. The first sale of township lots was held in December 1888.

The section of the South Eastern Railway from Korumburra to Toora was opened in 1891, and among the first buildings to be built in Toora was the Royal Standard Hotel, which was completed in the previous year. Early development in Toora centred upon Stanley Street with scattered development along the Welshpool Road. By 1900 Toora had a population of 200.

The first small cheese factory was erected in the town in 1893 and this was replaced by another larger factory in 1903, which in 1904 was taken over by J.E. Handbury and Sons, who later built a modern factory in 1914. As with other towns in the Shire, the presence of the Butter Factory undoubtedly influenced the decision of the two Banks to establish premises, the first being the Bank of Victoria in 1906, followed by the Union Bank of Australasia in 1907-08.

Production at the butter factory increased in the early part of the twentieth century as surrounding country was cleared and opened up for farming and incentives were offered by the State Government who realised the export potential of dairy products. Toora also became an important market town during this time, with large saleyards erected for the sale of pigs, which were held on a Monday. As a result, the population of Toora grew to 300 by 1910 and 350 by 1925.

Place history

The Bank of Victoria was opened on 21 December, 1906 and was the first bank in Toora to open in its own premises. The bank was erected at a cost of 1,535 pounds by builder James Abel, who contracted the work to Norman R. Stockdale.

In 1927, the Bank merged with the Commercial Banking Company of Sydney and the Toora branch was consequently closed during rationalisation in 1942. It was then used as a solicitors office and is now a private residence.

Sources

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Murphy, J. (1988) *No parallel: the Woorayl Shire 1888-1988*, Woorayl Shire Council, North Melbourne

Vale, J & Everitt, N. (1988) *With Mud on Their Boots. Toora 1888-1988*, Toora Centenary Committee, Toora
Victorian Municipal Directory, 1900, 1910, 1920, 1925

Description

Physical Description

The former Bank of Victoria at 35 Stanley Street, Toora is a flat fronted rectangular late Victorian building in classical mode. It has a weatherboard wall body with a wide timber blocking course, a prominent timber cornice and level parapet, which is continued down the sides in plain weatherboard and hides the gabled corrugated iron roof at the front. An added hipped section at the rear contains the residence, which has a recessed entry with cast iron frieze at the south side.

The facade contains four equally spaced arched openings. The door is the second from the north and is wider, with an arched highlight and a pair of panel doors. The three other openings have double hung windows with arched head sashes. The original architraves appear to have been removed (the original detail at the front can only be guessed at without early photographs). The present pediment (now in very poor condition) placed on the parapet is not original. The building has symmetrically placed external brick chimneys with stepped flues and corbelled caps at each end. Internally, the layout has been changed but the strongroom remains and some bossed door architraves and fireplace surrounds express something of its original character.

Apart from the apparent removal of some detailing the building is very intact.

Comparative Analysis

The former Bank of Victoria is a representative example of a late Victorian timber bank with Classical detailing. It is one of two late Victorian timber banks in the Shire with Classical detailing and compares with the more elaborate Colonial Bank of Australasia, 60 Ridgway, Mirboo North.

Statement of Significance

What is significant?

The former Bank of Victoria, constructed in 1906 by James Abel and Norman R. Stockdale, at 35 Stanley Street, Toora is significant. It is a flat fronted rectangular late Victorian building in classical mode. It has a weatherboard wall body with a wide timber blocking course, a prominent timber cornice and level parapet, which is continued down the sides in plain weatherboard and hides the gabled corrugated iron roof at the front. An added hipped section at the rear contains the residence, which has a recessed entry with cast iron frieze at the south side. The facade contains four equally spaced arched openings. The door is the second from the north and is wider, with an arched highlight and a pair of panel doors. The three other openings have double hung windows with arched head sashes. The original architraves appear to have been removed. The building has symmetrically placed external brick chimneys with stepped flues and corbelled caps at each end. Internally, the layout has been changed but the strongroom remains and some bossed door architraves and fireplace surrounds express something of its original character.

Non-original alterations and additions to the building, including the pediment at the top of the facade, are not significant.

How is it significant?

The former Bank of Victoria is of local historic and aesthetic significance to the town of Toora.

Why is it significant?

Historically, it is one of the oldest banks in the Shire and demonstrates the development of Toora as an important local commercial centre in the period following the establishment of the Butter Factory. (Criteria A & D)

Aesthetically, it is a late example of Victorian classical design in timber construction that contributes to the historic character of Stanley Street.(Criterion E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

HERITAGE CITATION REPORT

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, apply Prohibited uses control in addition to the general HO schedule controls.

