

Surf Coast Shire

Surf Coast Places of Cultural
Significance Study

**Selected Lorne / Deans Marsh Heritage
Place Assessments, 2003**

(amended 2005)

Note:

This report has been compiled from:

- the Surf Coast Heritage Study, Report on Stage 2, Part B: Lorne & District Place Assessments, Oct 2002 prepared by Context Pty Ltd with Dr Carlotta Kellaway;
- additional assessments prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd;
and
- the Lorne Heritage Precinct Policy Report, February 2003, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd.

Introduction

Background

Surf Coast Shire extends from the inland plains to the coastal beaches. The history of the Shire is diverse, reflecting many different phases of development and change, from the early pastoralists through to the present day. The Shire also has a long Aboriginal history.

Surf Coast Shire initiated the *Surf Coast Places of Cultural Significance Study* to help find out about the variety of places throughout the Shire that reflect important part of the Shire's history and that are valued by local communities.

The study is being undertaken in a series of stages:

Stage 1	Preliminary survey of places and environmental history.
Stage 2	Part A: Heritage Plan Part B: Lorne & District - Heritage Assessment Part C: Balance of the Shire: Heritage Assessments
Stage 3	Implementation of the Heritage Plan

Scope

Stage 1 of the *Surf Coast Places of Cultural Significance Study* covered the whole of the Surf Coast Shire. It focused on the post-contact period, that is places dating from European colonisation of the area up to the present day. Places on private property and public land were considered.

Priority was given to places that had not been previously investigated either in the two previous studies of parts of the Shire (*Geelong Regional History of Buildings and Objects*, prepared by A. Willingham, 3 Vols, 1986 and the Land Conservation Council's *Historic Places. Special Investigation South-Western Victoria. Final Recommendations*, 1997) or by a heritage organisation (such as the Australian Heritage Commission, Heritage Victoria or the National Trust).

The results of Stage 1 are contained in:

- Volume 1: Methods & Results
- Volume 2: Inventory of Places
- Volume 3: Farmland, Forest and Surf - Environmental History of the Surf Coast Shire

Stage 2A the Heritage Plan covers the whole of the Shire.

Stage 2B focused on Lorne and nearby areas (Benwerrin, Pennyroyal, Deans Marsh), assessing an estimated 124 places. Stage 2C will focus on the remainder of the Shire. The decision to start with the Lorne area was based on the number of important and currently unprotected heritage places in Lorne, and the development pressures in this locality.

Heritage Place Assessments

Assessing significance

In judging the value of a place, there are certain questions that need to be considered such as:

- What aspects of the history of an area does the place represent?
- What are the factors which contribute to the heritage value or significance of the place?
- How does it rate against other similar places? For example - Are there other places like it? Is it the best or a representative example of its type? Is its value enhanced by being part of an area or group of sites?
- How valuable is a place to the community, or to particular parts of the community?

Criteria

Nature of significance

Cultural heritage practice in Australia is guided by the *Charter for the conservation of places of cultural significance (The Burra Charter)* a charter developed by Australia ICOMOS. The Charter defines cultural significance as being aesthetic, historic, scientific or social value for past, present or future generations.

From these four adjectives, more specific criteria can be developed to help describe why a place has significance (ie. the nature of significance). In most instances a place is significant for several reasons and all aspects of its significance need to be considered.

These terms mean:

- *Aesthetic*: aesthetic value includes aspects of sensory perception
- *Historic*: historic value encompasses the history of aesthetics, science and society (and therefore architecture).
- *Scientific*: the scientific or research value of a place depends on the importance of the data involved and the extent to which a place can contribute further substantial information. (This criterion is often applied to archaeological sites)
- *Social*: social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment.

A place may be important because its physical form and fabric demonstrates its significance. A place may also be important because it was associated with significant events even though no physical evidence remains.

The following criteria, which expand on the four values defined above, were used to assess the significance of identified places. These criteria are based on the National Estate criteria developed by the Australian Heritage Commission and have now been adopted by all States.

Criterion A: Its importance in the course, or pattern, of Australia's natural or cultural history.

A1 Importance in the evolution of Australian flora, fauna, landscapes or climate.

A2 Importance in maintaining existing processes or natural systems at the regional or national scale.

A3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.

A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

Criterion B: Its possession of uncommon, rare or endangered aspects of Australia's Natural or cultural history.

B1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.

B2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

Criterion C: Its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

C1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.

C2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

Criterion D: Its importance in demonstrating the principal characteristics of

(i) A class of Australia's natural or cultural places; or

(ii) A class of Australia's natural or cultural environments.

D1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristics of their class.

D2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

Criterion E: Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Criterion F: Its importance in demonstrating a high degree of creative or technical achievement at a particular period.

F1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

Criterion G: Its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.

G1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.

Criterion H: Its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

H1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Significance categories

The following significance categories were used:

National or State significance: those places that are considered to contribute to the heritage of Australia or Victoria.

Regional significance - based on thematic or geographic regions

High local significance - places that form an important part of the Shire's heritage (ie. are relevant to the history of more than one local area)

Local significance - places important within a locality within the Shire (eg. within Moriac). This category includes representative and generally externally intact examples of place types that contribute to the historic character of the Surf Coast Shire.

Local interest: (1) places that are of lesser importance but that have meaning for a local community (eg. as a landmark, because of community use, associated with local identity) but that retain little of their fabric or (2) places that retain their overall form and scale and are part of a precinct

Not significant.

Precincts may include places that have been individually assessed and ranked (as above). They may also include places considered to make:

a **significant** contribution to the significance of the precinct as a whole, or

a contribution to the significance of the precinct as a whole (referred to in the place citation as **contributory**), or

no contribution to the significance of the precinct (**non-contributory**).

Documentation

The work from Stages 1 and 2B on each place in the Lorne area is contained within a computer database. The database contains many fields which hold descriptive and historical information, as well as recommendations.

In addition to the database, other documentation is held in the form of field notes, photographs, maps and other research materials.

Lorne and District Heritage Assessments

TABLE: LIST OF PLACES

Benwerrin		Ranking
HO36	<i>Babington Sawmill Settlement, including sawmill complex and derelict cottage,</i> 215 Benwerrin-Mount Sabine Road, Benwerrin	Regional significance
HO37	<i>House</i> 630 Benwerrin-Mount Sabine Road, Benwerrin.	Local significance
HO38	<i>Wanliss Nut Farm</i> Crown land opposite 975 Erskine Falls Road, Lorne. The heritage place is the grove of nut trees and a 10 metre buffer on all sides.	Local significance
Big Hill		
HO39	<i>East Point (Edna Walling Property), including remnant fabric and archaeological evidence of the Walling cottage, the rock walls, steps, chimney stacks/fireplaces and garden remnants</i> 1060 Great Ocean Road, Big Hill.	Local significance
Deans Marsh		
HO40	<i>Bridge</i> Birregurra-Deans Marsh Road, (adjacent 1200) Deans Marsh. The heritage place is the bridge and all land within 20 metres of each side of the bridge.	Local significance
HO41	<i>Howard's Carrying Depot, including the brick building, nissen hut, petrol pump and gate</i> 1390 Birregurra-Deans Marsh Road, Deans Marsh	Local significance
HO42	<i>Lawrence Cottage</i> 1409 Birregurra Deans Marsh Road, Deans Marsh	Local significance
HO43	<i>Deans Marsh Uniting (formerly Methodist) Church and hall</i> 22 Deans Marsh-Lorne Road & Pennyroyal Valley Road (Cnr), Deans Marsh	Local significance
HO44	<i>Deans Marsh Primary School (State School No. 1642) and Marjorie Lawrence (eucalypt) plantation</i> 30 Deans Marsh – Lorne Road, Deans Marsh	Local significance
HO45	<i>St Pauls Anglican Church and hall</i> 40 Deans Marsh-Lorne Road, Deans Marsh	Local significance
HO46	<i>Deans Marsh Public Hall & Recreation Reserve, including the public hall, sports grounds, fibro pavillion, memorial gates and cypress boundary plantation</i> 6-20 Pennyroyal Valley Road, Deans Marsh	Local significance
HO47	<i>Presbyterian Church (former)</i> 11 Pennyroyal Valley Road, Deans Marsh	Local significance
HO48	<i>Yan Yan Gurt Woolshed,</i> 1910 Winchelsea-Deans Marsh Road, Deans Marsh	Regional significance
HO49	<i>Deans Marsh Hotel (former)</i> 2250 Winchelsea-Deans Marsh Road, Deans Marsh	Regional significance
HO50	<i>Mrs McInnes Milk Bar and Boarding House (former)</i> 2255 Winchelsea-Deans Marsh Road, Deans Marsh	Local significance

Lorne		
HO51	<i>Keverell</i> 16 Armytage Street, Lorne	Local significance
HO52	<i>Wareen</i> 15 Fern Avenue, Lorne	Local significance
HO53	<i>Queens Park Caravan Park and Air Spotters' Quarters</i> 20 Armytage Street, Lorne.	Local significance
HO54	<i>Log Cabin</i> 76 George Street, Lorne	Local significance
HO56 HO78 HO79	<i>Cumberland River camping ground (Reserve), ford and cypress trees</i> 2680 Great Ocean Road, Lorne The Heritage Place is the whole of the camping ground reserve, the ford and all land within 20 metres of each side of the ford and land beneath the canopy of the Cypress trees for a distance of 5 metres from the canopy edge on the picnic area at the front of the camping ground within the road reserve.	Local significance
HO57	<i>Toll Gate Cottage</i> 4 Minapre Street, Lorne	Local significance
HO58	<i>Cypress Avenue, along the foreshore from the Erskine River mouth to the swimming pool.</i> Lorne Foreshore, off Mountjoy Pde, Lorne The Heritage Place is the avenue of Cypress trees along the foreshore from the Erskine River mouth to the swimming pool and land beneath the canopy of the Cypresses for a distance of 5 metres from the canopy edge.	Local significance
HO59	<i>Lorne Swimming Pool & Kiosk</i> Lorne Foreshore, off Mountjoy Pde, Lorne The Heritage Place is the whole of the swimming pool and kiosk area and an area of 10 metres on all sides from the perimeter of the complex.	Local interest
HO60	<i>Erskine River Shops</i> 2-6 Mountjoy Parade, Lorne	Local significance
HO34	<i>Erskine House including specified outbuildings, trees and all the land.</i> 35 Mountjoy Parade, Lorne	State significance
HO61	<i>Lorne Cinema</i> 76-82 Mountjoy Parade, Lorne	Regional significance
HO28	<i>St Cuthbert's Uniting Church.</i> 92 Mountjoy Parade, Lorne	Local significance
HO62	<i>Butchers Shop (former).</i> 112-112a Mountjoy Parade, Lorne.	Local significance
HO63	<i>Ozone Milk Bar,</i> 116 Mountjoy Parade, Lorne	Local significance
HO64	<i>Lorne Hotel</i> 176-178 Mountjoy Parade, Lorne	Local significance
HO32	<i>All Saint Anglican Church</i> 190 Mountjoy Parade, Lorne	Local significance
HO29	<i>Leighwood</i> 222 Mountjoy Parade, Lorne	State significance Vic Heritage Register
HO30	<i>Jura</i> 242-244 Mountjoy Parade, Lorne	State significance Vic Heritage Register

HO66	<i>Pacific Hotel</i> 268-270 Mountjoy Parade, Lorne	Regional significance
HO67	<i>Swing Bridge (footbridge)</i> <i>Ocean Road at Erskine River mouth, Lorne</i>	Regional significance
HO68	<i>Graves of Lindsay Children (Splitters Graves)</i> Ocean Road, Lorne The Heritage Place is the graves and all land within 5 metres of all sides of the graves	Local significance
HO69	<i>House</i> 19 Ocean Road, Lorne.	Local significance
HO70	<i>House</i> 53 Ocean Road, Lorne.	Local significance
HO71	<i>House, including the Canary Island Palm tree</i> 69 Ocean Road, Lorne.	Local significance
HO72	<i>House</i> 79 Ocean Road, Lorne.	Local significance
HO26	<i>Primary School No 2162, School Room and Teacher's Residence.</i> 18 Smith Street & 15 Grove Road, Lorne	State significance Vic Heritage Register
HO74	<i>Ravenswood</i> 70 Smith Street & Bay Street, Lorne	Local significance
HO31	<i>Varna.</i> 101-103 Smith Street, Lorne	Local significance
HO75	<i>Waverley House</i> 3 Waverley Avenue, Lorne	Local significance
HO76	<i>Amberley House</i> 15-19 William Street, Lorne	Local significance
HO77	<i>Mount Joy Parade Heritage Area,</i> Area bounded by Smith Street, Bay Street, Mountjoy Parade and 250 Mountjoy Parade and 143 Smith Street, (inclusive of these properties), plus the area on the Foreshore adjacent the Surf Life Saving Club containing the Moreton Bay Fig tree, Lorne Individually significant places within the precinct:	
	<ul style="list-style-type: none"> ▪ <i>Moreton Bay Fig tree.</i> Site of the former Lorne Surf Life Saving Club, Lorne foreshore, Lorne ▪ <i>Lorne Community Hospital</i> 230-232 Mountjoy Parade, Lorne ▪ <i>House</i> 234 Mountjoy Parade, Lorne ▪ <i>Lower Kincaig</i> 236 Mountjoy Parade, Lorne ▪ <i>Upper Kincaig</i> 127 Smith Street, Lorne 	Local significance Local significance Local significance Local significance Local significance

HERITAGE ASSESSMENTS

Site Name: Babington Sawmill settlement (incl. sawmill complex & derelict cottage)

Site No: 263

Address: 215 Benwerrin - Mount Sabine Road , Benwerrin

Approx. Date: 1936

Integrity: Excellent

Significance Level: Regional

Survey Date:



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History

After the Birregurra-Forrest line was completed, resulting in the opening of Deans Marsh railway station in 1891, more than 60 sawmills began operating in the area served by the railway. The mills' output was delivered to the railway stations by animal-powered wagons and carts, timber tramways and motor trucks. The major loading points were Deans Marsh, Barwon Downs and Forrest.

Deans Marsh became the focal delivery and transfer point for the coal mining and sawmilling companies established in the ranges southwards to Benwerrin and eastwards to Boonah.

However, according to Houghton's study of sawmilling in the East Otways, 'The road network centred on Deans Marsh gave the area importance as a transport hub long before the railway was built'. Several sawmills began operations during the 1870s and 1880s and carted timber through Deans Marsh, Birregurra, Winchelsea and Moriac. Those early mills tended to be small owner-operated businesses cutting 'either for temporary market upswings in Geelong or for railway building contracts'. (Houghton 1997: 29)

As district roads improved during the 1920s and 1930s, previously inaccessible timber sites were opened up. Motor trucks could now traverse the ranges from Deans Marsh and return without getting bogged. One of the first sawmillers to take advantage of these improvements was Ted Babington. In 1936, Babington established a small mill at Benwerrin on the family property in partnership with Bill Maher. (Houghton 1997: 30)

Ted Babington was from a long-established district settler family and was a former manager of Royle's Mill, established in 1922 on Gosling Creek. This mill traded as Wymbooliel Sawmilling Company. The sawn timber was carted to the Muroon railway station in road vehicles over a rough track. The mill closed in 1928 but reopened again in 1933 and worked until the end of 1937, when the site was completely cut out. Operations finally ceased in January 1938. (Houghton 1997: 37-38) Royle's mill and its tramway track are shown on Norman Houghton's map, Benwerrin Area Sawmills and Timber Tramways, 1875-1997. (Houghton 1997)

HERITAGE ASSESSMENTS

Babington's mill at Benwerrin was a small one. Babington picked over the bush left by other millers to select logs suited to his operation - mainly messmate and grey gum for logs and piles. The mill was powered by a tractor, and logs were drawn by horse snig teams. The sawn timber was sent to Deans Marsh and elsewhere by motor truck.

In 1939, Maher left the partnership and Babington carried on alone. The mill was rebuilt. By the 1950s, Babington was on a state forest allocation of 1400 cubic metres per year and was securing logs from Wye River and the Cumberland Valley. In 1952 the mill was remodelled, and in 1954, the business became Babington Bros.

Unlike most of the Otway Mills, Babington's survived the industry shakeout of the 1960s and 1970s. The Babington Mill did not close until 1989, supplying firewood to Lorne township and sending waste offcuts to Melbourne for pulp from 1984 to 1989. (Babington Bros 1990 manuscript)

In December 1991, Erwin Babington and his wife Memie, and their sons, Erwin and Daryl, decided to reopen the old mill as a tourist museum. There are winches and logging equipment (mostly from the 1950s) to be seen and log-sawing demonstrations are given by Erwin Babington. (Geelong Advertiser 1993)

The location of the Babington Mill, with tracks linking it to Benwerrin, and roads and tracks to Deans Marsh and Lorne, are shown on Norman Houghton's 1997 map of Benwerrin Area Sawmills and Timber Tramways 1875-1997. (Houghton 1997)

Description

Babington's sawmill complex is set on a ridgeline and comprises a large cleared area within the forest. The complex includes the sawmill, with its winch and steam engine, a derelict timber cottage with corrugated iron roofing and a prefabricated concrete chimney (lived in by Erwin when first married), and the present timber house, associated outbuildings and plantings (including a row of cypress trees to the side and rear of the house). The mill includes a museum of winches and logging equipment (not currently open), and there are numerous items of machinery and other artefacts visible within the mill area. It is one of the few remaining mills in the Otways, and its remote location and substantial remains evoke a past era.

Statement of Cultural Significance

Babington's sawmill settlement is of regional significance because of its historical and scientific values. It is of regional historical significance to the Otways Region as one its few remaining intact timber mills (criterion B2), and its associations with the significant timber industry history of the Otways (criterion A4). Its long association with the Babington family is also of historical significance (criterion H1). The site is also of local scientific significance because of its relatively intact assemblage of residential and industrial buildings, together with logging and milling machinery. Together these elements enable the technological aspects of the timber history of the region to be illustrated and understood (criterion C2). The elements recorded at the site derive much of their significance from their ability to contribute to a relatively intact and identifiable assemblage, potentially showing the changes of use and residence throughout its use for sawmilling. Significant elements include: the sawmill complex, derelict cottage, house, artefacts and logging and milling equipment associated with the operation of the sawmill.

References

- Houghton, N., Sawdust and Steam: a Sawmilling History of the East Otway Ranges (draft), 1997
Geelong Advertiser, 15 November 1879
Babington Bros, Ted and Erwin, Lorne Historical Society (unpub manuscript), 21 June 1990

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Recommendations

Planning Scheme; Victorian Heritage Inventory.

Note: Listing on the Victorian Heritage Inventory means a permit is required from Heritage Victoria for any disturbance to place (including conservation works).



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HERITAGE ASSESSMENTS

Site Name: House

Site No: 906

Address: 630 Benwerrin-Mount Sabine Road , Benwerrin

Approx. Date: c1977

Integrity: Excellent

Significance Level: Local

Survey Date:

History

This splendid c1977 timber residence with its large fishbowl windows overlooking Louttit Bay, was constructed for Victor Darrell Wardell of Richmond. (Shire of Winchelsea RB 1974-76, Nos. 1541, 1620; 1979-80, No. 1666)

The designer of the cedar residence with its driveway winding through tall timber and tree ferns was the architect, Edgard Pirrotta of Melbourne. The builder was Warwick Yates of Lorne. (W. Yates, pers. comm.)

Pirrotta, who often works with Yates, has designed thirty or forty houses in the Lorne and Torquay areas. After the Ash Wednesday fires, he designed a number of new homes for district owners. One of his best-known local designs is that of the popular Lorne Leisure Centre. (Marc Pirrotta, pers. comm.)

Born in Egypt in 1944, Edgard Pirrotta is the son of an Italian father and a Greek-Italian mother. His father's side of the family had been supporters of Garibaldi and had to flee to Egypt where the family remained for a century. In 1957, the Pirrottas left Egypt for Italy and then Lebanon, where Edgard's father established businesses to design and manufacture furniture. In 1959, they returned to Milan.

In 1960, Edgard began his architectural training at a private academy, where he also studied mosaic, fresco painting and stained glass murals. In 1962, the family left for Australia to join some relatives. They lived in the Italian community at Coburg.

Edgard worked as an artist doing mosaic work for the well-known artist, Anne Graham. He later worked as a draughtsman for an engineering plant for a year. He was introduced to the architect, G. Stuart Warmington, and began working in his firm. Their works included the Sunshine Municipal Offices, and libraries, infant welfare centres, houses, motels and restoration work.

By 1965, Pirrotta had started his own design consultancy and then entered university. Pirrotta graduated at Melbourne University Architecture School with first class honours in design and

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won several awards, scholarships, and the Tasmanian Timber Association House Competition in 1967. After the completion of his course, he joined the architectural firm, Meldrum and Partners, while retaining the right of private practice. He helped design such works as a proposed megacentre for Essendon Airport, high-rise buildings and multi-unit developments.

In 1972, Edgard Pirrotta won the R.A.I.A. Bronze Medal for his design of Fletcher House in Roslyn Street, Middle Brighton. This house is regarded as an early example of 'Brutalist' design, and provided a breakthrough solution to the design of a family residence on a typical suburban block. The house was a linear concrete block construction.

In 1973, Edgard joined the firm, Morris Pirrotta and Associates. The firm's designs include the Broadmeadow Leisure Centre, large and small houses, low income housing for the Ministry of Housing, lodges at Falls Creek, office buildings and industrial projects.

Pirrotta has been active in the R.A.I.A. and was chairman or member of the juries that judged awards for his peers on several occasions in the 1970s and 1980s. (Sagazio 1990: 16-17)

Description

This timber house is an interesting and unusual example of contemporary design. The house and garage are designed as a unified whole, combining simple geometric shapes into a dramatic, bold design. The use of unpainted, vertical timber boarding enables the house to blend into its forest setting. By contrast, the bold forms and large fishbowl windows are futuristic.

Statement of Cultural Significance

The house at 630 Mount Sabine Road is of local significance because of its architectural values. It is of high local significance for its contemporary Brutalist design (unusual within Lorne township) by the well-known Melbourne architect, Edgard Pirrotta. It is a fine example of the domestic work of Pirrotta who, from the early 1970s designed a number of houses in the Lorne and Torquay areas. It is characterised by Brutalist design qualities which were highly contemporary during the 1970s, including vertical timber boarding and geometric forms. (criterion F1) Significant elements include: the timber house and garage (including fabric associated with its original construction and design).

References

Marc Pirrotta, personal communication, 1999

Sagazio, E., Italian Craftsmanship and Building in Victoria, National Trust of Australia (Vic.), 1990

Shire of Winchelsea, Rate Books, Lorne Township

Yates, W., personal communication, 1999

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Wanliss Nut Farm

Site No: 272

Address: (opp) 915 Erskine Falls Road , Benwerrin

Approx. Date: 1910s?