HERITAGE CITATION REPORT

Name	INGLESIDE (FORMER)	
Address	46 SCANNELS ROAD, TOORA NORTH	Significance Level Local
Place Type	Cottage, Homestead building	
Citation Date	2014	



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. *Settling the land, 3.2 Selection era*

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

The Land Acts

Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 32 to 260 ha. (80 to 640 acres) and made available for selection. No person could normally select more than 640 acres annually. The land had to be paid for outright, or half paid for and half leased.

Further areas were opened up for selection under the *Land Act* of 1862 and the 1865 Amendment Act. Finally, the new

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Land Act in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land. The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under Licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before the final purchase. As noted above, these included the construction of a house and fences, and the cultivation of crops.

An amendment to the Land Act in 1878 increased the period of license and lease from 3 to 20 years and reduced the rent by half to one shilling per acre per year. Any person over 18 years of age, except a married woman living with her spouse, was eligible as long as they could meet the conditions of enclosing the land with a fence and cultivating at least one tenth of the total area. Purchase of the land outright could be made at the end of the lease period or the lease could be further extended. An amending Act in 1880 halved annual payments and doubled the time for selectors to pay off their land. A new Act in 1884 consolidated these changes and also allowed selectors and spouses to lease additional grazing blocks, and simplified surveying. The 1884 Act led to an 'immediate rush for land in South Gippsland' (Collett 1994:127).

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial house, probably laying out at the same time a small garden to grow vegetables etc.'.

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Place history

In 1884 the Lands Department release Crown lands for selection in the timbered hills north of Foster and Toora, and along Fish Creek. By the end of 1886 all the available land had been selected (Collett 1994:128).

This property, 46 Scannells Road, was originally part of Crown Allotment 19, Parish of Toora, which contained over 237 acres. David Middleton, a butcher from Linton, selected CA19 in 1881. He was one of the first selectors in the 'Upper Toora' (Toora North) district: a hand drawn map contained within the land selection file shows that the property was situated on the east side of 'Turton's Track' (this partly follows the approximate alignment of the present Scannells Road) and north of existing selections by 'Cronin'. The district surveyor's report noted that the land was partly within a 'mining area' (the site later developed as the Toora Tin Mines) (PROV).

It appears that Middleton was engaged in mixed farming, including growing of crops and grazing sheep. In 1887 Middleton, having occupied the land for period of at least six years and having complied with the conditions of the licence, applied for and was granted a lease over the land. Mr Middleton in his application stated that he had resided on the allotment within one month of the issue of the Licence and before the end of the second year had made substantial improvements totalling over 1,100 pounds, which included 15 acres ploughed and cultivated for potatoes and other general crops (claiming a yield of 10 tons per acre) and a further 130 acres of scrub 'cut, burned and sown with grass and clover at a cost of 5 pounds per acre'. There was a dwelling house of 'slab and shingle' construction containing five rooms valued at 80 pounds surrounded by over an acre of orchard and garden, with 'out houses' and a wool shed (20 ft x 30 ft) of similar construction (PROV). In January 1888, about one year after the Lease was issued, Mr Middleton took out a mortgage over the property (PROV).

Mr Middleton occupied the property until the late 1890s. It is said that during the disastrous 1898 bushfires Mr Middleton saved the homestead from destruction by sitting on the roof and brushing burning debris off the wooden shingles (Collett

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1994:184). However, soon afterwards it appears that he may have got into financial difficulties as a letter on the land selection file refers to 'arrears of rent due on 30 June 1899'. Subsequently, in June 1900 the leasehold was transferred from the Bank of Australasia, as mortgagee, to Thomas Ryan, a bank manager of Newstead (PROV).

It appears that Mr Ryan did not, initially, live on the property. He struggled with the rent, before finally raising the funds necessary to clear his debts and qualify for the Crown Grant, which was obtained in August 1904 (PROV). Thereafter, it appears the property was occupied and used as a dairy farm by Bert Ryan. In 1914, a local newspaper reported an injury that Mr Ryan suffered as a result of a horse kicking him in the leg. The article referred to the property as 'Ingleside' (*Toora and Welshpool Ensign and South Gippsland Observer* 25 September 1914 p.2).