Integrity: Fair

Significance Level: Local

Survey Date:



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History

This nut farm was planted on the property by the father of Captain Harold B. Wanliss, who was killed in action during the First World War. Captain Wanliss' father planted the nut trees as an orcharding business for his son after the war. When Captain Wanliss did not return, the nut farm was carried on by his sister, Dr Marion Wanliss, M.D. As well as having a successful medical career, Dr Wanliss ran the Lorne nut farm from the 1920s to the 1950s. (Graham, M., pers. comm.)

There is a reference to Captain Wanliss of the 14th Battalion in Vol. 4 of the Official History of Australia in the War 1914-18. The writer tells how Wanliss was killed by a machine gun, which he was trying to locate, on 26 September 1917. A footnote goes on to say:-

“This was a grievous loss. By his friends, including General Monash, Colonels Peck and Durrant, Chaplain Rolland, and men of all ranks, Harold Wanliss had been recognized as a young man possibly destined, if he lived, to lead Australia. Peck, formerly his battalion commander, wrote, “Many brave men, many good men I have met... but he was the King of them all.” He added that he “cursed the day” that had deprived him of the chance of preserving Wanliss’s life. Chaplain Rolland said; “unless I was blind, he would have been Australia’s leader in days when she will sorely need one”. Dux of Ballarat College, he had studied agriculture at Hawkesbury College, and had taken up land just before the War. His periods of furlough he had devoted to study of industries new to Australia, which he would endeavour to introduce there after the War. He was killed in the Polygon Wood area during the Third Battle of Ypres. (Bean)

The waterfalls on the upper reaches of the Erskine River were named after Captain Wanliss due to the close proximity of his property to the falls. (Graham, M., pers. comm.) A variety of hazelnut - Wanliss Pride - described as "high yielding" is assumed to have been developed by or named after this family. (Baxter, 1981: 118)

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Description

This farm is located near Erskine Falls, above the Lorne township. Hazel nuts are grown on this early farming property (c. 1900?). One hundred nut trees were imported in the early 20th century. The farm has been owned by Hanchet (?) and Wanliss. The farm buildings were destroyed by fire. (Lorne Workshop)

Today, a grove of hazel nut trees survives on the north side of the Erskine Falls Road, extending about 40 metres along the road. Each tree has formed a small thicket and there may be up to 50-60 trees altogether, ranging in height to about 7 metres. The trees appear to be in good condition. The road, realigned in recent years separates the trees from the site of the farmhouse. The trees are within the road reserve on government (DSE) land.

Statement of Cultural Significance

Wanliss Nut Farm is of local significance because of its historical and social values. As a surviving nut farm remaining from the early twentieth century, it is an example of a rare and unusual regional site type (criterion B2). It is of local historical interest because of its associations with the memory of Captain Harold B. Wanliss, a much respected person who was killed during the First World War (criterion H1). It is a local landmark of some interest because of its unusual history and character, and may be of wider social significance because of its associations with the naming of a variety of hazel nut (criterion G1). Significant elements include the grove of hazel nut trees.

References

Bean, C., The Official History of Australia in the War: 1914-18, Vol 4 The AIF in France, Angus & Robertson

Graham, M., personal communication, 1999

Baxter, P., Growing Fruit in Australia, Nelson, 1981, p. 118

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: East Point (Edna Walling Property)

Site No: 257

Address: 1060 Great Ocean Road , Big Hill

Approx. Date: 1940s-60s

Integrity: Unable to estimate

Significance Level: Local

Survey Date:

History

The site of this property, part of the Big Hill Estate on the Great Ocean Road, four or five miles east of Lorne, was purchased in the late 1940s by Edna Walling, the great garden designer. She originally bought the 16 acres with a view to creating a village by the sea, but could not bring herself to develop the idea and spoil the peace and seclusion of the place. (Watts 1991: Appendix 1)

East Point once contained a simple, two-storeyed stone and timber holiday cottage, a stone staircase with a room underneath, a stone terrace, rock seats and shelves, and a drive from the Great Ocean Road, all built by Walling and a few friends. Today, only ruins remain.

The story of this much-loved property on the eastern extremity of the Big Hill (hence its name), is told in official documents; publications by Peter Watts; an unpublished Walling manuscript titled "The Happiest Days of My Life"; and a series of 1950s photographs, now held in the State Library's Walling collection.

The Big Hill Estate, a subdivision into 140 allotments on the Great Ocean Road, was first offered for sale by the Great Ocean Road Trust in July 1920. (Lodged Plan 10103) Edna Walling purchased her allotments in the late 1940s and early 1950s, some fronting the road and with spectacular views along the coast to Lorne and Aireys Inlet. (Shire of Winchelsea Rate Books 1949-50, Big Hill Estate, Nos. 2349, 2400) By the mid-1950s, she was rated for a house on Allotments 45-47, the site of East Point. (Shire of Winchelsea Rate Books 1954-55, No. 3052) Walling's house was located opposite Iluka at 1075 Great Ocean Road, the holiday house built in the 1920s by Captain Morley, secretary of the Great Ocean Road Trust. (Shire of Winchelsea Rate Books 1924-25, No. 884)

Walling thought the Great Ocean Road "one of the loveliest highways in Australia" and her site, overlooking the sea, "far lovelier than anything I dreamed of". The steep block presented problems, and she couldn't persuade a builder to work there, but she felt "fortunate that there was stone - good pink sandstone". (Walling 1972: 1-2) She had always enjoyed working with rock and stone, and decided to build the house herself.

HERITAGE ASSESSMENTS

She tells how she used square-faced pieces of stone for the walls, flat ones for paving, and "large ones that made good solid steps". One big stone became an armchair (later, with cushions piled on it). Some of the furniture was acquired by beach-combing. East Point's first dining table was a disused fish crate of heavy wood. Because it didn't have legs, Edna and her friends sat on rolled up sacks. (Walling 1972: 9-10, 22)

When she needed a plumber, Walling went to the Arab Cafe in Lorne, a popular meeting-place in the 1950s and 1960s (and still there today), "and asked the one who brought over the coffee, did he know of an obliging plumber". (Walling 1972: 16) One was found.

Some people asked Edna if she would have a garden at East Point but, she admits, "Apart from needing a respite from gardening, I felt we already had all the garden we wanted... In spring, rock ferns were lovely and the out-cropping boulders, patterned with lichen, (were) a perennial delight". (Walling 1972: 19)

Walling also tells how "a good deal of thought went into the protection of the landscape from the defiling influence of any form of building... we were bent on enhancing not defiling, this particular bit of landscape at all costs". (Walling 1972: 21)

She tells how: "All forms of construction had to give way, not only to large boulders but to a mere drift of Rock Fern, a clump of Cranberry, a young sapling of Iron Bark or Blue Gum. A path will be relocated to avoid some Astrolomas." It was her ideal "to build a house and at the same time fit it into the landscape..." (Walling 1972: 10-11)

This was a view, which became increasingly popular during the 1950s and 1960s. Photographs taken by Walling at East Point during the 1950s, show how successful she was in achieving her goal. (Walling Collection: Negatives, Parts 1-2)

Edna Walling (1896-1973) moved to Melbourne with her parents in 1914. She attended Burnley Horticultural College in 1916-17 and between 1918-19, worked as a jobbing carpenter. From the 1920s, Walling designed hundreds of gardens throughout Victoria, some formal gardens and other more natural cottage gardens. Unfortunately, few survive as witness to the talents of this great garden designer. One of her greatest achievements was the Bickleigh Vale Village in Mooroolbark where, between 1920 and 1950, she designed both houses and cottage gardens. Her own house, Sonning, was built at Bickleigh Vale in 1921. After it was destroyed by fire in 1936, she built Sonning II. (Watts 1991: App 1) Edna Walling was living at Sonning II when she planned and built East Point.

Walling loved to build in stone and, as at East Point, many of her gardens contain interesting stone features. She also enjoyed writing and contributed to the Australian Home Beautiful from 1926, and published a number of gardening books. In the late 1940s, she designed villages at Pt. Kembla and Port Pirie.

Six years after moving to Buderim in Queensland in 1967, Edna Walling died on 8 August 1973. (Watts 1991: App 1)

The history of East Point after Walling left for Queensland is a sad one. She had decided to leave the property to the Bird Observers' Club but, soon after her last weekend in the cottage, collecting her belongings, "within a week, a bush fire swept up the hill and burnt up the little place leaving only the stone walls, stairways and paving built with so much joy". (Walling 1972: 28)

Legal arguments about the ownership of the allotments between the Bird Observers' Club and Walling family members have resulted in the house allotment going into private ownership, while the Club is considering selling its land, no longer used for bird-watching activities.

An inspection is needed to determine how much remains of the Walling stone walls, staircases,

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paving and anything else relating to the 1950s property. The outdoor kitchen and stone steps were there still in 1991. (Watts 1991: 106)

Description

This property is located above the Great Ocean Road at Cinema Point. Inspection of the property by local historical society members has revealed that evidence remains of a number of features associated with Edna Walling's development of the property. These include a fireplace and chimney base, stone walling, stone paving and the access track, all still set amongst the black ironbarks that Walling is said to have loved. The holiday cottage was destroyed by bushfire in 1965.

Recent inspection by Surf Coast Shire's Heritage Advisor David Rowe reveals that rock walls, steps, chimney stacks/fireplaces and garden remnants of the Walling landscape survive. (Rowe, 2002)

Statement of Cultural Significance

The East Point property is of local significance because of its historical, social and scientific values. The remains of Walling's East Point cottage - the site, archaeological materials, stonework, access track and the bush setting - have high local significance for their associations with Edna Walling, the great Victorian garden designer (criterion H1). East Point illustrated Walling's views about building simple holiday cottages using local stone and rocks, and protecting the native vegetation, so that the buildings would fit into the bush environment, a popular concept during the 1950s and 1960s (criterion A4).

References

Research Notes: Edna Walling's 'East Point'
Watts, P., Edna Walling and her Gardens, Florilegium, Balmain, 1991
Lodged Plan 10103, Titles Office Plan
Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1924-55
Walling, E., The Happiest Days of My Life, State Library of Victoria (unpub manuscript) SLV, 1972
Walling Photographic Collection, State Library of Victoria
Rowe, David, Report on East Point, 10 October 2002
East Point Cottage and Garden Ruins, An Archaeological Survey, Terra Culture, 2005.

Recommendations

Planning Scheme; Victorian Heritage Inventory.

Note: Listing on the Victorian Heritage Inventory means a permit is required from Heritage Victoria for any disturbance to place (including conservation works).

HERITAGE ASSESSMENTS

Site Name: Bridge

Site No: 450

Address: 1200 Birregurra - Deans Marsh Road (adjacent) , Deans Marsh

Approx. Date: c1936

Integrity: Good

Significance Level: Local

Survey Date:



05/29

History

This disused timber road bridge over the Pennyroyal Creek is located on the edge of the boundary between Surf Coast Shire and Colac-Otway Shire. It dates from 1936 and is a three-span all-timber bridge with a 26-metre deck and a width of 5.4 metres. This bridge was identified in a recent study of timber bridges. It is a surviving example of such bridges, once common throughout the state, but now becoming increasingly rare, often being replaced by concrete structures. (Maloney, D., Heritage Survey: No. 113)

Description

Small disused timber bridge over the Pennyroyal Creek, probably associated with a previous alignment of the Birregurra-Deans Marsh Road. Located on edge of boundary between Surf Coast Shire and Colac Otway Shire.

Statement of Cultural Significance

The timber bridge is of local significance because of its historical and scientific values. It is a surviving example of the many timber bridges constructed over creeks and rivers in the region from an early date, enabling local produce to reach regional markets. (criteria A4, C2, B2)

References

Maloney, D., Victorian Timber Bridges: Heritage Survey, National Trust (unpub)

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Howard's Carrying Depot

Site No: 455

Address: 1390 Deans Marsh - Birregurra Road , Deans Marsh

Approx. Date: 1940s

Integrity: Good

Significance Level: Local

Survey Date:



06/03

History

This brick building is said to have been used as a carrying depot for Howard's petrol distribution business. (Millard 2000, pers. comm.) Two small timber buildings at the side were used as a storage shed and a State Savings Bank branch run by Mrs Edith Howard. Lester and Edith Howard's carrying business in the former service station in a Nissen hut transported peas to market. This was an important local industry and much wool was also carted. Lester Howard collected the wool bales locally in a small truck and then stockpiled them on the loading docks inside and outside the building. On market day, Howard would take them to Geelong as one load on a larger truck. On the return trip he brought back drums of petrol and bags of fertilizer, and car accessories including batteries, oil, and Shell oil additives.

The Nissen hut and small buildings appear to have been purchased at disposal, possibly Army Disposal or at least of Commonwealth Government origin. The small buildings were demountable Country Roads Board camp huts of State Government origin. They are held together by two bolts at each corner. One of the buildings has been re-stumped and a small symmetrical entrance porch has been added.

In 1977, the property was acquired by John G. Featherstone. He acquired neighbouring land that enabled the Cobb and Co. Watering Hole (rumoured to be spring fed) to be incorporated into the precinct. The consolidation of the land allowed the water level to be lifted, the street yard to be enlarged and the truck loading-terrace on the east to be increased in size. Solid loading docks made from many fence posts were demolished.

Mr Featherstone landscaped the site (which previously consisted of only four plants - wild apple, gold privet, 'Williams' pear and boysenberry), introducing cover to block the wind, a stand of Chausan palms, cedars and oaks, together with a spruce from Katoomba in the Blue Mountains. The palms had been previously germinated from seed collected in the Royal Botanical Gardens, South Yarra. An ornamental drive was introduced around the paddock in a curving design.

Today, the property acts as a sanctuary to various forms of bird life.

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A plaque on the gate post dedicates the gateway to 'Captain John Frederick Featherstone. He was born on 17 October 1836 in Hobart Town. As Master of the S.S. 'Edina', familiar to the Geelong trade and 'old lady' of Port Phillip, on her weekly run around Cape Otway, he died on board in Lady Bay, Portland, on 9 December 1873, aged 37 years. Gregory Dickson in *The Romance of the "Edina"* (1935) provides the following on Featherstone:

"Passengers traveling by the 'Edina' always found Captain Featherstone most attentive, and he understood his ship under all conditions, and it was owing to his geniality that many travelled in her in preference to the other traders."

Description

Small brick building with wide roller-shutter doorway at the front with symmetrical stepped parapet and urn at top (this urn was added by J.G. Featherstone). Nissen hut incorporated at the rear. H.V. McKay farm gate at the side (added by J.G. Featherstone), with two small moveable timber buildings in the adjacent yard. Early petrol pump at the front. A plaque on the gate post (added by J.G. Featherstone) refers to 'Captain Featherstone who died on the S.S. 'Edina'. Two signs are reflective of the changes made in 1977. One sign is on the fence and reads "Bird Sanctuary. No entry, any reason" (referring to the water birds on the property) and the other sign reads "Villa Tranquillita". This sign is routed into timber and the work was carried out by the late Mr Stevenson of Modewarre. Concealed under paint on a lintel over the main roller-shutter doorway is an early sign that reads: "L. and E.L. Howard, General Carrier."

Statement of Cultural Significance

Howard's Carrying Depot site is of local significance because of its historical values. It is a locally rare and representative example of a 1940s petrol depot, reflecting a stage in the transportation history of the Deans Marsh township. The nissen hut structure is significant as a surviving example of a once-common building type throughout rural Victoria. (criteria A4, B2) The building is contributory to the character of the Deans Marsh township precinct. The significant elements include: the brick building (exterior), nissen hut, petrol pump and gate.

References

Shire of Winchelsea Rate Books 1945-55, Geelong Historical Records Centre
Dempsey, Sandra, Pers. comm., 1999
Millard, R., *The Deans Marsh Story*, 1985
Information kindly provided by John Giles Featherstone, 27 March 2003.
Millard, R., pers. comm., 2000

Recommendations

Planning Scheme



HERITAGE ASSESSMENTS

Site Name: Lawrence Cottage

Site No: 164

Address: 1409 Birregurra - Deans Marsh Road , Deans Marsh

Approx. Date: 1890s-1920s

Integrity: Good

Significance Level: Local

Survey Date:



06/04

History

Lawrence Cottage in the Deans Marsh township has special importance in the district's history. From the early 1890s until the end of the First World War, the large timber cottage was the home of William Lawrence, butcher, father of the world-famous soprano, Marjorie Lawrence. It was in this house that, on 17 February 1907, the famous singer was born. (Millard 1988: 10)

Before the Lawrences came to Deans Marsh, the family lived on a farming property on the Pennyroyal Creek. This land was originally owned by Henry Lawrence but by the late 1880s was owned by L.A. Nolan. (Parish of Bambra Parish Plan; Shire of Winchelsea Rate Books 1888-89: Bambra Riding, No. 340) In those years, William Lawrence was listed as a farmer with a dwelling valued at £20. The Lawrence family retained an interest in this property (Allotments 45A, 46A) in a district noted for farming and berry-growing. (Schram, pers. comm.)

The Lawrences were first recorded at Deans Marsh in the 1891-92 Bambra Riding rate records, when William Lawrence, butcher, was listed as owner of a "butcher's shop etc." valued at £10, standing on 2 roods of land on part of Allotment 25A (the site of Lawrence Cottage). (Shire of Winchelsea Rate Books 1891-92: Bambra Riding, No. 1151) The previous occupier of this site, Thomas Mills, butcher, owned a shop and dwelling valued at £7. (Shire of Winchelsea Rate Books 1887-88: Bambra Riding, No. 304)

An earlier Mills' butcher's shop was located on Allotment 24 on the Winchelsea-Deans Marsh Road. (Shire of Winchelsea Rate Books 1885-86, No. 268)

Details of the construction of the Lawrence Cottage remains something of a mystery. It is not known if the butcher's shop and residence contained any fabric from the earlier Mills Shop and dwelling; or of the Mills buildings on the Winchelsea-Deans Marsh Road; or even of the former Lawrence dwelling at Pennyroyal. It is said to contain material moved from another site. Ian Schram, the present owner and a grandson of the cottage's owner in 1921, claims that the protruding wings at each end were most probably moved from a property on the Winchelsea-Deans Marsh Road, owned by Mills and then Lawrence. (Schram, pers. comm.)

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An undated early photograph in Millard's history of Deans Marsh shows the residence and butcher's shop, a large weatherboard house with wings at each end, with a sign "W. Lawrence Butcher" on one wing. Bill and Elizabeth Lawrence stand outside with three small children, Lindsay, Lena and Teddy, and Robert Smith (Marjorie's grandfather, an early district settler) and an unknown man and his horse. There is a neat picket fence in front of the house. (Millard 1985: 80) It is said that, in later years, a separate building was used as a butcher's shop. (Millard 1985)

During the 1890s, the Lawrence shop and dwelling continued to be rated at £10 increasing to £12 at the turn of the century and £14 during the First World War years. (Shire of Winchelsea Rate Books 1898-99, No. 1169; 1900-1901, No. 1190; 1915-16, No. 1321) This suggests that the house remained much the same during the Lawrence ownership.

William Lawrence established various other businesses in the Deans Marsh township. They included a slaughter yard, a blacksmith's shop and a bakery. (Millard 1985: 22) From 1904, Bambra Riding records confirm Lawrence was rated for a baker's shop and, in 1906, for the butcher's shop and dwelling, slaughter yards, bakery, and a second dwelling. (Shire of Winchelsea Rate Books 1904-5 Bambra Riding, No. 1264; 1906-7, Nos. 1219, 1220, 1221, 1222) Two years later, he was the owner of the butcher's shop and dwelling, slaughter yards, bakery, a second dwelling, and 70 acres of land. The total valuation for the Lawrence property was £70, a substantial valuation in those days. (Shire of Winchelsea Rate Books 1908-9 Bambra Riding, Nos. 1233, 1234, 1235, 1236, 1237) By the First World War years, Lawrence owned three dwellings within the township. He was rated also for the Pennyroyal land (Allotments 45A, 45C). (Shire of Winchelsea Rate Books 1915-16 Bambra Riding, Nos. 1321-1326)

Millard includes a number of sketches in his history, which show the Lawrence buildings on the Deans Marsh-Birregurra Road in the late 1890s, and between 1910-1930. In the 1890s, Lawrence's residence and butcher's shop are shown beside his bakery (also used as a saddlery), with a smithy at the rear. In the latter sketch, the Lawrence residence is shown as separate from the butcher's shop, with the smithy still at the rear. (Millard 1985: 23-24)

According to Millard, Lawrence was one of the early residents with the greatest influence on the development of the Deans Marsh township. Other influential people were John Bell, who opened the Deans Marsh Hotel in 1878; Thomas Hunt, the original community leader and carpenter; W.A. Mountjoy, coach service promoter; Harry Dentry, who established the Deans Marsh-Geelong bus service; and George Millard, who in 1925 opened the town's first motor garage. (Millard 1985: 26) There is a good photograph of the garage in Koenro's History of the Winchelsea Shire.

The Lawrences were also "staunch members of the congregation of St. Paul's Anglican Church". Between 1910 and 1920, the Lawrence children, including Marjorie, sang in the church choir. Marjorie attended the Deans Marsh State School from 1912 to 1919. (Millard 1985: 38 & 44)

In 1921, the Lawrence family left Deans Marsh, going to Winchelsea, where William returned to farming. (Millard 1988: 10)

Marjorie Lawrence was born in 1907 and died in 1979. Marjorie's mother, Elizabeth, was the daughter of Robert Smith, a district farmer. She died when Marjorie was only two. Marjorie's talent as a singer was first encouraged by the Rev. Alex Pearce of St. Paul's, who was a fine musician and became her tutor. Marjorie's grandfather, Robert Smith, was one of the first settlers in Deans Marsh in 1862.

After the family moved to Winchelsea, Marjorie spent her teenage years on the family farm. However, in 1927, she went to Melbourne so she could have singing lessons. The following year, she won the prestigious Sun Aria Contest. Her successful singing career included singing

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at the Paris Opera House and the New York Metropolitan Opera Theatre. After she contracted polio myelitis, soon after her marriage to Dr. Thomas King in 1941, Marjorie made concert tours for the troops during the Second World War. This was despite the fact that she was confined to a wheelchair. She became a Professor of Voice at Southern Illinois University in 1960 and in 1974 at Arkansas University. Honours awarded to Marjorie Lawrence included the CBE and Legion d'Honneur.

Marjorie Lawrence returned to her birthplace on a number of occasions. In 1939, during a concert tour of Australia, she sang in her old Church, St. Paul's at Deans Marsh. She returned again, and was given an official welcome on 21 May 1949 in the Deans Marsh Public Hall. In 1939, Marjorie was met by 50 odd local people mounted on horses. She jumped on a horse and rode for a distance. In 1949, she was met by a "posse" of horsemen and girls. (Stewart 2000, pers.comm.) Her last visit was on 21 June 1976. She died at her American home in Hot Springs, Arkansas on 13 January 1979. On 21 September of that year, a plaque was placed on Lawrence Cottage, as her birthplace and childhood home. The plaque was unveiled by Lindsay Thompson, Deputy Premier of Victoria. He later planted the first tree in the Marjorie Lawrence Plantation on the Deans Marsh State School playground. Other district memorials include a plaque in the Public Hall, a photo in the school, and the re-naming of Deans Marsh-Winchelsea Road as Marjorie Lawrence Drive. (Millard 1988: 10-13)

After the Lawrences left the Deans Marsh district William Schram, butcher, took over the butcher's shop and residence, the slaughter yards and land on the Winchelsea-Deans Marsh Road. Sidney Wilcott took over the bakery. (Shire of Winchelsea Rate Books 1920-21 Bambra Riding, Nos. 959, 960, 961, 963, 964)

Ian Schram, William's grandson, who lives in Lawrence Cottage today, remembers moving into the former Lawrence house when he was nine years old. He remembers that it was a rather derelict building by then. For some years, the Schrams retained the slaughter yards but eventually decided to get rid of them (Schram, pers. comm.). William Howard used the slaughter yards and sold meat from a building just yards west of the Lawrence home. He also delivered meat in the district by horse and cart. (Stewart 2000, pers. comm.)

When the Schrams first owned the shop and house in 1921, its valuation had increased to £27. (Shire of Winchelsea Rate Books 1921-22 Bambra Riding, No. 1559) It was slightly higher in the late 1920s. (Shire of Winchelsea Rate Books 1928-29 Bambra Riding, No. 1850) By the late 1930s, when the cottage was owned by Betsy Schram of Rickett's Marsh (Ian Schram's grandmother). (Shire of Winchelsea Rate Books 1938-39 Bambra Riding, No. 1637) William Howard, the Deans Marsh butcher, operated his business from the butcher's shop beside the Lawrence cottage. Ian Schram has spent the last 15 years renovating the historic old cottage, which is so full of memories of early Deans Marsh.

Description

Large weatherboard house with iron roof and protruding wings at each end set within a cottage garden. The external form of the building suggests that the gabled sections on each side may be a later modification to an earlier cottage. Only the front elevation of the building was viewed. Although some modifications to the building are likely to have occurred at various stages of its history, the cottage presents as a late-19th to early-20th century residence, which is consistent with its associations with the Lawrence and Schram families, and their numerous small business activities during this period of the history of the Deans Marsh township.

A commemorative plaque has been placed in the garden which reads, 'World famous soprano Marjorie Lawrence CBE Legion d'Honneur, the Sun Aria winner 1928, was born in this house 17th February 1907. Died 13 January 1979 at Hot Springs Arkansas, USA. Plaque unveiled by Lindsay Thompson, Deputy Premier of Victoria, 21 September 1979.'

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Statement of Cultural Significance

Lawrence Cottage is of local significance because of its historical, social and architectural values. It is of historical importance as the birthplace and childhood home of Marjorie Lawrence, world-famous soprano, between 1907 and 1920. It has historical significance, too, as the butcher's shop and residence from 1891 of her father, William Lawrence, who played an important role in the development of the Deans Marsh township, establishing a number of businesses including the butcher's shop, slaughter yards, a bakery and a blacksmith's shop (criteria H1, A4). Although altered over time, the cottage is a one of a few remaining residences dating to the early history of the Deans Marsh township precinct and is of some local significance as a local landmark within the Deans Marsh Township (criteria B2, G1).

References

Millard, R., Deans Marsh: More About the Past, 1988
Shire of Winchelsea Rate Books 1888-1939, Geelong Historical Records Centre
Schram, I., June 1999 pers. comm.
Millard, R., The Deans Marsh Story, R. Millard, Geelong, 1985
Parish of Bambra Parish Plan
Millard, R., pers. comm., 2000
Stewart, L., pers. comm., 2000

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Deans Marsh Uniting (formerly Methodist)
Church & Hall

Site No: 453

Address: 22 Deans Marsh - Lorne Road (cnr) Pennyroyal Valley Road, Deans
Marsh

Approx. Date: 1933

Integrity: Good

Significance Level: Local

Survey Date:



History

Churches fulfil an important social role as popular community meeting places in small farming districts like Deans Marsh. The Deans Marsh Uniting (formerly Methodist) Church was opened in 1933 in memory of Mrs C.E. Hicks (nee Maria Bush) by surviving members of her family. Mrs Hicks was a missionary in the Yunan district of China for 27 years until she died in 1924. The church contains a memorial to Mrs Hicks. (Millard 1985: 46)

The 1930s church, a small single-room timber church with an iron roof, was built by Charlie Trigg, a carpenter who constructed several other district buildings.

The official opening was in May 1933, an event reported in the Colac Reformer. The story of the church and of Deans Marsh's Methodists is told in this article, in Ron Millard's 1985 history of Deans Marsh, and in writings of Lester Bush. As early as 1864, Methodist services were held in a small split-paling building belonging to the Bible Christian Church in Bambra. A more permanent building was erected in 1868, which also served as a school until it was demolished in 1953.

The Deans Marsh district was served first by a minister stationed at Moriac. Methodist services were held in the local Common School and then in the State School until the Deans Marsh Presbyterian Church was opened in 1890. Methodist Church services were held in this building on alternate Sundays.

A Sunday School Hall, a small single-room timber and fibro building, was constructed next to the 1933 church in 1934 to cater for the growing number of children attending Sunday School. A kitchen and Kindergarten were added to the church in 1953 and, in 1958, there was an extension added to the west end of the 1933 building. A stone fence was built in memory of the original trustees in the same year.

There were changes during the 1970s. In 1971, a joint parish was formed between the

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Presbyterian and Methodist churches, known as the Birregurra Deans Marsh Joint Parish. About this time a new manse was built at Birregurra.

Later, in July 1976, union between the Methodist, Presbyterian and Congregational Churches resulted in the formation of The Uniting Church of Australia. From that time, the 1933 church was known as the Deans Marsh Uniting Church. In May 1983, it celebrated its fiftieth anniversary. (Millard 1985: 46-47)

Today, only two of Deans Marsh's churches still operate as churches. The 1890 Presbyterian Church closed in 1971 and is now a private home. However, St. Paul's Anglican Church (1884) and the Deans Marsh Uniting Church (1933) are used still for church purposes.

Description

Small single room timber church with iron roof. The church is typical of the simple timber churches built throughout Victoria. It has an entry porch, entered from the side and simple Gothic windows. A Sunday School building at the rear is similar in form, but combines weatherboards and fibro. A plaque in the gateway says that this church was opened in 1933.

Statement of Cultural Significance

The Deans Marsh Uniting Church is of local significance because of its historical, social and architectural values. The 1930s timber church and its timber and fibro Sunday School Hall is one of three churches opened in the small Deans Marsh township, and continues to be used for church purposes today. It has been a community meeting place within the Deans Marsh community for many decades. (criteria A4, G1) Significant elements include the timber church and the timber and fibro hall.

References

Millard, R., The Deans Marsh Story, 1985
Stewart, L., pers. comm., 2000

Recommendations

Planning Scheme



HERITAGE ASSESSMENTS

Site Name: Deans Marsh Primary School (State School No. 1642) & Marjorie Lawrence plantation **Site No:** 452

Address: 30 Deans Marsh - Lorne Road (cnr) Pennyroyal Valley Road, Deans Marsh

Approx. Date: 1924

Integrity: Fair **Significance Level:** Local

Survey Date:



05/36

History

The timber one-room Deans Marsh Primary School (State School No. 1642) was opened on 17 October 1924 to replace an earlier 1875 school on the site. The earlier building, which had drainage problems, was on the northern corner of the school ground on land provided by Robert Bell. The new building was constructed on higher ground about 80 yards to the south. The old building was sold for £50 to St. Paul's Church nearby and became the Anglican Church Hall. This former school is there still. (Millard 1985: 36-44)

The new school was identified in a recent Burchill survey of one-room schools in Victoria as typical of a number of such schools built by the Education Department between 1922 and 1935. Nearly all these 300 schools, mostly in rural areas but some in Melbourne's outer suburbs, were of timber, although concrete and brick were also used. The Deans Marsh School is of the Melton South type. Other schools using the same design were at Larpent near Colac, Anakie near Geelong, Beverford near Swan Hill and Woodleigh near Korumburra. These schools, with the exception of Anakie (1925), were built in 1924.

An examination of the plans of the Melton South School, included in Burchell's survey, confirms that the design for Deans Marsh was similar, comprising a large classroom and front porch with a storeroom behind. (Burchell 1989: 34, 91) A photograph taken at the official opening of the Deans Marsh School on 12 October 1924 shows an elevation of the Melton South type. A sketch in Millard's history of Deans Marsh confirms that the design form of the Deans Marsh and Melton South Schools was similar. (Millard 1985: 39-42)

A number of additions have been made to the original 1920s one-room school at Deans Marsh, many in the 1950s and 1960s. In 1953, a new residence was built between the school and St. Paul's Church. Between 1954 and 1958, the Education Department rented the St. Paul's Hall (the former 1870s school) for infant classes. In 1959, a new classroom was added.

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During the 1960s, playground equipment was acquired and, in 1964, the original large classroom was divided in halves with a partition, and a cloakroom and office were built. Another classroom was added in 1984. By 1985, the school had four classrooms, an office, an Arts and Crafts Room and a shelter shed. In that year, the small country school had 65 pupils.

There have been changes, too, in plantings in the school grounds. In 1881, pine trees were planted beside the Lorne Road fence, and spotted gums were planted on the western side of the school ground. The pines were removed in 1962 and the strip planted with shrubs. The spotted gums were removed in 1979 and the area replanted with trees in memory of Marjorie Lawrence, the world-famous singer, who attended the school between 1912 and 1919. (Millard 1985: 38-40) Seventy-two trees were planted, one for each year of Marjorie's life. (Stewart 2000, pers. comm.)

Description

Complex of timber school buildings, with evidence of stages of development over time. Although the timber 1924 single-room school building has been modified and new buildings added to the site during the 1950s, 1960s and 1980s, its earlier form is still identifiable. The site also contains a tennis court, grassed yard, plantings along the roadside, and a small group of eucalypts near the Pennyroyal Valley Road entrance labelled 'Marjorie Lawrence Plantation'.

Statement of Cultural Significance

Deans Marsh Primary School is of local significance because of its historical, architectural and social values. The 1924 one-room school replaced an earlier structure dating to 1875. Additional buildings constructed during the mid/late 20th century have enabled the site to be used by the local school for more than a century. (criteria A4, G1) Although modified, the 1924 school building is recognisable as a surviving school building type built in a number of rural townships in 1924-25. (criterion D2) The eucalypt plantation commemorates the importance of Marjorie Lawrence to the Deans Marsh community (criterion H1). Significant elements include the 1924 school building (particularly its remaining original form and fabric) and the plantation.

References

Burchell, L., Survey of One-Room State Schools, 1900-1940, L. Burchell and Ministry of Housing and Construction, 1989
Millard, R., The Deans Marsh Story, R. Millard, Geelong, 1985
Stewart, L., pers. comm., 2000

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: St Paul's Anglican Church

Site No: 157

Address: 40 Deans Marsh - Lorne Road , Deans Marsh

Approx. Date: 1883

Integrity: Good

Significance Level: Local

Survey Date:



06/11

History

This early single room weatherboard church, the oldest in Deans Marsh, was built in 1883 by Thomas Hunt and John Anderson, members of the Church of England Committee for Deans Marsh and Pennyroyal. It was built on land made available by Robert Bell, another committee member. The finance for its construction was raised from district subscriptions. (Millard 1985: 43) When the church was opened in January 1884, it was announced in the Argus that its plans had been drawn by J.P. Holmes of Melbourne. (Argus 1884:11 Jan)

Before this church was built, Anglican services were conducted by the Rev. Thomas Sabine, Vicar of Christ Church, Birregurra, in a barn about 600 yards north-east of the early township. In August 1881, a Mr Presswell was appointed to the Deans Marsh district and, in April 1882, Mr A. Maxwell commenced his ministry there.

A two-roomed "Parsonage" was erected in 1889 for a resident Scripture Reader, who was paid £50 a year but was not authorised to administer Holy Communion. Later, in 1905, two rooms were added to the residence, known from this time as the vicarage. In the same year, the Rev. I. Gason, an ordained clergyman, was appointed. Four years later, in 1909, a vestry room was added to the church in which, in 1906, a stained glass window had been installed.

Photos have survived of the small St. Paul's Church and its vicarage in about 1910, with the small 1890 Presbyterian Church in the background. (Millard 1985: 43, 81)

During the years 1910-1920, St. Paul's was fortunate in having the support of the Lawrence family. William Lawrence, district butcher and father of Marjorie Lawrence, the world-famous singer, had his butcher's shop and residence within the little Deans Marsh Township. When the Rev. Alexander Pearce, a talented musician, was vicar between 1915 and 1919, the St. Paul's choir included Marjorie, Lindsay, Ted and Cyril Lawrence. A memorable occasion was on 18 June 1939, when Marjorie Lawrence made a return visit to the church, singing Handel's Largo and The Lords Prayer. At this time she was at the height of her fame. An estimated 600 people attended the service. (Millard 1985: 44)

HERITAGE ASSESSMENTS

In 1925, the church acquired the old Deans Marsh school building, which dated from c1875, for £50, and moved it to the present site to be used as the church hall. The 1875 school was originally located on the northern corner of the school ground on land provided by Robert Bell. (Millard 1985: 36-44)

Later, in June 1934, the vicarage was leased when St. Paul's became part of the parish of All Saints at Lorne. The vicarage was sold and removed in 1950.

Between 1951 and 1954, St. Paul's joined the parish of Christ Church at Birregurra, but soon after rejoined the Lorne parish. More recently, from 1975, St. Paul's was joined to the parish of St. Thomas' at Winchelsea. (Millard 1985: 44-45)

Today, the 1884 church and the c1875 hall (the former Dean's Marsh School) remain on the Old Lorne Road site, and, unlike the nearby Presbyterian church, are used for church purposes still.

Description

Small single room weatherboard church (c1884) with steeply pitched gable roof and gothic window forms. Adjoining the church is a single-room weatherboard parish hall/Sunday school building. The hall was an earlier school building (c1875), moved to the church site in 1925. A church bell hangs within a steel frame, with plaques in memory of two people who died in the late 1920s. The church is in good condition and still in use. The block is aligned with the Old Lorne Road, and probably pre-dates the establishment of the current alignment of the Deans Marsh-Lorne Road.

Statement of Cultural Significance

St Paul's Anglican Church and hall are of local significance because of their historical, social and architectural values. The church and hall are substantially intact, and have been in use for Anglican services and community purposes for more than 100 years (criterion G1). St Paul's is the oldest district church (criterion A4). St Paul's has special significance for its associations from 1910 to 1920 with the Lawrence family, which included William Lawrence and his daughter Marjorie Lawrence, the world-famous singer. Marjorie and other members of the Lawrence family sang in the St Paul's choir between 1915 and 1919 (criterion H1). Significant elements include both timber buildings and the memorial bell and plaques.

References

Millard, R., The Deans Marsh Story, R. Millard, Geelong, 1985
The Argus, 11 Jan 1884

Recommendations

Planning Scheme



HERITAGE ASSESSMENTS



06/13

HERITAGE ASSESSMENTS

Site Name: Deans Marsh Public Hall and Recreation Reserve

Site No: 163

Address: 6 - 20 Pennyroyal Valley Road , Deans Marsh

Approx. Date: 1889

Integrity: Fair

Significance Level: Local

Survey Date:



05/33

History

The Deans Marsh Public Hall was built in 1889 as a Mechanics Institute and Free Library. The original site was on the Deans Marsh-Lorne Road opposite the 1870s Deans Marsh Hotel. (Millard 1985: 22-23)

The Mechanics Institute movement began in Britain in the early 19th century. Its aim was the education and enlightenment of 'mechanics' or workers involved in the new industrial processes. The first Australian institute was founded in Hobart in 1827. Port Phillip (the early name for Victoria) had an institute in 1839, and the first purpose-built building by 1842. (Land Conservation Council 1996)

The Institutes appealed to many social groups. There were lectures for adults, concerts, entertainments, reading rooms and usually a free library. They were built in most country towns of any size and were often the only public building in such towns. Country Mechanics Institutes were usually simple rectangular structures, of brick or timber, with gabled iron roofs. They usually consisted of one or two small rooms, a large hall and possibly a kitchen. A supper room and stage were sometimes added later.

In Victoria, after Melbourne, Geelong and Portland, Mechanics Institutes were established at Warrnambool and Hamilton in the 1850s and Port Fairy in 1865. There was one at Charlton in 1879. A Mechanics Institute was built at Cobden in the 1880s. (Land Conservation Council 1996: 71-72)

The Deans Marsh Mechanics Institute was known until recently as the 'Mechanics Hall'. A free library existed there from 1889 to 1897. The building was also used for dances. The music in the period 1910-20 was provided by Ted Lowe (accordion), Emma Smith and Miss Cahill (piano) and 'Nipper' Ryan (piccolo). The MCs were Bert Walter, Mick Brennick and Harry Millard. There were concerts, too, at which local residents performed and, during the First World War, the Rev. Alex Pearce, Church of England Minister at Deans Marsh, organised concerts for patriotic purposes. These included 'farewell' and 'welcome home' dances for soldiers. The

HERITAGE ASSESSMENTS

churches held Tea Meetings and High Teas in the Hall. (Millard 1985: 49)

The stage curtain in the hall made by members of the Country Women's Association in the 1940s is now in the Museum of Victoria. A new curtain will be produced in 2000-2001 by an Artist-In-Residence, who will organise members to create the work with the assistance of a Government Grant obtained by Julie Dyer, Surf Coast Shire's Arts Development Officer. (Stewart 2000, pers. comm.)

In 1921, the hall was moved to its present site in the Deans Marsh Soldiers Memorial Park in Pennyroyal Valley Road. Those who supported the move "felt that it was too close to the hotel, which was allowed to sell liquor till 9 pm at that time, thus interfering with entertainments in the hall". (Millard 1985: 22)

The hall has undergone several changes in recent times. The supper room was extended in 1955 and a ladies' cloakroom was added in 1960. A new front was added to the building in 1975. Later, in 1985, a new kitchen was built with a grant of \$8,500 from the Red Cross. This was made in recognition of the part the hall played as a relief centre during the Ash Wednesday fires, and to help equip the hall as a base for any future disaster. (Millard 1985: 50) There are memorial plaques in the hall, honouring district men who served in 1914-18 and 1939-45 wars. (Stewart 2000, pers. comm.)

The plaque on the gates of the Recreation Reserve reads: Deans Marsh Soldiers Memorial Park World Wars 1914-1918, 1939-1945. 'Lest We Forget'. The reserve has been used for a number of memorable football matches, including when Deans Marsh became premiers in the Polwarth League in 1911 and 1929. Cricket was also played there for many years. Golf was another sport played on the reserve and, in earlier times, wood chopping and sheaf tossing as well as walk, trot and gallop races. Last year, a Heritage Day was held in the reserve with wood chopping and bullock team events. (Stewart 2000, pers. comm.)

The restored Deans Marsh football pavillion was reopened for community use by the Minister for Planning, Justing Madden in January 2007. The local community restored and renovated the heritage pavillion with the help of a \$77,200 grant under the Victorian Heritage program. Believed to have been originally constructed in 1929, the Deans Marsh Football Club used the pavillion until its teams were disbanded in 1958. The Heritage Victoria funding was used to remove asbestos cladding and replace it with fibre cement sheeting, replace the corrugated iron roof and repair windows and doors. The community will use the newly refreshed building as a gathering place for meetings, art classes and other social and educational activities.

Description

Small weatherboard hall with rectangular floor plan and iron roof. Unsympathetic extensions in brick and fibro sheeting have been added to the front and side elevations, obscuring the original entrance to the hall, although its original form and fabric of the late 19th century building are still evident. The hall is set alongside the Recreation Reserve which comprises an oval, fibro building (c.1920s), memorial gates, and cypress plantings along the side and rear boundaries. A large bundy or long-leaved box tree stands at the front of the site. The plaque on the gates reads 'Deans Marsh Soldiers Memorial Park World Wars 1914-1918, 1939-1945', and 'Lest we forget'.

The public hall is the former Deans Marsh Mechanics Institute (c1889) which was once located on the Deans Marsh-Lorne Road opposite the hotel in 1920. It was shifted due to pressure from the temperance movement because of its location opposite the hotel. The hall was used as a depot during the Ash Wednesday 1983 fires. It once had a stage curtain embroidered by the CWA: the curtain is now in the Museum of Victoria.

Additions and alterations were made to the hall in 2000 (Permit 00/0174) to provide a community house facility for the community. The extension was to the east and south sides

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comprising Hardie weatherboard cladding and skillion style metal zincalume roof.(Surf Coast Shire)

Statement of Cultural Significance

The Deans Marsh Public Hall and Recreation Reserve are of local significance because of their historical, architectural and social values. Despite a series of unsympathetic extensions and modifications, the public hall is recognisable as the former Mechanics Institute and Free Library, moved to the present location in 1921. As a Mechanics Institute and Public Hall, the building has served as an important community meeting place for over a century. Its importance to the Deans Marsh community was underscored in recent times by its important local role in the Ash Wednesday fires in 1983 (criteria A4, G1). The Recreation Reserve is also of local significance for its social values as a memorial to soldiers in both world wars, and its use for football and cricket matches as well as wood chopping and sheaf tossing events (criterion G1). Significant elements include the public hall (particularly its 19th century form and remaining fabric, but not including the mid/late 20th century extensions), the sport grounds, the adjacent fibro rooms, the memorial gates, and the cypress boundary plantings.

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - no field survey CL0005, 1997
Land Conservation Council, Historic Places Special Investigation - South-Western Victoria - Descriptive Report, 1996
Millard, R., The Deans Marsh Story, Geelong, 1985
Stewart, L., pers. comm., 2000
Stewart, M., pers. comm., 2000
Surf Coast Shire, Advice from Mark Harwood, 16 September 2002

Recommendations

Planning Scheme



05/34



05/35

HERITAGE ASSESSMENTS

Site Name: Presbyterian Church (former)

Site No: 454

Address: 11 Pennyroyal Valley Road , Deans Marsh

Approx. Date: 1890

Integrity: Good

Significance Level: Local

Survey Date:



06/01

History

The former Presbyterian Church at Deans Marsh was built in 1890 on land donated by Alex McKay. The Bible Christians, who had a church in Bambra, gave an organ to the church trustees in 1897. The Methodist congregation also used the Presbyterian church and had free use of the building and organ on alternate Sundays. About 1907, the two Sunday Schools (Presbyterian and Methodist) united, the superintendent being Mr W. Bush. (Millard 1985: 47-48)

Before the Presbyterian church was built, district Presbyterians held services in many places. At first they met in a private house in Pennyroyal, next to the Church of England, and later, in the Deans Marsh school building. (Millard 1985: 47)

A c1910 photograph shows the 1890 small weatherboard Presbyterian Church at the rear of St. Paul's Anglican Church, opened in 1884, and its vicarage built in 1889 and enlarged in 1905. (Millard 1985: 81)

In 1928, a vestry was added to the Presbyterian Church and a new organ was purchased. During the Presbyterian Church's first 11 years, the ministry of the church was conducted by Home Missionaries. From 1901 until the closure, a number of ordained ministers served the church. (Millard 1985: 48) The Sunday School with children from Presbyterian and Methodist families was known as The Union Sunday School (Stewart 2000, pers. comm.) Some 50 years later, in 1971, the church was closed. This was the result of declining attendances and the imminent union of the Presbyterian, Methodist and Congregational Churches. The Presbyterian and Methodist congregations then united and the Birregurra-Deans Marsh Joint Parish was formed.