The Ryan family retained ownership of the property until 1916 when it was sold to J.P and E.C. Crofts. As part of the sale, Mr Ryan purchased the Crofts' property at Cranbourne (*Foster Mirror and South Gippsland Advocate* 3 August 1916 p.2; LV). Bert Ryan later ran a series of advertisements for a clearing sale of goods including household items, farm machinery, and livestock including cows and pigs. The Crofts, who also ran a dairy farm, held the land only briefly before selling it to William Johnson who retained ownership until 1925 (LV; *Toora and Welshpool Ensign and South Gippsland Observer* 12 October 1917 p.2).

The track (now Scannels Road) that formed the western boundary of the property remained one of the main access roads into the hills until it was bypassed on the east side by the present Toora-Gunyah Road, which was constructed by the Country Roads Board in the mid-1920s, effectively cutting the property in two. In 1925 ownership of CA19 transferred to Frank Humphrey and the property reputedly was renamed as 'Gully Humphrey' at that time. Humphrey held the land until after World War II and was followed by a succession of owners until 1966 when it was acquired by several members of the Young family who were farmers at nearby Mt Best. They subdivided the land in the 1970s and the present 46 Scannels Road was first sold as a separate allotment in 1978 (LV, Toora Parish Plan).

The exact date of the homestead complex, which comprises two detached cottages, is not known, but they are shown in an early, but undated, photograph in the possession of the current owner. The photo also shows the now removed central building and another building at the south end with a curved roof profile. The tall 'spars' or dead trees on the hills behind the cottages would appear to date the photograph to at least prior to World War I, so possibly during the Ryan, Crofts or Johnson ownerships. This would explain the location of the cottages at what would have been the western end of the original CA, which would have been close to the original road leading from Toora to the hill country (now the route of Scannels Road). One possibility is that one (or more) of the cottages (and/or the now removed buildings shown in the early photograph) were moved here from the Toora Tin Mines site. The Toora Proprietary Tin Fields Ltd was placed in liquidation in May 1915 and its assets were offered for sale in August. Among the assets were three, four-roomed timber houses, a two-roomed timber dwelling, seven men's huts, an office and store, stable and iron shed (Bower 2013:108). The asset sale was held around the time that the Ryan family sold 'Ingleside' to the Crofts.

Sources

Bower, Colleen (2013) *Water races and tin mines of the Toora district. A short history of the tin mines at Granite Bar and Toora 1870s to 1940s*, Colleen Bower

Collett, B. (1994) *Wednesdays Closest to the Full Moon. A History of South Gippsland*, South Gippsland Shire

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Land Victoria (LV) certificates of title, Vol. 3839 Fol. 687 (1914), Vol. 4990 Fol. 809 (1925), Vol. 7760 Fol. 118A (1952)

Public Records Office of Victoria (PROV) VPRS 626 P0000 Unit 1805

Vale, J & Everitt, N. (1988) *With Mud on Their Boots. Toora 1888-1988*, Toora Centenary Committee, Toora, p.14

Description

Physical Description

The homestead complex at 46 Scannels Road, Toora comprises a pair of gable roof weatherboard cottages laid end to end with a space between. These are two of three original cottages shown in early photographs held by the current owner, with the centre element, which formed the 'arms of a cross' in plan, removed.

Of the two remaining cottages, the northern cottage is the most intact. Originally, it appears to have been two rooms deep with three rooms contained under the main gable (a central living room with two bedrooms originally opening directly off either side) and further rooms within the rear skillion. There is one centrally placed brick chimney. The symmetrical facade has characteristic central door flanked by pairs of six-over-six pane windows, and there are further six-over-six windows in the north and south end walls. A straight verandah extends across the front and returns along the north side. The verandah is devoid of decoration apart from scalloped weatherboards at the south end. The rear skillion section has been extended and now connects to a smaller, formerly detached, gable structure at the rear, possibly an early kitchen and now used as bathroom. Other alterations include the replacement of weatherboards to the northern gable end with fibro-cement.

The southern cottage is more altered, when compared to the early photograph held by the current owner. A verandah has been added along the front and south elevations and part of the front wall extended out to the edge of the verandah. Windows appear to have been replaced or moved. It appears to retain some early six-over-six pane windows, but they are of different sizes to the more consistent sized windows in the northern cottage. Different types of weatherboards separated by timber stops in the external walls indicate different stages of construction and again raise the possibility that the building was moved to this site. Despite these changes, the building retains its overall gabled form and some detailing such as windows as seen in the early photograph and can clearly be understood in relation to the other cottage.