The 1890 church building and pews were bought by the Deans Marsh Hall and the Recreation Reserve Committee. Other furnishings and equipment were given to neighbouring churches. However, later, the hall committee sold the building. Still on the same site, it has been converted into a private home. (Millard 1985: 48)

HERITAGE ASSESSMENTS

Description

The former Presbyterian Church building is now a private residence. The external form and fabric of the church building is substantially intact and is easily identifiable as the late-19th century church. It is a simple weatherboard building with a steeply pitched iron roof and gable ends (with timber finial). A cottage garden has been established within the grounds of the former church (presumably in association with its change to a private residence). The building was viewed from the streetfront only. Sympathetic modifications to the original fabric have occurred to enable the change to a private residence.

Statement of Cultural Significance

The former Presbyterian Church is of local significance because of its historical and architectural values. The former church was an important community meeting place for Deans Marsh Presbyterians from 1890 until 1970. In its early years, it was also used by district Methodists, and the Sunday School served both Presbyterian and Methodist families. (criterion A4) While some modifications to its fabric have occurred to enable the building to be used as a private residence, its late-19th century form is substantially intact, and the building's original function as a church can be easily understood. The building is contributory to the historic character of the Deans Marsh township precinct. Significant elements include the remaining architectural external form and fabric associated with the late-19th century church building.

References

Millard, R., *The Deans Marsh Story*, 1985
Stewart, L., pers. comm, 2000
Stewart, M., pers. comm., 2000

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Yan Yan Gurt Woolshed

Site No: 928

Address: 1910 Winchelsea-Deans Marsh Road , Deans Marsh

Approx. Date: 1869

Integrity: Good

Significance Level: Regional

Survey Date:



06/19

History

The story of the historic Yan Yan Gurt pastoral property began in 1838 when William Roadknight, one of Victoria's earliest settlers, established a pastoral run near Deans Marsh and Winchelsea, which included the site of Yan Yan Gurt. Roadknight never lived on the run and, in 1842, transferred it to his son-in-law, Thomas Vicary, descendant of well-known New South Wales and Queensland squatting families. (Koenig 1933: 10-11)

Vicary built a first homestead on the "Yanyangurt run" on a site near the Pennyroyal Creek, some distance from the present homestead. An 1852 pastoral run plan was drawn by Vicary when he applied for the pre-emptive right to the 640 acre homestead block on his station. Vicary's plan shows his home station near Pennyroyal Creek, some seven miles west of Deans Marsh. (Yan Yan Gurt Run Plan, PROV: 52/2584) Pre-emptive rights were granted to squatters in the early 1850s in recognition of their pioneering efforts and comprised the homestead block purchased under regulations gazetted in 1848. Squatters could purchase 640 acres of their run before land in the area was made available for public sale. (Cabena et al 1989: 48)

In his application, Vicary told how he had built his homestead in 1842 and how, in 1849, the run covered 16,000 acres and held 8,000 sheep and 1,000 cattle. By 1852, there were still the same numbers of sheep and cattle but the run covered 25,000 acres. (Yan Yan Gurt Run File, PROV: 873)

In 1862, Vicary sold the 640 acre Yan Yan Gurt pre-emptive (PR) property to Francis Rushbrook. (Millard 1985: 13) Rushbrook bought other allotments in the vicinity adjoining the PR block. Bambra Parish Plans show that between 1862 and 1872, Rushbrook bought at least 17 adjoining allotments. (Parish of Bambra Parish Plans, CPOV)

Bambra Riding rate records confirm that, by 1869, Francis Rushbrook, grazier, owned a house on 3,379 acres of land with the substantial valuation of £400. (Winchelsea Shire Rate Books 1867-69 Bambra Riding: No. 205). By 1873, Yan Yan Gurt had a new owner, Robert Calvert, grazier.

HERITAGE ASSESSMENTS

In 1886, Calvert sold Yan Yan Gurt to Caleb Mountjoy. (Cecil 1989: 16) Caleb Mountjoy, from North Cornwall, arrived in Victoria in 1854 to join his brothers, Lawrence and Thomas. The Mountjoy brothers were among the earliest settlers in the Lorne area and, by 1875, were running a coaching service from Lorne to Geelong. (Cecil 1989: 14-23) The Mountjoys also ran coaches between Lorne and Winchelsea after the Melbourne to Geelong Railway Line was extended to Winchelsea in 1876, using the stables at the 'Half Way House' (Deans Marsh Hotel). Later, in 1891, when the Deans Marsh Railway Station opened, the Mountjoys built stables near that railway station. (Millard 1985: 18-20)

Bambra Riding rate records confirmed that in 1888-89, Caleb and Lawrence Mountjoy, graziers, owned the Yan Yan Gurt Estate residence on 3,912 acres of land, valued at £630. (Shire of Winchelsea Rate Books 1888-89 Bambra Riding: No. 353) The large timber woolshed at Yan Yan Gurt was built by Charles Trigg in 1888 for Caleb Mountjoy. (Yan Yan Gurt: Ever Flowing Water nd) This building, located on the other side of the road from the homestead, is on a prominent rise and is a local landmark. It is said that the original iron was rolled in England. The original 1888 Ferrier wool press is still in use. The woolshed was used as a dance hall during the 1914-18 and 1939-45 war years. Mrs May Stewart established a Red Cross Depot there during the last war. (Yan Yan Gurt: Ever Flowing Water nd) The second stage of the brick homestead was built for Caleb Mountjoy in 1900. (Stewart 2000, pers. comm.)

From 1906 until the 1990s, Yan Yan Gurt, which was on 1,200 acres in 1906, has been associated with the Stewart family, passing from John Stewart to his son, Hugh, and then to Hugh's sons, Syd and Lindsay, the present owners. (Millard 1985: 16) The old homestead is currently owned by S.W. Stewart.

Today, the 1870s brick homestead with its 1900 section and 1888 large timber woolshed remain. There is also a c1870s shingle-roofed cottage. The homestead, visible from the road, is set within a mature garden.

Description

The large timber woolshed is a landmark in the local area and is situated opposite to the Yan Yan Gurt Homestead on the Winchelsea-Deans Marsh Road, Deans Marsh. It has a haybarn and water tank and is located on the opposite side of the road from the homestead on a prominent rise. It was built in 1888 for Caleb Mountjoy by Charles Trigg. The original iron used was rolled in England. The original Ferrier wool press (1888) is still in use (the Museum of Victoria has made a film showing the operation of the press). It has been used as a dance hall and depot as well as a shearing shed. (Winchelsea Workshop) During the 1914-18 and 1939-45 wars, it was used for dances to raise funds for the Red Cross. (L. Stewart, pers. comm.)

The woolshed is intact. There are a few other early woolsheds surviving in the district. One other example is at Stud Brook on a section of the former Ingleby property and built for the Armytages. (L. Stewart, pers. comm.)

Statement of Cultural Significance

Yan Yan Gurt woolshed, Winchelsea-Deans Marsh Road, Deans Marsh, is of regional significance because of its historical and architectural values. Built in 1888 the wool shed is associated with the area's early pastoral history, particularly as part of the Yan Yan Gurt Homestead, situated opposite the Winchelsea-Deans Marsh Road, one of the region's pre-emptive right properties. (criterion A4) The property has associations with important district pastoralists, including Francis Rushbrook, Robert Calvert and Caleb Mountjoy; and with the Stewart family for the last century. (criterion H1) The wool shed is a local landmark, and is a good example of a relatively rare historic building type within the region. (criterion B2)

References

Yan Yan Gurt Run Plan, Public Record Office of Victoria, 1852, 52/2584

HERITAGE ASSESSMENTS

Koenig, W., The History of Winchelsea Shire, Colac Herald, Colac, 1933,
Cabena, P., McCrae, H. & Bladin, E., The Lands Manual: A Finding Guide to Victorian Land
Records 1836-1983, Royal Historical Society of Victoria, 1989
Millard, R., The Deans Marsh Story, 1985
Cecil, K., Lorne: The Founding Years, Lorne Historical Society, 1989
Yan Yan Gurt: Ever Flowing Water, Lorne Historical Society (unpub manuscript), nd
Bambra Parish Plans
Shire of Winchelsea Rate Books 1867-89, Geelong Historical Records Centre
Geological Sketch Map, Cape Otway District, State Library of Victoria, 1874

Recommendations

Planning Scheme; Register of the National Estate; Victorian Heritage Inventory.

Note: Listing on the Victorian Heritage Inventory means a permit is required from Heritage
Victoria for any disturbance to place (including conservation works).

HERITAGE ASSESSMENTS

Site Name: Deans Marsh Hotel (former)

Site No: 155

Address: 2250 Winchelsea - Deans Marsh Road , Deans Marsh

Approx. Date: 1870s

Integrity: Excellent

Significance Level: Regional

Survey Date:



06/08

History

This former hotel, known at first as the Half-Way House, was once a staging post with early associations with the coaching service between Lorne and the railway stations at Winchelsea and Birregurra. From the late 1870s, the Deans Marsh Hotel provided a staging post and refreshment rooms for the Mountjoy and Cobb and Co. coaches.

After the Melbourne-Geelong railway line was extended to Winchelsea in 1876, the Mountjoy brothers of Lorne opened a coaching service for passengers and mail between Lorne and Winchelsea. The coach journey from Winchelsea railway station to Lorne took about 6 hours, so a halfway stop was needed along the route where horses could be changed and travellers could enjoy refreshments (Cecil 1990: 77; Millard 1985: 20) The Deans Marsh Hotel became that place.

Earlier, in 1874, John Bell, a Deans Marsh farmer, built a grocery store and residence on the west side of the Winchelsea Road about 60 yards from the present store corner. This site, at the junction of the Winchelsea, Birregurra and Lorne Roads, became the centre of the little Deans Marsh township. (Millard 1985: 18) Four years later, in 1878, John Bell had a timber hotel built adjoining his store to take advantage of the coach travellers coming to the district after the opening of the Winchelsea railway station. The hotel and its stables were built by Thomas Hunt, a local carpenter. (Millard 1985: 19)

Bambra Riding rate records confirm that by 1879-80, John Bell, storekeeper, owned a dwelling and store, and a hotel and stables, valued at £40. (Shire of Winchelsea Rate Books 1879-80 Bambra Riding: No. 214)

Later, the Birregurra Station was preferred to Winchelsea, providing a shorter coach journey. An 1885 account of a journey between Birregurra and Lorne included a reference to the "Half-Way House". The writer tells how, "About four or five miles this side of Lorne is a house at which refreshments for man and horse can be provided..." (Cecil 1989: 77)

By 1887, the hotel was identified in the Bambra Riding rate records as "Halfway House" and

HERITAGE ASSESSMENTS

stables on two acres of land, owned by Allen Mills and occupied by Lewis Mills, hotelkeeper. Garrett Doherty replaced Lewis Mills as hotelkeeper in the late 1880s but Allen Mills remained as owner of the "Halfway Hotel" and stables, with a valuation of £30. (Shire of Winchelsea Rate Books 1887-88 Bambra Riding: No. 301; 1889-90 Bambra Riding: No. 1052)

An 1889 account of a coach journey from Birregurra railway station to Lorne told of the stop "at the half-way hostelry where the travellers make terrific onslaught on the groaning board". (Morris 1889: 480)

Koenig in his history of Winchelsea Shire tells of the various stables built at Deans Marsh to service the district coaching service when it was "at its zenith". He first tells of the Halfway House Stables:

"In those days there were sufficient coaches on this route to seat one hundred and twenty passengers, and at midday ninety horses were fed in the L-shaped stables, which were destroyed by fire in the nineties, and stabled five horses at night. These huge stables were erected by T. Brown and T. Hunt in the eighties and stood near the hotel. The original stables at the rear of the hotel, which were also destroyed by fire, were much smaller, but coaching accommodation was provided for eighty persons daily as early as 1879." (Koenig 1933: 47)

According to Koenig, Cobb and Co. also built coaching stables at Deans Marsh and "ran a line of coaches in opposition to Mountjoys for several years from a site afterwards occupied by Schram's butcher's shop". (Koenig 1933: 47) The Cobb and Co. stables were located on the last bend of the road, ½ mile before the store corner. (Stewart 2000, pers. comm.)

When the Birregurra-Forrest railway line was extended to Deans Marsh in 1891, the Mountjoys built new stables near the railway station on a site later occupied by Bennett's sawmill. (Millard 1985: 20) This was after the Halfway House stables had been destroyed by fire. Koenig comments that,

"Many tourists will remember that stables which were relics of the later coaching days and stood at the railway station until they were eventually removed in 1933, when the last link with the bygone coaching days was severed." (Koenig 1933: 46-47) Portion of the stables are said to exist as a farm shed on Frank Watt's property at Deans Marsh. (Stewart 2000, pers. comm.)

During the 1890s, when coaching flourished and the Deans Marsh Hotel still played an important role, the hotel was owned and occupied by Garrett Doherty, hotelkeeper (Shire of Winchelsea Rate Books 1891-92 Bambra Riding: No. 1112) By the turn of the century, Charles Gordon, hotelkeeper, owned and occupied the property, described still as hotel and stables on two acres of land, and still with the same valuation of £30 it had in the late 1880s. (Shire of Winchelsea Rate Books 1902-3 Bambra Riding: No. 1157) This entry suggests that the hotel stables had been rebuilt yet again.

Early views of the Deans Marsh Hotel include an undated sketch showing a large weatherboard building with a long open front verandah between protruding wings at each end (much as it is today) and with small adjoining stables. One coach is arriving and a second coach stands near the stables ready to depart. (Cecil 1990: 2) A c1895 photograph shows the Deans Marsh township corner with the hotel on one side of the road and a blacksmith's shop on the other. (Millard 1985: cover) A c1910 photograph shows some extensions to the hotel, which were later removed. (Millard 1988: 3)

The hotel was delicensed in 1922, the year after the Mechanics' Institute opposite had been moved to another site in Pennyroyal Valley Road. Martin Cahill was the last licensee. It was closed about 1924 and bought by A.S. (Dick) Hunt. (Millard 1985: 22)

Cecil suggests in 'The Local Pubs' that, "No doubt the opening of the Great Ocean Road and the advent of motor traffic contributed to the decline of the business". (Cecil 1990: 9)

HERITAGE ASSESSMENTS

The current owner, John Chapman, has owned the former hotel as his home for some 30 years.

Description

Large weatherboard house with protruding wings at each end, an iron roof and enclosed verandah. Although changes to the building have occurred throughout its history, its front elevation retains much of its late-19th century form, and is contributory to the historic character of the Deans Marsh township.

Once the Deans Marsh Hotel, an important coach stop as the halfway point for travellers to Lorne from the rail line. A staging post and refreshment rooms were provided for both Cobb & Co, and Mountjoys Coaches working the route between Winchelsea and Lorne, and later Birregurra-Lorne and Deans Marsh-Lorne when the Deans Marsh Railway Station opened.

The site once included large stables, now no longer standing. Well established wormwood hedge at the front. The hedge and mature plantings are thought to have been established at the property over the last 40 years, during its use as a private residence.

Statement of Cultural Significance

The former Deans Marsh Hotel is of regional significance for its historical and architectural values. It is of regional historical value because, from 1879, as the Half-Way House, the hotel provided an important regional staging post and refreshment rooms for coach services travelling between Lorne and the railway station at Winchelsea (and later Birregurra) (criterion A4). The former hotel, which closed in 1924 and became a private home, remains apparently substantially intact, although the historic stables have gone. The building is therefore of local architectural significance, and is contributory to the historic character of the Deans Marsh township precinct. Significant elements include the former hotel building, particularly the remaining form and fabric associated with the building's use as a hotel.

References

- Cecil, K., *The Local Pubs, Anglesea and District Historical Society*, 1990
- Millard, R., *The Deans Marsh Story, Shire of Winchelsea and Hargreen*, 1985
- Millard, R., *Deans Marsh: More About the Past*, 1988
- Shire of Winchelsea Rate Books*, Geelong Historical Records Centre, 1879-1903
- Morris, E. (ed), *Cassell's Picturesque Australasia*, Cassell, 1889
- Cecil, K., *Lorne: The Founding Years*, Lorne Historical Society, 1989
- Koenig, W.L., *The History of Winchelsea Shire*, Colac Herald, 1933

Recommendations

Planning Scheme; Register of the National Estate

HERITAGE ASSESSMENTS

Site Name: Mrs McInnes Milk Bar and Boarding house
(former)

Site No: 160

Address: 2255 Winchelsea - Deans Marsh Road , Deans Marsh

Approx. Date: 1920s onward

Integrity: Fair

Significance Level: Local

Survey Date:



06/05

History

The story of Deans Marsh Township's early buildings is a complicated one, as buildings were constantly being replaced, extended, demolished, or moved to new locations. The site of Mrs McInnes Milk Bar and Florence House was on ½ an acre of land previously owned by Charles Mansell. The building dates from 1905. (Millard 2000, pers. comm.) The later buildings on the site were associated with Charles Mansell, blacksmith, and his wife, Mary Ann, and with Mrs Jack McInnes.

In the 1920s, there were two blacksmiths at Deans Marsh. George Moth had a smithy and house on Allotment 25A on the Deans Marsh-Birregurra Road, east of William Lawrence's butcher's shop and residence. (Shire of Winchelsea Rate Books 1925-26: Bambra Riding, No. 1906)

Charles Mansell, blacksmith, owned a shop and house in Allotment 25B on the Deans Marsh-Lorne Road, on the other side of the intersection. (Shire of Winchelsea Rate Books 1921-22, Bambra Riding: Nos. 1506, 1507) By the late 1920s, Mansell owned a house, smithy and stables, and his wife, Mary Ann, was leasing the former Mechanics Institute grounds from the Hall Trustees. (Shire of Winchelsea Rate Books 1927-28 Bambra Riding: Nos. 1640, 1641) Millard holds a good photograph of the building. (Millard 2000, pers. comm.) Three years later, Mrs Mansell owned the shop, house and stables, which, by this time, had the substantial valuation of £48. (Shire of Winchelsea Rate Books 1927-28 Bambra Riding: 1133-34, No. 1690) She leased the Hall grounds still in the late 1930s. (Shire of Winchelsea Rate Books 1938-39 Bambra Riding: No. 1710)

Mrs Mansell is reputed to have run a cafe on the Deans Marsh-Lorne Road from c1908 until her death in 1941. Here she sold fruit, vegetables and sweets and, after the hotel was closed in 1924, "travellers could always find lodgings there for the night". Millard indicates that this cafe was on the Deans Marsh-Lorne Road in his sketch of the township from 1910-1930. (Millard 1985: 24) Later, Mrs Mansell's daughter, Mrs Henderson, and then her grand-daughter, Mary Henderson ran the business in the 1940s. (Stewart 2000, pers. comm.)

HERITAGE ASSESSMENTS

Millard also tells of a cafe run by Mrs Mansell's rival, Mrs Jack McInnes, on the Deans Marsh-Birregurra Road. This had been the residence of the blacksmith, George Moth, and was located beside his smithy. (Millard 1985: 24) According to Millard, Mrs McInnes bought the residence (which had been moved from Birregurra) in 1927 and set up her cafe there, which was also a boarding house. Mrs McInnes certainly seems to have been associated with the cafe and boarding house buildings on the Deans Marsh-Lorne Road by the 1950s. These became known as Mrs McInnes Milk Bar and Florence House. It was run in the 1970s by Mrs Allcroft and later converted into an art gallery. (Millard 1985: 67) Mrs McInnes died in the Winchelsea Hospital aged 99, in 1999. Her sister Julie (Mrs Flavel) lives in Birregurra and drives her own car to church. Aged 92, she still has a faultless memory. (Stewart 2000, pers. comm.)

Today, there are three small timber buildings on the site, thought to be the former cafe (and originally Mansell's smithy?) and, further back, a cottage (the Mansell residence and later, McInnes boarding house), and a timber garage or shed at the rear.

Description

Complex of three timber buildings. These buildings were viewed from the roadway only.

The southernmost building is a former shop (now a residence), positioned close to the road. It has undergone substantial unsympathetic modification to its external form and appearance, including a rendered facade and altered window and doors. It is said to have housed an early wheelwright business.

Set further back from the road are a small timber 4-room cottage and a single-roomed timber garage/shed. The cottage appears to be more intact than the other two buildings, while the garage building has had windows and a doorway added to its original construction.

Statement of Cultural Significance

The three timber buildings are of local significance for their historical values. Despite differing degrees of unsympathetic physical modifications to the original fabric of the buildings, their form, remaining fabric (particularly for the timber cottage and adjoining shed), and positioning in the township enable them to present as a remnant of the early 20th century history of the Deans Marsh township. The buildings contribute to the character and historical features of the Deans Marsh Township precinct, at least from the 1920s (criterion A4).

References

Millard, R., Deans Marsh: More About the Past, R. Millard, 1988
Shire of Winchelsea Rate Books 1921-28, Geelong Historical Records Centre
Millard, R., The Deans Marsh Story, R. Millard, Geelong, 1985
Stewart, L., pers. comm., 2000
Millard, R., pers. comm., 2000

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS



06/06



06/07

HERITAGE ASSESSMENTS

Site Name: Keverell

Site No: 360

Address: 16 Armytage Street , Lorne 3232

Approx. Date: 1909

Integrity: Fair

Significance Level: Local

Survey Date:



08/04

History

Emma Topp, the widow of Judge St. John Topp, an eminent Victorian barrister, was the owner from about 1909 of this weatherboard residence. (Shire of Winchelsea Rate Books Lorne Township 1909-10: No. 882) Judge Topp (1850-1902) married Emma Dunn, his second wife, in 1881. From the 1890s or earlier, the Topps had a holiday house at Lorne, where they had an annual holiday, the Judge following his hobby of hunting snakes which he "kept pickled in spirits in his cellar". (Australian Dictionary of Biography, Vol. 6: 288-289) This house was at 116-118 Smith Street. (Shire of Winchelsea Rate Books, Lorne Township 1890-91: No. 785)

During the 1920s, Emma Topp appears to have carried out additions to her Armytage Street home. Its valuation more than doubled from £16 in 1919-1920 to £45 in 1922-23. (Shire of Winchelsea Rate Books Lorne Township 1919-20: No. 1023; 1922-23, No. 1221) At the same time, she subdivided the site, selling the adjacent Lots 2 and 3 to the R.C. Church. (Shire of Winchelsea Rate Books, Lorne Township 1922-23: No. 1224)

The following year, Keverell was sold as a holiday house to the Langdon family of Rosecraddock, Caulfield, an historic property. (Shire of Winchelsea Rate Books, Lorne Township 1923-24: No. 1313) It is not known whether the name 'Keverell' pre-dated the Langdon ownership. It is shown on a 1938 Shire Engineer's map of Lorne Township (Winchelsea Shire Engineer 1938) when the Langdons were owners still.