The cottages are set within a garden, which contains some mature fruit trees as well as a mature Holly (*Ilex. sp.*) amongst more recent plantings. The early photographs show that there was a very limited garden around the house at that time.

Comparative Analysis

The two cottages at 46 Scannels Road, Toora North are notable as a surviving example of an early selectors homestead complex dating from prior to 1910. The cottages are typical of the modest selectors houses that were once common throughout the Shire, but are now quite rare. Comparable examples in rural parts of the Shire include:

- 'Biran Biran', 685 Fish Creek-Foster Road, Fish Creek
- 'Hillcrest', 175 Amey's Track, Foster
- House, 1790 Grand Ridge Road, Trida

Statement of Significance

What is significant?

The former 'Ingleside', comprising the two cottages, constructed c.1895, at 46 Scannels Road, Toora North, is significant. The cottages are laid end to end with a space between. The northern cottage is the most intact. Originally, it appears to have been two rooms deep with three rooms contained under the main gable and further rooms within the rear skillion. There is one centrally placed brick chimney. The symmetrical facade has characteristic central door flanked by pairs of six-over-six pane windows, and there are further six-over-six windows in the north and south end walls. A straight verandah extends across the front and returns along the north side. The verandah is devoid of decoration apart from scalloped weatherboards at the south end. The rear skillion section has been extended and now connects to a

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smaller, formerly detached, gable structure at the rear, possibly an early kitchen and now used as bathroom. The southern cottage is more altered, but still retains its overall gabled form and some detailing such as multi-paned windows and contributes to the setting of the two cottages.

Alterations and additions made to the buildings after World War II are not significant.

How is it significant?

The former 'Ingleside' at 46 Scannels Road, Toora North is of local historic and architectural significance to South Gippsland Shire.

Why is it significant?

Historically, the cottages are associated with the first phase of land selection and settlement in the hills north of Toora. The significance of the cottages is enhanced by their rarity value as some of the few buildings that pre-date the disastrous bushfires of 1898. (Criteria A, B & D)

Architecturally, the northern cottage is significant as a relatively intact and rare example of an early Victorian timber cottage with characteristic symmetrical single-gable form and original detailing including the six-over-six pane sash windows. (Criteria B, D & E)

Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls

-
-
-
-
-
-
-

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.

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Name POPE HOUSE
Address 1790 GRAND RIDGE ROAD, TRIDA **Significance Level** Local
Place Type Homestead building
Citation Date 2014



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**Recommended
Heritage Protection** VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

Thematic context

This place is associated with the following theme/s in the *South Gippsland Thematic Environmental History* (2004):

3. *Settling the land*, 3.2 *Selection era*

The process of settling the land, which began in the 1830s, has led to some of the most profound changes to the landscape of the Shire, which proved most suitable for both pastoral and agricultural development. The issue of pastoral licences and, later, land selection resulted in the subdivision of the land, clearing of the splendid forests for stock, crops and for building timbers. In addition, the nature of the tenure of the land (leasehold, freehold, small or large holdings) influenced the nature of the agricultural activities that were carried out.

Selection era

The Selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the late-nineteenth century much of the land in the Shire had been taken up and this led to the decline of grazing and the development of a diverse farming community in which dairying, agriculture, and the breeding of sheep and cattle were major occupations over many decades and into recent times. The changes brought about by land selection dramatically altered the natural environment and created the distinctive pastoral landscape throughout the Shire.

The Selection era led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping in place of grazing as major rural occupations. This in turn accelerated the process of change that was begun during the Pastoral era and led to perhaps the most significant changes to the pre-contact landscape of the Shire. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly larger homesteads and outbuildings were erected and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and also for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to the more enclosed landscape that still exists in much of the rural parts of the Shire today.

In addition, the Selection era also brought profound social and cultural changes to the Shire. Whereas squatters were usually male, young and unmarried and conditions made it difficult to sustain family life, the family became the foundation stone of the Selection era. The Selection era thus stimulated the development of larger and more permanent settlements.

The Land Acts

Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 32 to 260 ha. (80 to 640 acres) and made available for selection. No person could normally select more than 640 acres annually. The land had

to be paid for outright, or half paid for and half leased.