Description

Large weatherboard building, recently renovated and set high on a block with enclosed area under the house, wide verandah on all sides, with decorative criss-cross design on verandah posts, eaves and railings. Excellent ocean views. The extent of any changes to this building were difficult to determine during field work and further inspection is required.

Statement of Cultural Significance

Keverell is of local significance because of its historical and architectural values. It is one of a

HERITAGE ASSESSMENTS

number of houses in Lorne built in the early years of the twentieth century as holiday homes for prominent Melbourne or western district families (criterion A4). Significant elements include its intact architectural form, features and fabric.

References

Engineers Department, Lorne Township Map, Shire of Winchelsea, 1938

Shire of Winchelsea Rate Books 1890-1924, at Winchelsea Historical Records (microf.)

Pike, D. (ed), Australian Dictionary of Biography, Vol 6, Melbourne University Press, Melbourne

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Wareen

Site No: 318

Address: 15 Fern Avenue , Lorne

Approx. Date: 1894

Integrity: Removed from original site

Significance Level: Local

Survey Date: 2004



08/17

History

Wareen, the substantial seaside residence built by Andrew Sanger for Professor Andrew Harper, college head and biblical scholar, was one of a number of fine holiday homes facing the Esplanade (now Mountjoy Parade) at Lorne in the 1890s and later. This most prestigious residential area was favoured for the holiday houses of Western District grazier families like the Russells and Manifolds and wealthy professional and businessmen and their families.

Professor Harper's large weatherboard residence on an acre of land with its own beach bathing-box (leased from the Crown) was rated first in the 1894-95 Shire of Winchelsea rate records. (Shire of Winchelsea Rate Books 1894-95: Lorne Township, Nos. 615, 616) At the turn of the century, Harper became principal of St Andrew's College within the University of Sydney. However, although he "moved his large family to Sydney... (he) retained his seaside home at Lorne". (Australian Dictionary of Biography Vol. 9: 202) He was rated as owner/occupier of Wareen and its bathing box for the last time in the 1922-23 rate records. (Shire of Winchelsea Rate Books 1922-23 Lorne Township: Nos. 1016, 1017)

The auction notice for the sale of Wareen has survived. On 28 January 1924, Wareen was advertised as a "Delightful, Fully Furnished Seaside Home" in a "picked residential position of this favourite Watering Place". The house was described as, "constructed of W.B., with Lath and Plaster Walls and a double roof to ensure coolness during the summer, and contains a fine Dining Room, Five Bedrooms, Dressing Room, Maid's Room, Bath Room (with Bath Heater), Two Pantries, Kitchen and Washhouse, also splendid sleep-out verandahs. There is also a well-built detached outbuilding used as a Study. Electric light and water... also included."

The auction notice, which included a photograph of Wareen in its spacious garden setting with mature trees, suggested that, "in addition to being ideal as a Holiday Home would, with slight alteration, make a First-Class Guest House, as there is ample accommodation for a number of people".

An article in the Australian Dictionary of Biography (ADB, Vol. 9) gives interesting biographical details about Wareen's first owner. Harper was born in Glasgow, Scotland, the son of Robert

HERITAGE ASSESSMENTS

Harper, a merchant. Andrew was educated at the Glasgow Academy and, with his parents and brother, Robert, arrived in Melbourne in 1856. Andrew was educated at Scotch College and the University of Melbourne. During the 1870s, he taught English at newly-established P.L.C. and, in 1877, became headmaster and, in 1879, principal.

Resigning in 1888, Harper became a lecturer in Hebrew and Oriental Languages at the Presbyterian Theological Hall at Ormond College. In March 1893 (shortly before he acquired his Lorne seaside house), Harper was ordained and became the new Professor of Hebrew and the Old Testament. A year earlier, in 1892, he married for the second time. His first wife, who died in 1885, left a son and three daughters. There was another son and three daughters by the second marriage.

In 1902, Harper resigned his Ormond chair and became the principal of St Andrew's College within the University of Sydney. There is a portrait of him at St Andrew's, where the Harper Building is named after him. In May 1924, Harper resigned his academic post and, after the sale of Wareen, returned to Scotland. He died in Edinburgh in November 1936, "near blind after being injured by a car". (ADB Vol. 9: 201-202)

The second owner of Wareen was Mrs Beatrice Manifold of the property Wiridgil, at Camperdown. She was a member of an important Western District family of graziers and cattle-breeders. Mrs Manifold was associated with an adjacent seaside residence associated on Lorne's prestigious Esplanade. It is the former Pentlands (now part of the Lorne Community Hospital) at 230-232 Mountjoy Parade.

Mrs Manifold appears to have made some improvements to Wareen in the late 1920s, on the eve of the Great Depression. The property's valuation increased from £65 in 1926-27 to £100 in 1928-29. She continued to lease the former Harper bathing-box. (Shire of Winchelsea Rate Books, Lorne Township 1926-27 No. 1605; 1928-29 Nos. 1091, 1020)

A 1938 Winchelsea Shire Engineer's Map of Lorne Township shows a group of prestigious Esplanade residences, each with its name and the name of its owner. Mrs Manifold's Wareen is included. This name, which was chosen by the Harpers, appeared on the 1924 auction notice.

More recently, the former Wareen housed medical services associated with the Lorne Community Hospital (the Manifold's former Pentlands residence), until its relocation to its current site where it has been renovated and partially altered and again is used as a seaside residence.

Description

Wareen is a large Late Victorian styled weatherboard house (c. 1891) comprising two storeys. It has a hipped roof form with encircling verandahs supported by timber posts and featuring capped timber balustrades. There are unusual, asymmetrical bay windows on the front elevation.

Wareen has, until recently, housed medical services associated with Lorne Community Hospital. In 2002, Wareen was relocated from 226-228 Mountjoy Pde to 15 Fern Avenue, Lorne. In 2003, further alterations and additions were carried out, including the addition of bedrooms in the basement, and an attic addition with projecting gabled dormers in the roof.

Statement of Cultural Significance

Wareen is of local significance because of its historical and architectural values. Although relocated, it is one of a group of fine seaside holiday houses on large allotments built in a prestigious bayside residential area for wealthy Western District graziers, professional and businessmen and their families in the 1890s and later. Wareen has significance as an illustration of the lifestyle of such families, who holidayed in the major resort township of Lorne overlooking beautiful Louttit Bay (criterion A4). The house has historical significance for its associations with Professor Andrew Harper, college head and biblical scholar, from 1894 to

HERITAGE ASSESSMENTS

1924, and with its second owner, Mrs Beatrice Manifold, member of an important Western District family of graziers and cattle-breeders (criterion H1). Significant fabric includes the remaining Late Victorian styled architectural features from its original construction, including hipped roof form, weatherboard wall cladding, and encircling verandah.

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1894-1929
Nairn, B. & Serle, G. (eds), Australian Dictionary of Biography, Vol 9, Melbourne University Press
Engineers Department, Lorne Township Map, Shire of Winchelsea, 1938
Lorne - Wareen Auction Notice, Geelong Historical Records Centre, 28 Jan 1924
Surf Coast Shire, Advice from Mark Harwood, 16 September 2002.
Dr David Rowe, Heritage Advisor Report, 27 May 2003.

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Queens Park Caravan Park & Air Spotters' Cabin

Site No: 296

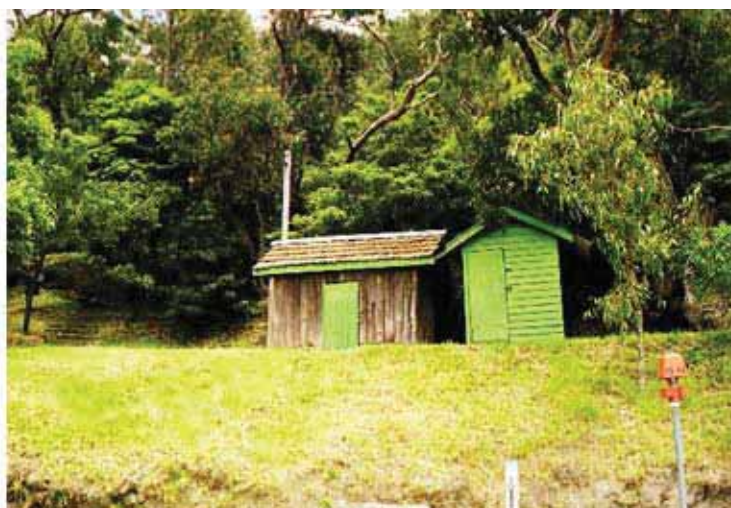
Address: 20 Armytage Street , Lorne

Approx. Date: c1930s

Integrity: Good

Significance Level: Local

Survey Date:



06/34

History

Queen's Park Caravan Park is thought to have been established around 1937. (LCC 1997). The Air Spotters Quarters, a building of rustic design, was originally constructed as a park recreation hut. During the Second World War, it was used as Air Spotters Quarters. (M Graham, pers. comm.) During the Second World War, Volunteer Air Observers carried out "air spotting" at Surf Coast Shire's coastal towns to safeguard against a feared attack by sea. Spotters operated at Anglesea, and Mrs Elsie Evans was the Air Observer at Deans Marsh. (M Stewart, pers. comm.)

Description

Queen's Park Caravan Park occupies part of Queen's Park. It is a large caravan and camping park surrounded by bushland, with views to the sea and Point Grey. The terraced nature of the park is identified by the gravelled tracks that follow the contours of the land, together with some stone walling and exotic plantings. In addition to the expected caravan and camping sites and amenities, it also contains several interesting buildings (the Air Spotters Quarters is described below) and two small buildings near the main entrance which are of interest: one is styled as a log cabin, and the other is reminiscent of a small bathing box. The use and history of these two buildings is not known. All of the buildings appear to have been designed by the Public Works Department in the late 1930s, following the popular and influential rustic Bungalow designs by the early 20th century National Park Service architecture in the U.S.A.

The Air Spotter's Quarters is a timber building (c.1934?) set on a rise within the grounds of the Queen's Park Caravan Park, with views over the sea and Point Grey. The building is characterised by a gable roof form and vertical timber cladding with random stone base, retaining walls and piers, with an elevated balcony on the seaward side. There is a random stone chimney at one end. There have been some recent changes to the building, including the balcony. The design and construction of the former Air Spotter's Quarters has an affinity with the Lorne Kiosk (former Comfort Station) on the Lorne foreshore, and the picnic shelter in the Cumberland River Caravan Park.

HERITAGE ASSESSMENTS

Statement of Cultural Significance

Queen's Park Caravan Park is of local significance for its historical and social values. It has been a highly valued recreational feature within the local area for more than a century (criteria A4, G1). The significance of the park is embodied in the physical fabric and setting, whereby the natural bushland and contours has been conformed into a terraced landscape with gravelled tracks and stone walls.

Within the park, the former Air Spotters' Quarters has local significance an example of volunteer air spotters' quarters established at Lorne as a community response to fears of attack by sea during the Second World War. It is also of architectural significance as an example of 'rustic park design' or 'parkitecture', a design strongly influenced by the US National Parks Service and characterised by the use of local materials to complement the natural environment. Buildings and structures took on a deliberately rustic character as a result of this design influence. It is one of several examples within the Shire (including the Great Ocean Road arch, Lorne Kiosk and Cumberland River picnic shelter) and one of a small number of examples state-wide (eg. Yarra Bend Golf House) (criteria A4, G1). Although it has been altered slightly in recent years, the original character and appearance of the building is clearly discernible.

Significant fabric includes: terraced layout, stone walls, the former Air Spotters' Quarters and two small buildings near the main entrance (one styled as a log cabin and the other is reminiscent of a bathing box).

References

LCC (1997) Historic Places Special Investigation - South-Western Victoria: Internal records - OT0042.

M. Graham, personal communication, June 1999

M. Stewart, personal communication, 1998

Recommendations

Planning Scheme



07/00



08/05

HERITAGE ASSESSMENTS



08/06

HERITAGE ASSESSMENTS

Site Name: Log Cabin

Site No: 278

Address: 76 George Street , Lorne

Approx. Date: 1940s

Integrity: Excellent

Significance Level: Local

Survey Date:



08/23

History

This small, low building of log construction dates from the late 1940s, when Maudie Florence Croft was rated for a house and cafe in George Street. The log building was located on Allotment 1 of Section 29 in the Township of Lorne and had a valuation of £50. At the same time as she opened her cafe, Maudie Croft sold the adjacent Allotment 2 for £300. (Shire of Winchelsea Rate Books 1949-1952 Lorne Township: No. 2084)

Maudie Croft had owned the site since 1946. (Shire of Winchelsea Rate Books Lorne Township: 1946-47, No. 1975A) It was part of a subdivision by Dorman, Foster and James, Birregurra farmers (Shire of Winchelsea Rate Books, Lorne Township: 1941-42, No. 1876) Dorman's Subdivision along George Street was shown on the 1938 Winchelsea Shire Engineer's Plan of Lorne Township.

In June 1954, Maudie Croft sold her George Street house and cafe to Francis Richard Bonsey of Lorne for £1,500. (Shire of Winchelsea Rate Books, Lorne Township: 1952-55, No. 2232) He owned the property still in the late 1960s, when it was recorded as a house. (Shire of Winchelsea Rate Books, Lorne Township: 1968-70, No. 393)

Description

Small, low building of unpainted log construction, an unusual building technique that probably reflects its intended use as house and cafe. The main entry is from the side of the building. Triple sash windows located either side of a large, rendered chimney breast are the main features of the main facade seen from George Street. The building has a new iron roof. The building is located on the ridgeline close to Teddy's Lookout, and is set within a leafy garden.

Statement of Cultural Significance

The log cabin in George Street is of local significance because of its historical and architectural values. It has high local significance for its unusual construction and for its use from the late 1940s through to the post-Second World War years as a cafe (criteria A4, B2). Significant

HERITAGE ASSESSMENTS

elements include the log building, a small low building of unpainted log construction, triple sash windows and rendered chimney breast all associated with its original architectural form.

References

Shire of Winchelsea Rate Books 1941-70, Geelong Historical Records Centre
Engineers Department, Lorne Township Map, Shire of Winchelsea, 1938
Geelong Historical Records Centre

Recommendations

Planning Scheme



08/24

HERITAGE ASSESSMENTS

Site Name: Cumberland River Picnic Shelter, Ford and Cypress Trees

Site No: 294

Address: 2680 Great Ocean Road , Lorne

Approx. Date: 1930s

Integrity: Good

Significance Level: Local

Survey Date:



History

Cumberland River has been a popular fishing and recreation spot since the 1890s. It was cited as a scenic spot in late nineteenth and early twentieth centuries. Before construction of the Great Ocean Road it was approached along a coastal track, or inland over the mountains. The reserve area increased with popularity after the opening of the Great Ocean Road. The campers' kitchen-picnic shelter building probably dates from 1939, as it was at this time when the similarly-designed rustic interwar Bungalow styled Comfort Station was built on the foreshore at Lorne to a design by the Public Works Department.

Although there has been no definitive research on the subject, it appears that the Victorian Public Works Department architects looked to the National Park Service in the U.S.A. for design ideas. The National Park Service had been established in 1916 to manage America's 14 national parks and 21 national monuments.

During the early decades of the 20th century, the idea of designing with nature flourished in the National Park Service. According to "ParkNet", the website of the National Park Service in the U.S.A.:

"Architects, landscape architects and engineers combined native wood and stone with convincingly native styles to create visually appealing structures that seemed to fit naturally within the majestic landscapes. Influential professionals like Mary Jane Colter, Daniel Hull, Herbert Maier, Robert Reamer, Merel Sager, Gilbert Stanley Underwood and Thomas C. Vint applied these principles to their structures, landscapes and road systems throughout the national parks."

More recently, the early 20th century rustic interwar Bungalow-like designs of the National Park Service architects has been whimsically termed "Parkitecture". Gateways, shelters, comfort stations and other structures were designed within the National Parks in the U.S.A. and particularly in the Western Parks, including those at Yellowstone, Mt. Rainier, Glacier, Yosemite, Sequoia, Petrified Forest, Zion, and Grand Canyon. The National Park Service structures that most closely resemble the former Comfort Station at Halls Gap is the Madison Trailside Museum (1929) and Norris Geyser Trailside Museum (1929) in the Yellowstone National Park designed

HERITAGE ASSESSMENTS

by Herbert Maier. According to the National Park Service website, "Maier had a huge influence on the National Park Service rustic park architecture of the period." These rustic interwar Bungalow styled structures consist of broad gabled and hipped roof forms clad with timber shingling and supported by substantial timber log beams exposed at the gable ends and under the eaves (which also have smaller exposed timber rafters). The walls are a combination of heavy random rubble walls (particularly evidence in the corner piers) and timber cladding. The gable ends also feature vertical sidings with tree profiles and diamond patterns sawn into the boards.

Of the camping reserve, its management was tendered out some years ago. This resulted in some redevelopment of the site including the replacement of the concrete tapestry patterned block toilet block with a new toilet block and the construction of a new manager's residence near the entry to the reserve. (Surf Coast Shire, 2002)

Comparative

No typological study on the structures, gateways and picnic shelters in Victorian Crown Reserves and other parks has been identified. However, it is known that a similar structure was built in Lorne in 1939 by the Public Works Department. This structure is now known as the Lorne Kiosk on the foreshore, but it was originally built as a "Comfort Station", as was the rustic interwar Bungalow styled structure in the Halls Gap Caravan Park (the building at Halls Gap was also constructed in 1939 to a design by the Public Works Department). Also at Lorne is a similarly-designed Air Spotter's Shelter in Queens Park (originally a picnic shelter/community hall). There are several similar buildings found in parks and reserves in South-western Victoria.

Description

The Cumberland River Reserve is situated within a valley beside the bank of the Cumberland River. At the front of the park, are mature surviving Cypress trees and a ford (which has been altered and upgraded).

A significant landmark in the reserve is the picnic shelter. The symmetrical, single storey, random rubble and half timber log, rustic interwar Bungalow styled building is characterised by a gable roof form that traverses the site, together with a minor central gable that projects towards the rear. These roof forms are clad in timber shingles. Three solid random rubble chimneys adorn the gable ends. Broad overhangs and exposed timber rafters are features of the eaves and there are also large timber brackets that support the traversing gable ends. Of particular interest is the random rubble wall construction, combined with the half timber log wall cladding. The gutters, downpipes and rear shed represent introduces elements.

Statement of Cultural Significance

The Cumberland River Reserve is of local significance for its historical value as a popular place of recreation since the late 19th century (criteria A4). Today, the significance of the place is especially derived from the Cypress trees and ford (albeit altered) at the front of the Reserve, and in particular the picnic shelter that is a local landmark (criteria D.2, E.1). This structure has significance as a predominantly intact example of a rustic interwar Bungalow styled building possibly constructed in c.1939 to a design by the Public Works Department. The design and construction of the building has a direct affinity with the popular and influential rustic designs by the early 20th century National Park Service Architects in the U.S.A., as identified in the gateways, museums, picnic shelters and other structures in the Yellowstone, Mt Ranier, Glacier, Yosemite, Sequoia, Petrified Forest, Zion, and Grand Canyon National Parks. The picnic shelter is largely externally intact and in fair condition. Significant fabric include the picnic shelter, ford and cypresses at the front of the reserve.

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - data sheet completed - OT0049, 1997

HERITAGE ASSESSMENTS

Surf Coast Shire, Advice from Mark Harwood, 16 September 2002

"Park Net", website of the National Park Service in the U.S.A.: www.cr.nps.gov

Picture Collection, State Library of Victoria (library record no. 769862).

The Age, 21 November 1939.

Jacobs, Johnston, Rowe, 'Former Comfort Station, Halls Gap Caravan Park', Northern Grampians Shire Heritage Study [in progress, 2003].

Recommendations

This place is currently zoned Public Park and Recreation Zone; suitable protection could be provided under the Planning Scheme by a Significant Landscape Overlay (Schedule 1 Great Ocean Road and Coastal Environs) over the whole site to afford more control over buildings and works, and a Heritage Overlay on individual structures such as the ford, picnic shelter and cypresses at the front of the park.



HERITAGE ASSESSMENTS

Site Name: Toll Gate Cottage

Site No: 287

Address: 4 Minapre Street , Lorne

Approx. Date:

Integrity: Removed from original site

Significance Level: Local

Survey Date:



12/17

History

Tolls were collected from drivers and passengers using the Great Ocean Road to help fund its construction. Early photographs (c.1930) of the toll gate also show the adjoining cottage and the toll gate itself, a cyclone wire gate with a Returned Soldiers Memorial arch over it. (Lorne Historical Society collection). The toll gate cottage was a simple, single storey structure, having a gable roof form and skillion verandah clad with timber lattice.

The toll gate and cottage was originally located at Stradbroke Noll, near Grassy Creek. (M. Graham, pers. comm.) In September 1926, it was announced that the Great Ocean Road Toll Gate would be moved from Grassy Creek (its location since 1921) to a new location nearer to Lorne. This was at 'The Springs', approximately 1km on the Lorne side of Cathedral Rock. According to a contemporary account, the new toll gate was opened on 25 November 1929 with Mr and Mrs Wright in control. The Wrights remained there until the road toll was lifted seven years later. The Great Ocean Road toll fees were imposed on the principle of "user pays". Those having to pay were cars and drivers, motorcycles and drivers, and their passengers. The fees were 2/6 for each car and 2/- for each motor cycle, with 1/6 for each passenger. Yearly passes, however, were issued to the members of the Great Ocean Road Trust.

The handing over of the road to the Victorian Government on 2 October 1936 brought the toll system to an end. The toll gate cottage was purchased by the Clarke family. It was removed and relocated to Lorne, close to the Deans Marsh Road, adjacent to the Werrimul Park Caravan Park. The cottage survived both the 1939 Lorne fires and Ash Wednesday, and remains (with some alterations) as a private holiday house.

An old toll bag and a cash tin with a brass padlock, used for holding the collected toll fees, is in the possession of the Lorne Historical Society. It was handed over to the society by Mrs Lewis, daughter of Mrs Wright, the former toll gate housekeeper. (Cecil, K.L. (c) 1990, pp. 115-117, 145-147, 149-150; Graham, M & J 1999 pers.com.)

Alterations to the cottage appear to have occurred after its relocation in the late 1930's. Further alterations and additions were carried out in 2004 (Surf Coast Heritage Advisor Report, 11 May 2004).

HERITAGE ASSESSMENTS

Description

'Tollgate Cottage' is a simple, gable-roofed cottage, relocated to this site above the Lorne-Deans Marsh Road in 1937. Subdivision and development around the cottage means that its address is now Minapre Street, although the front of the cottage faces the Lorne-Deans Marsh Road. The cottage has experienced a number of alterations over the years, partially as a result of relocation and also as a result of lifestyle changes. While the original simple gable roof form and possibly the form of an early skillion survive, the dwelling has shallow-roofed additions at the sides, together with a broad deck and lower level spaces (as a result of the steepness of the site). Generally, however, the cottage retains the overall form and character of the toll gate cottage prior to its removal, as evidenced by the photographs held by the Lorne Historical Society.

Statement of Cultural Significance

The toll gate cottage is historically significant at a LOCAL level (criterion A.4). It is a physical legacy of the earliest years after the opening of the Great Ocean Road in 1921, when this cottage was built at Grassy Creek as the residence of the toll gatekeeper. Tolls were collected from drivers and passengers using the Great Ocean Road to help fund the road's construction. The cottage was relocated to 'The Springs' (approximately 1km on the Lorne side of Cathedral Rock) in 1926, where it continued to function as a toll gate cottage. With the Victorian Government taking control of the Great Ocean Road in 1936, the toll system ended. The cottage was subsequently purchased by the Clarke family and relocated to its present site. Although substantially altered and relocated, the surviving original gable form and the use of the name "Tollgate Cottage" for the building continues to provide an appreciation of its original function.

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria, LCC, Melbourne, 1997, 63

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Cypress Avenue

Site No: 261

Address: Lorne Foreshore , Lorne

Approx. Date: c1919

Integrity: Good

Significance Level: Local

Survey Date:



08/08

History

This fine cypress avenue was planted along the Lorne foreshore from the Erskine River mouth to the area near the swimming pool. It is thought to have been planted by the proprietors of Erskine House in about 1919. (Graham, pers. comm.)

Description

Mature single-sided avenue of golden cypress trees line the foreshore from the Erskine River mouth to the area near the swimming pool. The trees are *Cupressus macrocarpa* or Monterey Cypress, but known in Lorne as golden cypress. An unsealed vehicle track runs behind the trees. Provides an excellent windbreak for Erskine House and Mountjoy Parade. A detailed study of these trees and their management needs has been commissioned by the Lorne Foreshore Committee of Management. There is some present day controversy in the township about recommendations to remove some of these trees. They are seen by some as a symbol of the Lorne community and its heritage.

The Cypress Avenue is located within the Lorne Foreshore, which is managed by the Lorne Foreshore Committee of Management and subject to a Coastal Action Plan.

Statement of Cultural Significance

The Cypress Avenue on the Lorne foreshore is of local significance because of its historical, aesthetic, social and landscape values. They may date from 1919, and are associated with the history of Erskine House, which according to the Land Conservation Council is arguably "one of the finest extant guest houses in Victoria". (criterion A4) The cypress avenue is a prominent local landmark within the township, and the future management of the mature trees has been a subject of debate between Lorne's residents. (criterion G1) As a well-known and widely appreciated landscape feature, they are contributory to the Lorne Foreshore Precinct. (criterion E1)

HERITAGE ASSESSMENTS

References

Land Conservation Council, Historic Places Special Investigation : South-Western Victoria:
proposed recommendations, 1996

Graham, M., personal communication, 1990

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Lorne Swimming Pool & Kiosk

Site No: 243

Address: 81 Mountjoy Parade , Lorne

Approx. Date: 1930s

Integrity: Good

Significance Level: Local

Survey Date:



History

Lorne Kiosk

The Lorne Kiosk formerly known as a comfort station on the Lorne foreshore overlooking the beach was built in 1939 to a design by the Victorian Public Works Department. It was built using local materials at a cost of £2,400.

Although there has been no definitive research on the subject, it appears that the Victorian Public Works Department architects looked to the National park service in the U.S.A., for design ideas. The National Park Service has been established in 1916 to manage America's 14 national parks and 21 national monuments.

During the early decades of the 20th century, the idea of designing with nature flourished in the National Park Service. According to "ParkNet", the website of the National Park Service in the U.S.A.:

"Architects, landscape architects and engineers combined native wood and stone with convincingly native styles to create visually appealing structures that seemed to fit naturally within the majestic landscapes. Influential professionals like Mary Jane Colter, Daniel Hull, Herbert Maier, Robert Reamer, Merel Sager, Gilbert Stanley Underwood and Thomas C. Vint applied these principles to their structures, landscapes and road systems throughout the national parks."

More recently, the early 20th century rustic interwar Bungalow-like designs of the National Park Service architects has been whimsically termed "Parkitecture". Gateways, shelters, comfort stations and other structures were designed within the National Parks in the U.S.A and particularly in the Western Parks, including those at Yellowstone, Mt. Ranier, Glacier, Yosemite, Sequoia, Petrified Forest, Zion, and Grand Canyon. The National Park Service structures that most closely resemble the former Comfort Station at Halls Gap are the Madison Trailside Museum (1929) and Norris Geyser Trailside Museum (1929) in the Yellowstone National Park designed by Herbert Maier. According to the National Park Service website, "Maier had a huge influence on the National Park Service rustic park architecture of the period." These rustic interwar Bungalow styled structures consist of broad gabled and hipped roof forms clad with timber shingling and supported by substantial timber log beams exposed at the gable ends and

HERITAGE ASSESSMENTS

under the eaves (which also have smaller exposed timber rafters). The walls are a combination of heavy random rubble walls (particularly evident in the corner piers) and timber cladding. The gable ends also feature vertical sidings with tree profiles and diamond patterns sawn into the boards.

Memorial Swimming Pool

In 1965, the Lorne Foreshore Committee of Management expressed a desire to construct a swimming pool on the foreshore adjacent to the kiosk. The pool was constructed in the ensuing years and was named after Lillian Beaurepaire, Lorne's only lifesaver for several years in the early 20th century. Beaurepaire was a former Olympian and 'switched from mild-mannered waitress to the town's sole surf lifesaver at the sound of a bell.' According to the Geelong Advertiser, Beaurepaire 'carried the surf life-saving mantle in Lorne while running her father's guesthouse in the 1920s.'

The 'Lillian Beaurepaire' Swimming Pool was opened in December 1967, the occasion described in the Lorne News on 28 December 1967 as follows:

Named the "Lillian Beaurepaire" following a generous donation, the newly completed Lorne Swimming Pool was opened by Councillor Ian De Beaurepaire CMG, on Saturday. Councillor and Mrs De Beaurepaire were welcomed by the Winchelsea Shire President (Councillor G.S Bennett) together with Mr T.A. Darcy, MLA, Mr and Mrs Ernest De Beaurepaire and Mr and Mrs H.J Clarke. Other official guests included Winchelsea Shire Councillors, J.S Caldwell, C Worland, J. Guye, L. Shroeter, L. Gannon, G. Terrier, C.E. Tune, M. McHugh, C.G. Crabbe and their wives, the Secretary of the Pool Committee (Mr Geoff Jarratt) and committee members and wives. Councillor Bennett in his address stressed the Government subsidy received of \$20,000 which was received 12 months ahead of schedule enabled the committee to go ahead with plans to have the pool in operation many months in advance of that anticipated. Councillor De Beaurepaire said he felt very honoured to be asked to open the pool and name it after his Aunt, Mrs Clarke (formerly Lillian Beaurepaire). "My Aunt" he said, "Was Lorne's only lifesaver for a great number of years." Councillor De Beaurepaire then unveiled a plaque on the club building and another on the main pool. A large crowd was present and following the opening many children took advantage of the invitation to have their first swim."

Comparative Analysis: Public Works Department Shelters

No typological study on the structures, gateways and picnic shelters in Victorian Crown Reserves and other parks has been identified. However, it is known that a similar "comfort station" was built at Halls Gap in 1939 by the Public Works Department. More particularly, a similarly designed shelter was constructed in Queens Park at Lorne (now known as the Air Spotter's Shelter). Nearby in the Cumberland River Caravan Park is a rustic interwar Bungalow styled picnic shelter of the same era. There are several similar buildings found in parks and reserves in South-western Victoria.

Description

The Lorne Kiosk and Memorial Swimming Pool are situated on low ground on the Lorne foreshore. The symmetrical, late interwar Bungalow styled kiosk (formerly known as a comfort station) is characterised by an early central gable roof form clad in malthoid tiles with projecting gables on the west end. The building also features early random rubble piers, chimneys and base walls. An early decorative feature is the gable infill with projecting timber beams and cantilevered porches.

Two gabled wings on the west end have early timber framed eight paned double hung windows in the corners. The other windows in the northern and southern gabled wings have been introduced, replacing timber framed windows as shown in the early photograph of the building dated c.1940-60.

The vertical boarded timber cladding on the side walls of the central gable appears to have been introduced, as has the flush panel doors at the beach frontage.

HERITAGE ASSESSMENTS

Adjacent to the kiosk to the west is the Memorial pool constructed of concrete. It has open grassed surrounds and a high cyclone wire fence.

Statement of Cultural Significance

The Lorne Kiosk (former Comfort Station) on the Lorne foreshore has significance as a predominantly intact example of a rustic interwar Bungalow styled building constructed in 1939 to a design by the Public Works Department. The design and construction of the building has a direct affinity with the popular and influential rustic designs by the early 20th century National Park Service Architects in the U.S.A., as identified in the gateways, museums, picnic shelters and other structures in the Yellowstone, Mt. Ranier, Glacier, Yosemite, Sequoia, Petrified Forest, Zion, and Grand Canyon National Parks. The structure appears to be in fair-good condition. The adjacent swimming pool has significance as a memorial to Lillian Beaurepaire, Olympian and Lorne's only lifesaver for many years in the early 20th century.

The former Comfort Station is architecturally significant at a LOCAL level. Although slightly altered, it still demonstrates original design qualities of a rustic interwar Bungalow style, drawing on the early 20th century designs of the National Park Service Architects in the U.S.A. These qualities include the central gable roof, together with the project gables at the western end which are clad in malthoid tiles. Other intact or appropriate qualities include the random rubble piers, chimneys and base walls, gable infill with projecting timber beams and cantilevered porches, and the timber framed eight paned double hung windows in the corners (west end).

The Lorne Kiosk and Memorial Swimming Pool are historically significant at a LOCAL level. The kiosk is associated with the development of park infrastructure by the Victorian Public Works Department in the early 20th century. In particular, this building was constructed in 1939 to a design by the Public Works Department. It was also in 1939 when a similar Comfort Station was constructed in the park at Halls Gap, and also in Queens Park, Lorne and in the Cumberland River Caravan Park. The design of the kiosk has a direct affinity with the National Park Service architecture in the U.S.A., which drew on the interwar Bungalow style in a rustic manner by the use of native wood and stone to create a truly "native style" compatible with the landscape. Similar early 20th century structures are situated in the Yellowstone, Mt. Ranier, Glacier, Yosemite, Sequoia, Petrified Forest, Zion, and Grand Canyon National Parks. One of the most influential National Park Service architects included Herbert Maier, who designed the Madison Trailside Museum (1929) and Norris Geyser Trailside Museum (1929) in the Yellowstone National Park. The Swimming Pool has associations with Lillian Beaurepaire, having been named as a memorial in her honour as Lorne's sole lifesaver for many years in the 20th century and as a former Australian Olympian.

References

Geelong Advertiser, 9 February 2006.

The Lorne News, 28 December 1967, typescript from Jean Graham, Lorne Historical Society.
Land Conservation Council, Historic Places Special Investigation - South-Western Victoria:
Internal records, 1997.

"Park Net", website of the National Park Service in the U.S.A.: www.cr.nps.gov

Picture Collection, Rose series, State Library of Victoria, accession no. H32492/4271, c.1940-60
The Age, 21 November 1939.

M. Lewis (ed.), the Australian Architectural Index, revd. Edn., University of Melbourne, Carlton, 2000.

R.G. Gunn, 'Halls Gap Recreation Reserve Development Site: Archaeological Survey', report of the Halls Gap Caravan Park and recreation Reserve Committee of Management, May 1999.

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS



HERITAGE ASSESSMENTS

Site Name: Erskine River Shops

Site No: 253

Address: 2 - 6 Mountjoy Parade , Lorne

Approx. Date: 1878

Integrity: Good

Significance Level: Local

Survey Date:



07/20

History

This group of small timber shops, which includes a 19th century bootmaker's shop, a turn of the century cafe, and a slightly later photographic studio and shop, and several shops and another cafe constructed in 1996/97, has important associations with the early history of the Lorne township. Although these shops are not located near the present town centre, their site was in an important commercial area last century. An examination of early maps shows that the Erskine River shops were located near the old coach road from Lorne to Winchelsea, and close to the 1850s electric telegraph line, as well as the old bridle track which followed the same route. The site was also near to Erskine House, an important early guest house with extensive vegetable gardens along the riverbank. (Allan 1869; Geological Sketch Map of Cape Otway District 1874; Vickery 1878)

The oldest shop in the group (now known as Lorne Antiques and Books) was constructed as William Wallis' bootmaker's shop in the pre-1893 period. The building can be identified in an early 1890s photograph taken from the other side of the river. The Lorne Historical Society holds a copy of this photograph.

According to one account, as early as 1878, William Wallis opened a bootmaker's and tanner's shop in a building on the site of '4 Mountjoy Parade near the Erskine House vegetable gardens'. (Graham 1999 : 2) Winchelsea Shire rate records confirmed that, in 1879-80, William Wallis, bootmaker, occupied a shop and dwelling at Erskine Ford, owned by Alfred Elkington. Elkington, a wool classer, also owned two acres of enclosed land on the Erskine River. (Shire of Winchelsea Rate Books 1879-80 Lorne Township, Nos. 511, 455.) The following year, Wallis was described as 'bootmaker and furrier' with his shop and dwelling 'on Erskine Creek frontage'. (Shire of WRB 1880-81 Lorne Township, No. 548) Wallis was there still in the late 1890s. (Shire of WRB 1899-1900 Lorne Township, No. 877)

Another early timber building in the group, the Rivergum Cafe, is of later date, and appears in a c1900 photograph held by the Lorne Historical Society. It has always been a cafe and in the 1920s was owned by Frank Clissold, caterer. (Shire of WRB 1928-29 Lorne Township, No. 897) The name "XLCR" can still be seen on the building.

HERITAGE ASSESSMENTS

The two-storey timber Erskine River Trading Company building adjoins the Lorne Antiques and Bookshop, and was most probably built as an extension to the earlier former bootmaker's shop. The Lorne Historical Society holds a c1912 photograph, which shows what was once the photographic studio and shop of William Snowdell Anderson, Ormond photographer. An examination of Winchelsea Shire records confirmed that in 1903-4, Anderson purchased Wallis' bootmaker's shop. (Shire of WRB 1903-4 Lorne Township, No. 893) It is thought that he built his studio and shop next door about 1910. The Lorne Historical Society holds the original sketch plans for this building, signed by Doble, the man who built it. The finished building was to cost £26.

Anderson was one of Lorne's best-known commercial photographers, the other being Albert Jarratt, owner of the Lorne Cinema in the 1930s. A collection of Anderson's Photographs is held at Scienceworks in Melbourne.

The two timber shops and the cafe once formed part of a much larger group of shops and shop/residences beside the Erskine River. Those owned by Mrs L. F. Kane of Maryborough have now gone. In the mid-1930s, Mrs Kane's 'shops etc.' in Marine Parade (the earlier name for Mountjoy Parade) had the substantial valuation of £100. (Shire of WRB 1934-35 Lorne Township, No. 909) The 1938 Winchelsea Shire Engineer's Map of Lorne Township shows both the 'William Anderson Shops' and 'Mrs Kane's shops'.

The 1939 map of Lorne Township prepared by the Lorne Sewerage Authority shows the Erskine River shops in greater detail. The 19th century cafe and pair of wooden shops owned by William Anderson have front verandahs facing the Erskine River. The two Anderson adjoining buildings share a common verandah. Mrs Kane's shops have front verandahs, too, and are separated from the Anderson shops by a long galvanised iron building. By the late 1930s, Mountjoy Parade was linked up to the Great Ocean Road.

Today, the Kane buildings have gone, and there have been many changes in the ownership and occupancy of the remaining early buildings. The former bootmaker's shop later became a grocery shop owned by Mr and Mrs Major. During the Second World War, Jack Rogers ran the shop and then, from 1945, Jack and Alma Graham. It was later known as the 'Lorne Hardware Store' run by Alma, Jack and Ron Graham. More recently, in 1985, it was Pam Tank's craft and pottery shop (Erskine Gallery). Later still, the shop was divided in half. One part became Deck Chairs Overboard and the other half, a small antiques and bookshop. (Graham 1999: 2)

The former Anderson photographic studio and shop is now the Erskine River Trading Company, and the early cafe is a cafe and health foods store.

Most recently, between 1996 and 1997, the old verandahs have been replaced and rebuilt on the early timber buildings by the present owner, Mrs Lyndon Crossland. The old corrugated iron garage has been removed from the site, but the metal plates have been left in the pavement. In addition, a number of new timber buildings have been constructed in a style compatible with the earlier buildings. These are Lorne Greens, a small single storey shop with the furthest setback from Mountjoy Parade; the Marine Cafe, a large two-storey building set to the side and behind the early shops; and a new shop in front of the Marine Cafe.

Description

Set of seven small timber shops facing the Erskine River, south and west of the Great Ocean Road bridge. These shops are located on a small stretch of road which leads from the Great Ocean Road to the Kia-Ora Caravan Park - possibly an extension to the present-day beginning of Mountjoy Parade and reflecting the changed positioning of the road bridge.

The shops demonstrate a range of building periods, levels of alteration/renovation, and size, and occur on three separate setbacks. Within this group of buildings are three nineteenth/early

HERITAGE ASSESSMENTS

twentieth century timber buildings:

'Lorne Antiques & Books' - double fronted single storey building, with two entry doors, and large windows added at the front - pre 1893.

'Erskine River Trading Co.', a two storey building attached to Lorne Antiques and Books. The upper storey retains pressed metal cladding - c.1910.

'Rivergum Cafe' - small single-fronted roof, with garden/spare lot next door, and possible extensions at the rear - c. 1900.

There are also several recent buildings (c1996/7), namely 'Lorne Greens' - a small single storey shop, newly constructed, with the furthest setback from Mountjoy Parade; 'Marine Cafe' - a large two storey building, newly constructed, set to the side and behind the shops on the Mountjoy Parade alignment; and small weatherboard building used as a flower shop, with a new verandah attached.

Statement of Cultural Significance

The group of buildings comprising the Erskine River Shops is of local significance because of its historical and architectural values. The group of small timber shops, shop-residences and cafes, dating from the late 19th century to the 1990s, has associations with the early commercial life of the resort town of Lorne. The oldest buildings in the group, a former bootmaker's shop and an adjoining photographic studio and shop, and an old cafe, are all that is left of a larger group of commercial buildings which once stood beside the Erskine River near the prestigious Erskine House, Gracedale and Cora Lynn guest houses. The design and placement of the more recent buildings are sympathetic to the earlier buildings, and together demonstrate the evolution of this small commercial area over more than 100 years within the Lorne township. (criteria A4, F1)
The significant and contributory elements are the fabric of the older buildings, and the external design and close placement of each of the shop structures, including both older and very recent buildings. These are listed in detail in the description of the place.

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1899-1935
Graham, M., Chronological Table of Events in Lorne, (unpub), 1999
Allan, A., Lorne, (map), 1 March 1869
Vickery, J., Resurvey of Allotments at Lorne, (map), 1878
Geological Sketch Map, Cape Otway District, State Library of Victoria, 1874
Lorne Sewerage Authority, Lorne Township Map, 1939

Recommendations

Planning Scheme



07/21



07/22

HERITAGE ASSESSMENTS



07/19

HERITAGE ASSESSMENTS

Site Name: Erskine House (incl. specified outbuildings, trees & all the land) **Site No:** 226

Address: 35 Mountjoy Parade , Lorne

Approx. Date: 1860s

Integrity: Unable to estimate **Significance Level:** State

Survey Date:

History

The Mountjoys first offered accommodation at Erskine House for visitors in the 1860s. Since then the site has been altered and added to, forming a complex of buildings. The most concentrated phase of redevelopment seems to have taken place in the late 1930s. Erskine House was in the vanguard of a movement, being one of the first to offer accommodation to those seeking to explore the 'natural wonders'; those invalided or recuperating from illnesses; and also those in pursuit of activities such as fishing. (Historic Buildings Council 1991)

Description

An extensive guest house complex, Erskine House is located in the main street of Lorne, just over the Erskine River, on a flat site between Mountjoy Parade and the beach. Erskine House presents today essentially as a 1930s establishment set in extensive, enclosed grounds, with later, fairly minor additions of the 1950s, 1960s and 1970s. Relatively intact remnants of the earlier age (pre-World War 1) phases are the Ballroom and Meeting Rooms 4, 5 and 6, with the basement and pantry, and some of the structure of the south wing representing less intact remnants.

Other building features include the rest of the main building; the 1936 western side of the north section with cantilevered porte-cochere, the c.1962 eastern section, the meeting rooms 9 & 10 and the south section dating to c.1877 and c. 1979-80 and re-worked in 1936, and the 1936 brick east section with additions in 1959. There is a concrete recreation hall with a corrugated iron roof which was built during the late 1920s to the 1930s, with cream brick veneer 1950s extensions as ensuite bathrooms. The two-storey 1920s Kardinia wing, made of concrete, is situated between the wings of the main buildings. There is a 1939 kitchen. The lounge, meeting rooms 1 & 2 and dining room, were built in 1939. The small section abutting the south east corner of the dining room was built in 1970. There are timber staff quarters at the south of the site.

Open lawns surround the complex to the north and east. A courtyard is bounded by meeting rooms 4, 5 and 6, the ballroom and the recreation hall. There is a croquet lawn, its pavillion and

HERITAGE ASSESSMENTS

enclosing hedges to the west, remnant cypress planting to the boundaries and a line of drive in from Mountjoy Parade. (Heritage Victoria Register)

Additional development and redevelopment of apartment units around the perimeter of the site and attached to part of the existing building has occurred since completion of the field work for this project. (Surf Coast Shire 2002)

Statement of Cultural Significance

Erskine House is of state historical, social and architectural significance as a guest house which has been in continuous operation since the 1860s. Its buildings were mainly constructed between 1868 and 1939, with alterations up to the present time. Some nineteenth century elements survive and the 1930s additions are substantially intact. The present entry to Erskine House follows the line of the original drive leading to the existing entrance point where all visitors to the guest house since its foundation in 1868 have arrived, and is an important link to its past. The grounds and tree plantings are important elements, particularly the beach access, the croquet lawn, pavillion and enclosing hedges, the open lawns to the north and east and the remnant cypress plantings on the boundaries.