Further areas were opened up for selection under the *Land Act* of 1862 and the 1865 Amendment Act. Finally, the new Land Act in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land. The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under Licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before the final purchase. As noted above, these included the construction of a house and fences, and the cultivation of crops.

An amendment to the Land Act in 1878 increased the period of license and lease from 3 to 20 years and reduced the rent by half to one shilling per acre per year. Any person over 18 years of age, except a married woman living with her spouse, was eligible as long as they could meet the conditions of enclosing the land with a fence and cultivating at least one tenth of the total area. Purchase of the land outright could be made at the end of the lease period or the lease could be further extended. An amending Act in 1880 halved annual payments and doubled the time for selectors to pay off their land. A new Act in 1884 consolidated these changes and also allowed selectors and spouses to lease additional grazing blocks, and simplified surveying. The 1884 Act led to an 'immediate rush for land in South Gippsland' (Collett 1994:127).

Houses and outbuildings

The kind of house built by a selector varied according to their particular circumstances. In the words of one contemporary observer 'many selectors gradually make for themselves very comfortable homes, but the house of the struggling man just settled up on the land and hard pressed for cash is often a mere bark shed, or for a time even a tent'. However, 'a man with a wife and family and some little capital usually ... begins erecting for themselves a more or less substantial house, probably laying out at the same time a small garden to grow vegetables etc.'.

Often, the 'more or less substantial house' was the second or third house built, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and used by a relative or farm help or was converted for another use such as a hayshed.

Place history

Land in the Parish of Allambee was settled from selectors coming two directions generally following the Tarwin River valley - the first group from the north over the hills from central Gippsland after the railway from Melbourne to Sale was opened via Warragul and Trafalgar in 1878, and the second from the south via Leongatha from the mid 1880s onwards.

This property, 1790 Grand Ridge Road, Trida is part of Crown Allotment 78C, Parish of Allambee. Archibald Hudson Eastwood, a farmer from Poowong, selected this property and was granted a lease for a 'Grazing Area' in March 1887. The lease included a covenant that, should any part of the land be required for railway or roads purposes, the land would be relinquished and any improvements removed (PROV).

In 1890 Mr Eastwood sought to surrender his lease for issue of license so he could cut scrub and clear the land. However, a file note on the land selection file records that 'This is one of the lessees against whom complaint was made' and Mr Eastwood was subsequently called before the Local Land Board at Drouin (PROV). The 'complaint' against Mr Eastwood is not made clear in the file, but it appears he was having personal problems at the time - the file contains several letters dating from 1888 and 1890 to Mr Eastwood from the Lunatic Asylum at Kew about the condition of his wife. The last letter, dated 1890 advised 'no change has taken place in your wife, I cannot therefore name any time for her return home' (PROV).

Despite his problems, Mr Eastwood's application to clear his land was granted in November 1890. Then, in 1891, he applied to select the land as an Agricultural Allotment and in June followed up with a letter asking about the progress of his application as he 'wanted to go on with further improvements'. However, in November 1891 Stephen Rowe, a farmer

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whoselcted the adjoining property, made an application for forfeiture of Mr Eastwood's land. In support of his application Mr. Rowe asserted that although Mr Eastwood had cleared about 20 acres of land about twelve months ago he had 'let it all grow up again' and 'it is now worse that it was in the first instance', that no one was residing on the land and the land was not used for anything and 'the conditions of the lease respecting residence and cultivation had not been fulfilled. Mr Rowe therefore requested for the licence to be granted to him and, if it was, he promised to start at once to 'improve same by cutting scrub and laying it down in grass' (PROV).

Mr Eastwood was consequently called before the Local Land Board at Drouin, which recommended that his lease be revoked and the land thrown open for selection. Mr Rowe was to be informed when the land was available, however, in about May 1892 the Local Land Board at Drouin recommended Andrew Pope as the successful applicant for the land. Perhaps not surprisingly, Mr Rowe was not happy with this decision and appealed against it. Meanwhile, Mr Eastwood and his representatives sent several letters seeking refund of monies allegedly owed for improvements made to the property before it was forfeited. The issue of the licence (and the other matters) was also delayed by an objection by the Victorian Railways as the land may have been required for a proposed railway between Warragul and Leongatha. This issue was eventually resolved by the inclusion of a standard covenant. However, before the licence could be formally issued Andrew Pope was tragically killed whilst scrub cutting. His next of kin agreed to relinquish any claim to the licence and his brother, William Simms Pope, applied for transfer of the licence to him. He had applied for a nearby allotment in the same year, but was unsuccessful, partly due to the successful application of his brother (PROV).