Erskine House is historically and socially important as the oldest and largest guest house in Victoria and because it is representative of the guest house as a social phenomenon in Victoria, having been in continuous operation as a guest house for over on hundred and thirty years. Erskine House is important for its strong historical association with the development of Lorne into one of the best-known seaside resorts in Victoria. It is also socially significant as a popular holiday destination for a wide cross section of Victorians, prominent among them industrialist H.V.McKay (1865-1926) and journalist Donald McDonald (1857-1932).

Erskine House is architecturally and socially important because it exhibits the principal characteristics of the nineteenth and twentieth century guest house and demonstrates the development of resort accommodation and leisure activities in Victoria. Erskine House retains some of the elements of the building and grounds dating back to its earliest phase as a guest house, such as the line of the driveway and entrance point. The 1930s elements of the building are relatively intact and are demonstrative of guest house design of the period and relate to the period when Erskine House attracted the largest numbers of guests. The 1930s extensions are architecturally important as a relatively intact example of the work of the prominent Geelong architects, Laird and Buchan.

References

LCC (1997) Historic Places Special Investigation - South-Western Victoria: Internal records - no field survey OT0005.

Historic Buildings Council, Classifications Committee, 10 July 1991

Victorian Heritage Register: Record No. PROV H1812

Surf Coast Shire, Advice from Mark Harwood, 16 September 2002

Recommendations

Register of the National Estate

HERITAGE ASSESSMENTS

Site Name: Lorne Cinema

Site No: 239

Address: 76 - 82 Mountjoy Parade , Lorne

Approx. Date: c1937

Integrity: Excellent

Significance Level: Regional

Survey Date:



07/08

History

The two-storey Lorne Cinema with its rendered concrete Art Deco facade, which opened in 1937, is the only cinema in Surf Coast Shire still showing films. According to a recent study of Art Deco cinemas in Victoria, the Lorne Cinema is one of the relatively few such cinemas built in Victoria, and one of the few that have survived relatively unaltered. Moreover, it is one of only five such cinemas which still show films and one of only two in seaside towns; the other is at Portland. (National Trust Vic 1990: 1)

The Lorne Cinema was rated first in 1937-38 when it was owned by the Lorne Picture Theatre Company (c/o A.E. Jarratt) and had the exceptionally large valuation of £300. (Winchelsea Shire Rate Books 1937-38 Lorne Township, No. 1129)

The Lorne Picture Theatre Company was established as early as 1915. The partners were Albert Jarratt, photographer; J.T. Anderson, president of the Lorne Progress Association; Jack Stirling, a prominent Lorne resident; and Bill and Jim Dorman, well-known local butchers. (Jarratt 1986: 2)

According to Jarratt family records, the site in Marine (now Mountjoy) Parade on which the cinema stands, was bought from Jim Dorman. Albert Jarratt "supervised the making of cement bricks on the vacant land in preparation for the construction of a new theatre which was designed by Charlie Fraser and built by Mr Owen". Lyn Jarratt, Albert's son, helped make up the new sound system. (Jarratt 1986: 3)

Opening night in 1937 was a grand occasion in Lorne, despite some problems with the lighting and the sound system which "due to some fault in the manufacture... began to seize up not long after the interval". Lyn later told how he could remember "standing by with the oil-can for the remainder of the show". (Jarratt 1987: 3)

The late 1930s were important years for the resort town of Lorne with increasing numbers of tourists flocking there in the summer season after the completion of the Great Ocean Road. The Chalet and the Cumberland opened during the same era as the new Lorne Cinema.

HERITAGE ASSESSMENTS

The events that led to the opening of the cinema are told in the history of the Jarratt family, pioneer photographers and cinema proprietors. This history compiled by Lyn Jarratt between 1986 and 1991 is held by the Lorne Historical Society.

Albert Jarratt (1886-1962) was born at Ruby near Leongatha in Gippsland. He was the youngest of a large family of 11 boys and two girls. The Jarratts ran a butcher's shop and farm, some of the older boys working in the timber industry. Albert went to the Ruby State School but had to leave at an early age to help at home. However, the local schoolmaster, Mr Mead, took an interest in the boy and taught him about electricity and photography.

Albert became a competent photographer and found employment with a postcard publishing company in Melbourne. As a result, he travelled to beauty spots all over Victoria, much of it by foot. In 1908, he was sent to Lorne and liked it so much, he gave up his job and decided to stay there. In 1910, Albert set up a photography business at Lorne. He sold photos of Lorne and group photos of visitors to various beauty spots, such as Erskine Falls and the Phantom Falls. Many Jarratt photographs have survived, including a number made during the construction of the Great Ocean Road.

After Jarratt installed an electric light plant for his business (most probably the first in Lorne), Winchelsea Shire Council commissioned him to install street lights throughout the town. He bought a larger oil engine and generator, and a set of batteries, and ran wires from the bridge to the Pacific Hotel with poles carrying street lights. This early electric supply later went to Erskine House, Carinya, and many guest houses and private homes. Eventually, the Shire and, later, the S.E.C. took over the supply of electricity to Lorne township.

In 1915 Albert married Mary Ethel Seymour in All Saints Church with a reception at Carinya. During the same year, a travelling picture show came to Lorne. The owner was in financial trouble and offered his equipment for sale. Following its formation, the Lorne Picture Theatre Company bought him out. They built a first picture theatre on a large block of land on the Lorne foreshore, part of the Mounjoy Erskine House property. Opening night was in late 1916. This theatre showed silent films supplied at first by Jack McFarland, a friend of Jack Anderson, who owned the Yarraville Picture Theatre.

Albert was the projectionist and the original machine was a French 'Pathe', hand operated. Light was provided by a carbon arc. The audience sat on forms and a pianola provided the music. This theatre proved to be so popular, particularly during the holiday seasons, that it was decided to build a larger one alongside. It was about twice as large and had a dress circle and more comfortable seating. The old building became a dance hall known as "The Beach Hall". It is shown on the 1938 Winchelsea Shire Engineer's Plan of Lorne Township in Mountjoy Parade next to the San Toy Cafe.

By the end of the 1920s, the new picture theatre began to show talking pictures. A decade later, it was decided to build the present Lorne Cinema in Mountjoy Parade but on the south side of Grove Road.

Albert Jarratt, whose son Lyn was born in 1916, continued to run his photography business which, over the years, also sold wool, fancy goods, china and glassware, school books, pens and pencils and souvenirs. In 1932, a dwelling had been built at the rear of the shop and this became the Jarratt family's home.

Towards the end of his life, Albert began to suffer from dermatitis caused by the photographic chemicals, and handed over the film processing to his son. Albert's wife died on 19 June 1959 and he died on 1 August 1962. Lyn and his wife, Enid, who took over the running of Jarratt's Craft Shop until 1973, moved to Canberra in December 1981. (Jarratt 1986, 1987, 1991)

Ken Todd, who has been involved in the movie industry for more than 50 years, and his wife,

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Nanette, bought the Lorne Cinema in 1981. 'The Picture Palace on the Coast,' as it is called by Todd and his manager, Alby Petherick, the old cinema shows a range of films from Hollywood blockbusters to art and foreign language features. Films are shown for 10 months of the year and, during the Christmas to Easter season, there are up to 5 sessions a day with as many as three different movies. The Cinema attracts large numbers of tourists and holiday-makers.

Todd claims that the Lorne Cinema is "one of the few remaining original single-screen movie houses left in country Victoria". He points out that it has never been closed, and, since the day it was opened, has been used only as a theatre. The two original projectors are on display in the foyer. The Todds also run films over the Christmas period at public halls in Anglesea and Apollo Bay. (The Echo 1996)

Description

Lorne Cinema is a two-storey rendered cinema building with a simple Art Deco facade (c. 1937). The cinema has a central entryway, with shops on either side of the street front. The entry doors are original with 'LT' embossed on the glass. The 'Lorne Theatre' sign extends vertically above the verandah awning and is an important design element.

According to research undertaken by the National Trust, this is one of only eight remaining Art Deco style cinemas remaining in Victoria, and of these, one of only five still showing films. Its architectural significance is considered less than the Astor (St Kilda) and Westgarth (Northcote) because it is relatively plain in its styling and provides less of 'atmosphere associated with picture palaces'.

Statement of Cultural Significance

The Lorne Cinema is of regional significance because of its historical, social and architectural values. It is a relatively rare building type and is a good example of a large, relatively intact and still operating 1930s Art Deco cinema. Such cinemas are becoming increasingly rare in Victoria, with only five of the remaining examples in the State still showing films. Of the three remaining examples in rural Victoria, the Lorne Cinema is more intact (criteria B2, D2). It has significance, too, as one of the major entertainments offered to the numbers of holiday-makers who flocked to Lorne, Victoria's prime beach resort, after the completion of the Great Ocean Road (criterion A4). The cinema is also of local historical interest for its associations with the Jarratt family, pioneer district photographers and cinema operators. The two-storey building with its Art Deco facade is an important and well known visual and social landmark within the Lorne township (criterion G1). Significant elements include: the art deco building (particularly the art deco detailing and the front elevation), and its continuing use as a cinema.

References

Shire of Winchelsea Rate Books 1937-38
National Trust Victoria, Comparative Analysis of "Art Deco Cinemas", 1990
Jarratt, L., Lorne Historical Society (unpub manuscripts), 1986-1991
The Echo, 5 June 1996

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: St Cuthbert's Uniting Church

Site No: 316

Address: 92 Mountjoy Parade , Lorne 3232

Approx. Date: 1892

Integrity: Good

Significance Level: Local

Survey Date:



13/18

History

St Cuthbert's Uniting Church, formerly the Lorne Presbyterian Church, was built in 1892, with transepts added in 1911, and vestry in 1918. It was built and designed by Andrew Sanger, a Scottish born cabinet maker and builder, to meet the needs of temporary and permanent residents of this burgeoning Victorian coastal resort. (Land Conservation Council 1997; National Trust File; Lewis 1991: 156)

Description

An attractive timber church in the picturesque manner, displaying quaint sub-literate Gothic detailing such as drip moulds on the internal walls; a mixture of flat, segmental, round and pointed arches; a miniature splayed apse and a quasi-Italianate tower. Arts and Crafts influence can be seen in the openwork strapping of the gables and contrasting timbers of the handsome boarded interior. (Land Conservation Council 1997; National Trust File; Lewis 1991)

Statement of Cultural Significance

St Cuthbert's Uniting Church is of local significance because of its historical, architectural and social values. The entry for this place in the Register of the National Estate says that St Cuthbert's is an interesting and comparatively elaborate weatherboard church, of a type that was once to be found in profusion across the Victorian landscape. (criterion D2) The church has served the Lorne community for over a century, and has significant connections with many of the principal pastoral families of western Victoria, as well as a notable association with the hierarchy of the Presbyterian church in Victoria. (criteria G1, A4, H1) The finely crafted interior is a distinguishing feature as are the stained glass windows and unusual Italianate tower. (criterion F1)

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - data sheet completed - OT0002., 1997

HERITAGE ASSESSMENTS

Register of the National Estate No.00370

National Trust File No.3546

Lewis, M., Victorian Churches, National Trust Australia (Victoria), Melbourne, 1991

Recommendations

Further protection not required.



13/19



13/20

HERITAGE ASSESSMENTS

Site Name: Butcher's Shop (former)

Site No: 246

Address: 112 - 112a Mountjoy Parade , Lorne

Approx. Date:

Integrity: Fair

Significance Level: Local

Survey Date:



08/09

History

This property has a long history as an important Lorne township business, which has always operated as a butcher's shop. Since the late 1880s, there have been buildings on the site associated with township butchers. The shop's present appearance, with its black and white tiled front, may date from c1910 when James Dorman, butcher, was first associated with the property.

As early as 1887-88, Hamilton Dorman, butcher, owned a building on the site. (Shire of Winchelsea RB 1887-88 Lorne Township, No. 632.) A few years later, in July 1890, there were complaints about Dorman slaughtering cattle in the township. (Geelong Advertiser, 5 July 1890.) The following year, however, Winchelsea Shire granted Dorman a slaughtering licence at Lorne. This was renewed in January 1904. (Cecil, K.L. 1994, pp. 40, 65.)

Winchelsea Shire rate records tell of the various butchers that owned and occupied the Mountjoy Parade shop. By the turn of the century, butchers John Thomas Parish and Foster Parish occupied a shop and dwelling on the Mountjoy Parade site. They also operated a slaughter yard in Allotment 23A on the St. George River. (Shire of Winchelsea RB 1901-2 Lorne Township, Nos. 769, 770.) John Parish remained as owner and occupier of the shop and dwelling until 1909. The property gradually increased in value over those years, from £28 to £40. Parish also leased a bathing box. (Shire of Winchelsea RB 1909-10 Lorne Township, Nos. 803, 804, 806.)

James Dorman (who may have been Hamilton's son) was associated with the Mountjoy Parade business from about 1910, and became its owner and occupier in 1911. (Shire of Winchelsea RB 1911-12 Lorne Township, No. 651.) This may have been when the black and white tiled front was added to the building.

From 1920, a new butcher, Andrew Muir of "Picola" in North Lorne, was rated as the owner of the shop and house on Lots 6 and 7 in Section 13 in Mountjoy Parade, then valued at £65. (Shire of Winchelsea RB 1920-21 Lorne Township, No. 2208.) However, according to an article in the Geelong Advertiser in February 1922, Dorman continued to run the business with E. Muir.

HERITAGE ASSESSMENTS

(Cecil 1994: 116.) Dorman and Muir not only ran the township butchering business but were involved in township activities. In 1922, both were members of the Lorne Branch of the National Federation and Dorman was a member of the Lorne School Committee, with some of the town's most prominent citizens.(Cecil 1994:116) Dorman Street in the township commemorates this district family of butchers.

Andrew Muir also owned the slaughter yards on the St. George River, owned by Parish at the turn of the century. (Shire of Winchelsea RB 1925-26 Lorne Township, No. 1466.)

By the mid-1920s the valuation of the butcher's shop and house had increased substantially to £92. This may suggest improvements to the property but most probably was a result of the economic prosperity that came to Lorne township with the opening of the Great Ocean Road. (Shire of Winchelsea RB 1925-26 Lorne Township, No. 1465.)

In the late 1920s, a further change in ownership took place when the Mountjoy Parade shop and house were owned and occupied by John and Andrew Alsop, butchers. (Shire of Winchelsea RB 1929-30 Lorne Township, No. 796.)

By the late 1930s, the business was run by Coop Bros, butchers. (Winchelsea Shire Engineer, Map of Lorne township, 1938.) The 1939 Lorne Sewerage Authority's map of Lorne Township showed the pair of small shops with a shared front verandah. (Lorne Sewerage Authority, Lorne, 1939). It is said that all early main street photographs show the butcher's shop and residence with its distinctive front verandah over the footpath. (Graham, M. pers. comm. 1999.) New flats were recently built over the old butcher's shop and residence.

Description

There are two small shops within the building known as the former butcher's shop. Flats have been built above the shop and a new parapet and verandah added. A small sign says that a butcher shop was built c. 1890, and the black and white ceramic tiles were added after 1900. These tiles are still in place, and are recognised for their historical references. There is a simple verandah over the footpath with plain timber posts. There appears to be nothing remaining of the interior of the former butcher's shop.

Statement of Cultural Significance

The former butcher's shop has high local architectural and historical significance as an important Lorne township business that has operated as a butcher's shop over a long period. It is an important component in the Mountjoy Parade streetscape as one of a number of interesting commercial buildings which demonstrate the development stages of Lorne's town centre. The shop and residence have associations with a number of Lorne butchers including Hamilton Dorman in the late 1880s and 1890s, the Parishes at the turn of the century, James Dorman from c1910 until the 1920s, the Muirs in the 1920s, and John and Ambrose Alsop in the late 1920s and 1930s.

References

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Ozone Milk Bar

Site No: 913

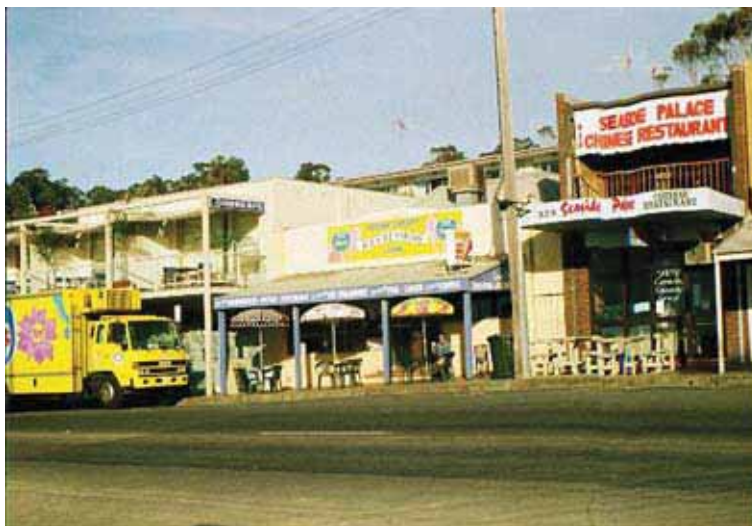
Address: 116 Mountjoy Parade , Lorne

Approx. Date:

Integrity: Good

Significance Level: Local

Survey Date:



12/06

History

This property was once, in the 1930s, divided into two shops. The two doors remain. The shops are said to have been a cafe and sweetshop and then a cafe and chemist's shop. The two shops are said to have been purchased by Mrs Helen Hughes, a pharmacist, in the late 1930s, from Percy R. Bayles, the earlier owner. Bayles, who went to Apollo Bay, sold his cafe and sweetshop, and a chemist's shop to Mrs Hughes. After Mrs Hughes left the property at 116 Mountjoy Parade, she opened a new chemist's shop at 138 Mountjoy Parade. (Graham, M. pers. comm. 1999.)

Winchelsea Shire rate records confirmed that the two shops (located on part of Lot 8 in Section 13) were occupied by Mrs Hughes in 1937-38 but were owned by Alsop Bros., butchers. (Shire of Winchelsea RB 1937-38 Lorne Township, No. 1053.) John and Ambrose Alsop also owned the butcher's shop at 112 Mountjoy Parade, in the same block of commercial buildings between William Street and Grove Road, part of Lorne's "Mountjoy Parade Precinct". (Shire of Winchelsea RB 1937-38 Lorne Township, No. 800.)

Further research is needed to determine the earlier history of the Ozone Milk Bar. Winchelsea Shire rate records show a number of buildings on Lot 8 in Section 13, some of which may relate to No. 116. In 1932-33, for example, William T. Fletcher, mail contractor and confectioner, owned the Quamby guest house, a shop, house and garage valued at £115, while George Riches, draper and carrier, owned a house and cafe, valued at 30. (Shire of Winchelsea RB 1932-33 Lorne Township, Nos. 960, 1202.) Quamby (known earlier as Ozone House) at 128 Mountjoy Parade is now Sandridge Motel and Mark's Restaurant on the corner of William Street. (Graham, M. & Braden, L. 1998, p.7.) Fletcher's Direct Motor Service ran excursions from Geelong to Lorne after the opening of the Great Ocean Road. (Geelong Advertiser, 23 Nov. 1922.) There is no mention of Percy Bayles in the rate records. Ozone House may be the source for the naming of the Ozone Milk Bar.

The house and cafe, which may have been incorporated into the two shops that became the Ozone Milk Bar, were rated first in 1929-30, owned and occupied by George Riches, draper. (Shire of Winchelsea RB 1929-30, Lorne Township, No. 938.) Ozone House was listed first in

HERITAGE ASSESSMENTS

1924-25, owned by W.T. Fletcher. (Shire of Winchelsea RB 1924-25 Lorne Township, No. 1322.) Earlier, in 1920-21, there was a bakehouse on the site owned by Allan McDonald, a Winchelsea farmer, and, earlier still, from c1907, a boarding house run by Alfred Allen, storekeeper. (Shire of Winchelsea RB 1920-21, No. 2001; 1907-8, No. 550.)

Description

The Ozone Milk Bar seems to have changed little since the 1940s. It is a double-fronted shop, with a verandah across the street facade, low parapet and hipped roof behind. The double set of entry doors reflect its history as two shops, a sweet shop and a cafe, each with their own door. These two internal spaces have now been combined, but the entry doors remain as a reminder.

Statement of Cultural Significance

The Ozone Milk Bar is of local significance for its historical values. The Ozone Milk Bar is one of few surviving examples of commercial businesses dating from the Inter-war period in Lorne's town centre and which served Lorne's holiday makers.(Criterion A4)

References

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Lorne Hotel

Site No: 255

Address: 176 - 178 Mountjoy Parade , Lorne

Approx. Date: 1920s

Integrity: Evidence of stages

Significance Level: Local

Survey Date:



08/14

History

The present Lorne Hotel is the second hotel on this important township site on the corner of Mountjoy Parade and Bay Street overlooking Louttit Bay. The first Lorne Hotel on the site was opened in 1875 and enlarged in 1878. It was popular with both residents and visitors and was the subject of many sketches and photographs. Its early history was associated with the Rooke family, when John G. Rooke was the hotelkeeper in the early 1880s and until his death in 1893. Rooke is buried in the Lorne Cemetery. By 1918, the old hotel was owned by the Bendigo Building Society and the lessee was Miss Ada Marion Leyden. (Cecil 1990a: 72-76)

On 29 November 1919, the Lorne Hotel burned down. Several photographs survive, which show the ruinous condition of the hotel after the fire. (Cecil 1994: 103)

It was reported in the Geelong Advertiser of 29 May 1920 that the Lorne Hotel was to be rebuilt. A well-known Geelong architectural firm, Laird and Buchan prepared the plans for the new up-to-date, modern structure (Lewis). It was hoped that the work would be completed by the opening of the next holiday season. The new hotel was to be a two-storey brick structure with 40 bedrooms, sitting and smoking rooms, and a large dining hall and kitchen. There would be a modern bar with a cellar and cafe, and spacious verandahs and balconies so that guests could enjoy the fine ocean and mountain scenery. The plans also included provisions for a winter garden and lounge, electric light and a modern hot water system. The grounds were to be laid out with croquet and tennis lawns, a bowling green and gardens. (Cecil 1994: 108)

A 1920s photograph shows the rebuilt premises with long verandahs and a neat picket fence along the street boundaries. (Cecil 1990a: 78) The Shire of Winchelsea's rate records confirm that there was a huge increase in valuation on the hotel's completion. (Shire of Winchelsea Rate Books 1920-21, No. 2182; 1921-22) In that year, the valuation increased from £44 to £450.