Eventually, despite the objections of Mr Rowe, Mr W.S. Pope's application was successful and a licence no.1982 was issued on 18 May 1893. In 1894 Mr Pope requested Council to give him a 'sectional road' between Stephen Rowe's and his land in exchange for a road through his property, which was 'utterly useless for traffic'. Council recommended that the sectional road be included in his lease. This was subsequently done and the licence amended accordingly (PROV).

In 1899 Mr Pope made an application for a lease over his property. At that time, the improvements, valued at 167 pounds, included 83 acres sown to 'English Grass' and 75 Chains of fence 'destroyed by fire which had to be re-erected' (this was just after the bushfires of 1898, which devastated Gippsland). Mr Pope, who was then single, did not live on the property, but at his father's property about three miles distant in the Parish of Koorooman and there was no house on the property at that time. A 14 year lease was subsequently granted (PROV).

On 5 September 1908 Mr Pope took out a mortgage over the land to the Commissioners of the Savings Bank, presumably to raise the purchase price of 167 pounds for the property. The Crown Grant was subsequently made in 30 September 1908.

The exact date of the house on this property is not known, but it was probably built c.1910, at around the Pope obtained the Crown Grant.

Sources

Allambee Parish Plan

Collett, B. (1994) *Wednesdays Closest to the Full Moon. A History of South Gippsland*, South Gippsland Shire

David Helms Heritage Planning (2004) *South Gippsland Heritage Study Volume 1: Thematic environmental history*, David Helms

Murphy, J. (1994) *On the Ridge. The Mirboo Shire 1894-1994*, Shire of Mirboo

Public Records Office of Victoria (PROV) VPRS 5357 P0000 Unit 3249

Description

Physical Description

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The house at Grand Ridge Road, Trida is a double-fronted Victorian timber cottage of characteristic design with a M-hip roof and a symmetrical facade comprising two over two pane double hung sash windows on either side of the front door, which has a toplight. There is one brick chimney.

The house is situated within the side of a hill at the end of a driveway leading from the road and faces toward the southeast. It is set within the remnants of an early garden, which appears to have been once partly enclosed (and protected) by a Bhutan Cypress (*Cupressus torulosa*) hedge along the front and west sides. Today, remnants of this hedge include a row of eight mature Bhutan Cypresses across the front of the house and several more along the rear part of the west side boundary (The balance of the west side boundary contains trees of a different species, which may be a later replacement).

Visible changes to the house include the construction of a front verandah (it is not known whether this replaced an earlier verandah

Other buildings in the vicinity of the house, which appear to date from the interwar or postwar periods including a gabled timber shed in the rear yard, former milking shed and creamery buildings clad in timber and/or corrugated iron on the hill behind, and a more recent garage adjacent to the end of the entrance driveway.

Comparative Analysis

The house at 1790 Grand Ridge Road, Trida is notable as a surviving example of an early selectors homestead dating from prior to World War I. The cottage is typical of the modest selectors house that was once common throughout the Shire, but is now quite rare. Comparable examples in rural parts of the Shire include:

- 'Biran Biran', 685 Fish Creek-Foster Road, Fish Creek
- 'Hillcrest', 175 Amey's Track, Foster
- Cottages, 46 Scannels Road, Toora North

Statement of Significance

What is significant?

The Pope House, constructed c.1910, at 1790 Grand Ridge Road, Trida is significant. It is a double-fronted Victorian timber cottage of characteristic design with a M-hip roof and a symmetrical facade comprising two over two pane double hung sash windows on either side of the front door, which has a toplight. There is one brick chimney.

Non-original alterations and additions to the house including the front verandah and rear skillion sections and other buildings on the site are not significant.

How is it significant?

The Pope House at 1790 Grand Ridge Road, Trida is of local historic significance to South Gippsland Shire.

Why is it significant?

Historically, it is associated with the of selection of land and development of working farms with resident owners in the Trida district during the early twentieth century. Few houses from this period survive and although this house has been altered it retains the simple form and detailing that is characteristic of the farmhouses erected by selectors. (Criteria A, B & D)

Assessment Against Criteria

HERITAGE CITATION REPORT

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter) using the HERCON criteria.

Recommendations 2014

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Add to the Heritage Overlay as an individual place. As shown in the above table, no specific HO schedule controls are required.