This was an excellent time to open a new hotel in the township, just as the extension of the Great Ocean Road to Lorne was nearing completion. On 8 November 1921, Miss Leyden, still the lessee, offered to provide an official dinner at the new Lorne Hotel on the occasion of the opening of the road. (Geelong Advertiser 1921) However, the official dinner on 18 March 1922

HERITAGE ASSESSMENTS

was held instead at the prestigious Erskine House. (Cecil 1990b: 83)

Information provided in Liquor Licensing Commission cards show the changes in ownership over the following decades. Miss Leyden became the proprietor in 1925 and, by June 1938, Hector and Mabel Stribling were recorded as owners of the Lorne Hotel. The Stribling family continued to be associated with the hotel into the 1940s. From 1967, the Lorne Motel-Hotel Pty Ltd was listed as owner, followed by the South Western Hotel Pty Ltd in the mid-1970s. From November 1990, Echovale Pty Ltd was recorded as owner, with Gary Parsons as licensee. (Cecil 1990a: 114-115)

There have been many alterations and additions to the 1920s Lorne Hotel over recent years. They include the c1990 drive-in bottle shop on the corner. However, the 1920 section still forms the nucleus of the present hotel complex.

Description

Large two-storey brick hotel complex with evidence of many stages of alteration and development. Like the Pacific Hotel, the Lorne Hotel was built as a three storey structure, although the ground floor was more like a half storey/basement. The main entry was to the first floor, as it remains today, with its distinctive curved stairs and entry portico. There were open verandahs on the first and second floors, extending along the main facade and returning on the sides.

Today the building has undergone considerable change. The main features that remain are the entry, the two gables to the main street and the overall form of the building. The first floor verandah has been filled in and extended towards the street, and another wing has been built at the western end of the building. Much of the building is now painted (rather than the face brick and rendered details of the original). However, it remains clearly recognisable as a 1920s building, and remains an important Lorne landmark.

Statement of Cultural Significance

The Lorne Hotel is of local significance because of its historical and architectural values. The 1920s Hotel was the second on this important township site overlooking Louttit Bay, and has local historical significance as one of Lorne's remaining major hotels of the pre-Second World War era. It was an important township building constructed at the time of the extension of the Great Ocean Road to Lorne. The hotel's 1920s section with its surviving entry, gables to the main street and identifiable form has significance as an example of the work of the well-known Geelong architectural firm, Laird and Buchan (criterion A4). Significant elements include the remaining 1920s fabric, including the form of the original section of the building and entry.

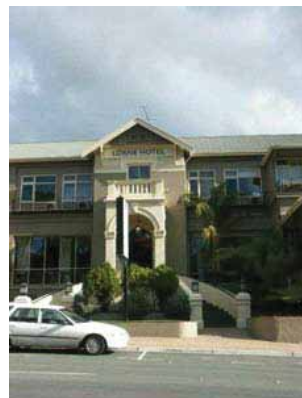
References

Shire of Winchelsea Rate Books 1920-21, Geelong Historical Records Centre
Cecil, K., The Local Pubs, Anglesea and District Historical Society, 1990a
Cecil, K., The Great Ocean Road, Anglesea and District Historical Society, 1990b
Cecil, K., Lorne: The Formative Years, 1868-1922, Anglesea and District Historical Society, 1994
Geelong Advertiser, 8 November 1921
Lewis, Miles (ed.), Australian Architectural Index

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS



HERITAGE ASSESSMENTS



HERITAGE ASSESSMENTS

Site Name: All Saints Anglican Church

Site No: 228

Address: 190 Mountjoy Parade , Lorne 3232

Approx. Date: c1880

Integrity: Good

Significance Level: Local

Survey Date:



History

Timber church, built in 1880 by John Snowden. It was carted from its hillside site in 1884 by a bullock team to enable greater access by elderly and infirm parishioners. Chancel also added in 1884. (Land Conservation Council 1997; National Trust File)

Description

A church displaying an interesting variety of Carpenter Gothic detailing of good quality. Generally of Low and Mixed Gothic style. Timber lining of interior, with leadlight windows and a corrugated iron roof. (Land Conservation Council 1997; National Trust File)

Statement of Cultural Significance

All Saints Anglican Church is of local significance because of its historical, social and architectural values. Built in 1880 by John Snowden, it is one of the oldest churches in Lorne, and has served the Lorne community for over a century. (criteria A4, G1) Architecturally, it is an excellent example of a Low and Mixed Carpenter Gothic timber church, and is unusual in that it lacks decorative bargeboards or gable treatments. (criterion F1)

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - not surveyed - OT0001., 1997
Lewis, M., Victorian Churches, National Trust, 1991
National Trust File No.3124

Recommendations

Further protection not required.

HERITAGE ASSESSMENTS

Site Name: Leighwood

Site No: 355

Address: 222 Mountjoy Parade , Lorne 3232

Approx. Date: c1916

Integrity: Excellent

Significance Level: State

Survey Date:



08/16

History

Leighwood was built for the Bell family in 1916 to the design of architects, K.L. Klingender and Rodney Howard Alsop. Both the Bells and the Alsops had associations with Lorne. (Register of the National Estate)

Description

Leighwood is a fine two storey timber bungalow built in 1916 to the design of architects, K. L. Klingender and Rodney Howard Alsop. It is a comfortable beach house of oiled weatherboard construction with an iron gable roof. Built on sloping ground, which resulted in a part basement floor, the house contains one bedroom, kitchen, pantry, dining room, a box room, fuel area and internal stairs on the lower floor. The floor above comprises three more bedrooms, a living room, maid's room, bathroom, verandah on two sides and external stairs.

The garden combines picturesquely with the natural vegetation of the road reserve on the hillside. The natural vegetation is a stand of blue gums which form a curtain of vegetation in front of the bungalow. The house is angled to take advantage of the topography and the view across Loutitt Bay.

The interior is typical of the time and important for its intactness and planning, without the previously traditional hall running through the building. The dado, capped with a narrow shelf suitable for displaying plates, is an Arts and Crafts motif already well established in Victoria by 1916. Externally, the bungalow characteristics are: the relatively low pitched roof, struts to the gable ends (not in this case to the side eaves), and the dark stained bull nosed weatherboarding. One aspect which is characteristic of Alsop, though not unique to him, is a square hardwood lattice infilling the balustrade. A similar grid is used for the short length fence on either side of the front gate. (Register of the National Estate) (Whole of the building and land on Certificate of Title Vol. 8732, Folio 426).

HERITAGE ASSESSMENTS

Statement of Cultural Significance

Leighwood is a fine, early and extremely intact example of the early twentieth century bungalow in Victoria. The bungalow type of building has been an important housing form in Australian architectural history and Leighwood is a fine example of a single ridge rectangular type which was commonly used right up to the 1970s (Criterion F1). The house is an intact, important work of architect, Rodney Howard Alsop. Additionally, within the context of the Lorne region the building has historical importance through having been owned by the Bell family, well known local identities who, it is claimed, gave famous surfing locality, Bells Beach, its name (Criterion H1). (Register of the National Estate)

References

Register of the National Estate: Record No. 4809

Recommendations

Further protection not required.



HERITAGE ASSESSMENTS

Site Name: Jura

Site No: 358

Address: 242 - 244 Mountjoy Parade (cnr) Francis Street, Lorne 3232

Approx. Date: 1919

Integrity: Excellent

Significance Level: State

Survey Date:



History

Jura was built in 1919 as the family beach house for Western District grazier Clive Campbell, from the designs of the architectural firm Klingender and Alsop. All the material for the structure was transported by boat. After his retirement in 1953 Clive Campbell came to live at Jura and remained until his death in 1972.

According to the Campbells the only alteration to the original design was the filling in of the verandah balustrade.

The Knitlock system of building construction, of which Jura is an early example, was developed by Walter Burley Griffin and patented by him in 1917. There are only 19 known examples of Knitlock structures built in Australia between 1919 and circa 1933. Of the 14 Victorian examples, which includes Jura, only 11 survive. (National Trust, 1990: 1-13; Victorian Heritage Register)

Description

A substantial interwar bungalow with hipped terracotta tile roof, of one and half storeys and a three bedroom flat beneath the main house on the street facade. Verandahs surround three sides of the house and are supported on circular concrete columns. The exterior of the house is finished in unpainted roughcast over concrete following the Knitlock construction technique development of the eminent American architect, Walter Burley Griffin.

The house contains two lounge areas, a dining area, four bedrooms, two bathrooms. A kitchen and scullery, servants quarters, and servery are placed at the rear of the house. The downstairs flat has a bathroom, dining room, small kitchen and a laundry.

There is a small outbuilding, possibly a meat house or garden shed, of brick and timber construction, with lathe and plaster finish.

The house is of very high integrity, and appears to be completely as constructed in 1919, apart from some minor items. The downstairs flat is a smaller scale version of the main house. This

HERITAGE ASSESSMENTS

unusual house has an overall symmetrical appearance, and simplicity in detailing. The "Arts and Crafts" influence is noticeable inside the house, such as the use of unpainted finishes throughout the interior.

The rubble stone retaining walls and boundary fences, with main entry gate, appear to be original. (National Trust 1990: 1-13; Victorian Heritage Register; Certificate of Title Vol. 9225, Folio 031)

Statement of Cultural Significance

Built in 1919 as the family beach house for Western District grazier Clive Campbell, Jura is historically and scientifically significant at State level as one of the largest remaining known examples of Knitlock construction in Australia, a concrete block construction technique which was evolved and patented by Walter Burley Griffin in 1917. It is the only identified use of this type of construction by the notable architectural firm of Klingender and Alsop.

Jura is one of the largest surviving, and one of the few remaining, of a collection of holiday homes built by successful Western District graziers overlooking Louttit Bay at Lorne. The two storeyed Jura surpasses them all in grand size, style and situation with verandahs on three sides supported on concrete columns and piers, a massive hi-roof giving a sense of apparent symmetry, a large skylit central lounge and an octagonal bay on two levels. The interior of Jura with its dark stained timber floors, skirtings, picture rails, ceiling beams, built-in window seats and walls of unpainted cement to picture rail level, is also significant.

Jura is a fine example of Klingender and Alsop's application of Arts & Crafts principles of truthfulness to structure and materials to produce an unpretentious and informal atmosphere entirely suited to the design of a beach house. (National Trust Register)

References

National Trust (Victoria), Research Report: Jura, 1990
National Trust Register: No. 6123
Victorian Heritage Register: No. H822

Recommendations

Further protection not required.

HERITAGE ASSESSMENTS

Site Name: Dwelling

Site No: 922

Address: 246 -248 Mountjoy Parade , Lorne 3232

Approx. Date: 1931

Integrity: Moderate-High

Significance Level: Local

Survey Date: 24 May 200



History

In 1869, the township of Lorne was surveyed by A.C. Allan and named after the Marquis of Lorne. Residential allotments overlooking Loutit Bay (between the Lorne and Pacific Hotels) formed part of another survey of the Lorne Township by George C. Darbyshire in 1871. Most of the allotments were sold at this time.

From the 1890s, as Lorne became important as a premier Victorian seaside resort, the area that has been called the "Golden Mile" (between the Lorne and Pacific Hotel)s along Mountjoy Parade became popular as a prestigious location chosen by Western District graziers and their families for the construction of holiday and retirement homes. These houses, with associated bathing boxes along the foreshore, illustrate the affluent lifestyle of these families.

The site at 246-248 Mountjoy Parade originally comprised lot 2 of Section 4 as identified on the Township of Lorne plan for 1871. It appears to have been originally owned by F. Cooper from 12 November 1872. By 1887, lot 2, together with neighbouring lot 1, were owned by George M. Hitchcock, draper of Geelong. Hitchcock never built on the land and by 1916, the vacant site was owned by Mrs E.M. Hitchcock.

In 1917, Mrs Hitchcock sold the land to Miss Margaret W. Dennis of "Eeyeuk" near Terang. Miss Dennis was the daughter of Alexander Dennis, a successful and wealthy pastoralist whose Cornish father had acquired the 'Eeyeuk' landholdings in 1867. In 1874-75, Alexander Dennis engaged the architect, Alexander Hamilton to design the substantial, two storey Victorian Italianate Villa at "Eeyeuk".

In 1921, this dwelling at 246-248 Mountjoy Parade was built for Margaret Dennis. The architect for the design has not been ascertained. Miss Dennis owned the property until the late 1950s, as by 1958-59 it had been sold to the Presbyterian Church Trust Corporation.

In the late 20th century, the house was divided internally into two separate dwellings, although it continues to appear as a single dwelling from the exterior.

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Description

The house at 246-248 Mountjoy Parade, Lorne, is set on a wide, sloping site with views to Loutit Bay. The main frontage has an open grassed area punctuated by eucalypts and other trees, together with perimeter plantings. There is a concrete path at the side and at the rear is a rubble stone retaining wall and plantings, beyond which at a higher level is an open car park. Along the side boundary onto the grassed road reserve is an open horizontal paling timber fence and metal gate.

The asymmetrical, single storey, rendered concrete, interwar Arts and Crafts Bungalow styled house is set into the sloping ground and is characterised by a broad gable roof form that traverses the site, together with a minor off-centre gable that projects at one side. A return hipped verandah (which is formed under the main traversing gable at the front) is another early feature. These roof forms are clad in introduced corrugated sheet metal. Two early rendered chimneys with projecting flat cappings adorn the roofline. Wide overhangs with exposed timber rafters are features of the eaves and the return verandah.

Another early feature of the design is the return verandah. It is supported by paired and triple (at corners) square timber posts which in turn are supported by rendered concrete piers with projecting flat cappings. Some of the piers, particularly a corner pier, show evidence of previous stabilisation and underpinning, as shown in the exposed concrete pad. The timber verandah posts are decorated with simple geometric timber fretwork. There is also a capped timber balustrade. This balustrade and the timber posts show signs of weathering. Timber chocks have also been introduced to some posts, while a metal capping has been introduced over some balustrade rails. The verandah features an early timber floor and there is evidence of some subfloor structural movement, with further movement evident in the warped verandah balustrade. The timber lattice screening at subfloor level may have been introduced.

The verandah detailing is typical for interwar Arts and Crafts design. Other Arts and Crafts features include the early corner window with its bank of four timber framed double hung windows that have nine paned upper sashes. The other small timber framed multi paned windows are also early.

The main recessed entrance doorway is also early. It has a timber and glazed front door (behind an introduced screen door) and flanking timber framed double hung windows with nine paned upper sashes. The other single door opening at the front may have been introduced.

Another early feature of the design include the timber shingling in the gable infill.

At the rear is another verandah formed under the main roof. At one end of the rear verandah is a minor addition clad in cement sheeting.

The rendered concrete wall construction also shows signs of some deterioration. There are some wall cracks throughout, together with some delamination due to rising damp along the base walls. There is also some evidence of patching, particularly on the verandah piers.

Comparative

During the late 19th and particularly 20th century, the "Golden Mile" became Lorne's premier residential area. The house at 246-248 Mountjoy Parade is a particularly intact example of one of a number of surviving interwar Bungalows that continues to reflect the aspirations and lifestyles in this part of Lorne of the 1920s. Other houses built within the heritage area in which this property is situated include:

*'Jurra', 242-244 Mountjoy Parade. Built in 1919 to a design by the Melbourne architects, Klingender and Alsop for the Western District grazier, Clive Campbell, this house has State significance and is the largest interwar dwelling in the heritage area. A considerably more

HERITAGE ASSESSMENTS

substantial home, 'Jurra' is visually connected to the dwelling at 246-248 Mountjoy Parade. Both dwellings share similar sloping and landscaped sites and both were designed as holiday homes for wealthy Western District pastoralists in the early 20th century. The "knitlock" concrete construction of Jura is also unusual and contributes to its higher architectural value.

*'Leighwood', 222 Mountjoy Parade. Also designed by Klingender and Alsop in 1916, this house was built for the Bell family and it also has State significance and is included on the Victorian Heritage Register. It shares similar interwar Bungalow design qualities in the gable roof forms, front verandah formed under the main roof that features exposed timber rafters, timber framed window construction and has a similar landscaped setting.

*"The Pines", 143 Smith Street. Possibly built in 1935 for Ernest Carr, engineer and member of the Lorne Foreshore Committee, "The Pines" has local historical significance as a physical embodiment of the architectural and social aspirations of the interwar period that are also reflected in a number of houses in the area. Like this dwelling, "The Pines" is set on a large, landscaped and sloping site with view to Loutit Bay. Although not as intact as the dwelling at 246-248 Mountjoy Parade, it shares similar interwar Bungalow design qualities with its broad hipped roof form, recessive gable, return verandah formed under the main roof and featuring timber posts, exposed timber rafters, geometric timber fretwork and gable infill.

Other comparable interwar Bungalows in Lorne of individual Local significance include:

*Mimosa, 4 Fern Avenue. A stuccoed cement interwar Bungalow dwelling, built in the early 1920s.

*Dwelling, 19 Ocean Road. A stuccoed brick interwar Bungalow, built in 1923.

*Dwelling, 31 Ocean Road. A timber interwar Bungalow, built in 1928-29.

*Dwelling, 69 Ocean Road. A timber interwar Bungalow with curved verandah, built in c.1930.

*Dwelling, 79 Ocean Road. A timber and cement sheet interwar Bungalow, built in 1939.

Statement of Cultural Significance

The house at 246-248 Mountjoy Parade, Lorne, has significance as a predominantly intact example of an interwar Arts and Crafts Bungalow style and as a legacy of the residential developments in this part of Lorne in the early 20th century for wealthy Western District pastoralists. Built in 1921 for Miss Margaret Dennis of "Eeyeuk" near Terang, the house is one of a select number of interwar Bungalows in the same neighbourhood set on sloping landscaped sites overlooking Loutit Bay. The house has experienced some deterioration in the rendered wall construction and timber verandah work and appears to be in fair condition. The house makes a significant contribution to the Lorne Heritage Area.

The house at 246-248 Mountjoy Parade is architecturally significant at a LOCAL level (AHC D.2). Although now internally divided into two dwellings, the house still demonstrates original design qualities of an interwar Arts and Crafts Bungalow style. These qualities include the broad gable roof form that traverses the site, together with the minor off-centre gable that projects at one side. Other intact or appropriate qualities include the asymmetrical composition, single storey height, rendered concrete wall construction, corrugated sheet metal roof cladding, rendered chimneys with projecting flat cappings, return hipped verandah supported by paired and triple square timber posts which in turn are supported by rendered concrete piers with projecting cappings, simple geometric timber fretwork between the verandah posts, wide eaves with exposed timber rafters, timber verandah balustrading, corner window with its bank of four timber framed double hung windows having nine paned upper sashes, other small timber framed multi paned windows, main recessed entrance doorway with a timber and glazed front door and flanking timber framed double hung windows with nine paned upper sashes, other timber framed windows, and the timber shingling in the gable ends. The landscaped setting, with open grassed areas and surrounding trees and plantings also contributes to the significance of the place. The house also makes a significant contribution to the Lorne Heritage Area.

HERITAGE ASSESSMENTS

The house at 246-248 Mountjoy Parade is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with residential developments in this stretch of Lorne in the early 20th century commonly for wealthy Western District pastoralists. In particular, this house was built for Miss Margaret Dennis of "Eeyeuk", a homestead near Terang.

Overall, the house at 246-248 Mountjoy Parade is of LOCAL significance.

References

Context Pty Ltd (with Dr. C. Kellaway), 'Surf Coast Shire Heritage Study: Report on Stage 2', prepared for the Surf Coast Shire, October 2002.

G.C. Darbyshire, 'Township of Lorne at Loutitt Bay', survey plan, 12 December 1871, Geelong Heritage Centre.

Lands Department survey plan of Lorne, 1908, Geelong Heritage Centre.

Winchelsea Shire Rate Books, 1887, 1909, 1916, 1917, 1918, 1919, 1920, 1921, 1931-32, 1941-42, 1952, 1958-59, 1970-71, 1980-81, Geelong Heritage Centre.

D. Rowe, 'Lorne Heritage Precinct Policy Report', prepared for the Surf Coast Shire, February 2003.

D. Rowe, 'Additional Lorne Heritage Assessments', prepared for the Surf Coast Shire, May 2003.

Cr W.L. Koenig (comp.), 'Lorne, The Loutitt Or Loutit Bay of By-Gone Days', in 'The History of the Winchelsea Shire', booklet compiled in connection with the celebration to honour the 100th anniversary of the founding of Victoria in 1834-35, 1933, Geelong Heritage Centre.

C. Lucas & R. Joyce, Australian Country Houses: Homesteads, Farmsteads & Rural Retreats, Landsdowne Publishing Pty Ltd, Sydney, 1992, pp.79-81

Recommendations

Recommended for inclusion as a Heritage Overlay of the Surf Coast Planning Scheme.

External Paint Controls Should Apply.

HERITAGE ASSESSMENTS

Site Name: Pacific Hotel

Site No: 254

Address: 268 - 270 Mountjoy Parade , Lorne 3232

Approx. Date: 1880

Integrity: Good

Significance Level: Regional

Survey Date:



06/30

History

The former Grand Pacific Hotel has been an important landmark in Lorne township since it opened on 1 January 1880. It has stood on the same prominent site opposite the Lorne Pier, near the popular Lorne beach, and overlooking Louttit Bay, for over a century. (Cecil 1990: 80-81) This major Lorne hotel has played an important role in the social life of the resort town and has been described as “the jewel in the crown of this famous resort” (Cecil 1990: 79) and, in 1909, as comparing favourably with “any seaside hostelry in the state”. (Cecil 1994: 80)

On 28 January 1879 tenders were called by the noted Geelong architects, Alexander Davidson and Co. for “New Buildings at Lorne (Louttit Bay)”. (Argus 1879) Later, in April 1879, it was announced that this tender was for a new hotel which would offer “first class accommodation” with “all the improvements and advantages of modern architecture, combining every comfort”. (Geelong Advertiser 3 April 1879)

The first owner of the Grand Pacific, as the new hotel was known, was Henry Gwynne, and the lessee, Thomas F. Anderson, formerly of the Union Club Hotel in Geelong. The contractor was J. Rennie of Melbourne. The estimated cost was £6,000 (Geelong Advertiser 3 April 1879)

There was a long description of the new hotel in June 1879, when the building was under construction. It was to be three storeys high with two iron balconies around it. Built in brick, the hotel’s foundations were of Erskine River freestone. Richard Anderson, a Lorne brickmaker, is said to have supplied 300,000 bricks for the building. (Geelong Advertiser 9 June 1879; Graham 1999: 3) Designed in the Gothic style, the hotel would have a tower and flagstaff and over 100 rooms. The dining room would seat 150 persons and there would be a large billiard room, and an ornamental park was planned for the 3½ acre grounds. (Geelong Advertiser 9 June 1879)

A number of contemporary sketches show how the Grand Pacific looked in its early years. The most detailed was an illustration in the Illustrated Australian News of 24 December 1879, on the eve of the hotel’s opening. The hotel’s original verandahs and brickwork are shown with the original tower and flagstaff.

HERITAGE ASSESSMENTS

Arrangements were made, also, before the hotel opened, for water to be laid on. Gwynne and the Mountjoys of Erskine House combined to have water drawn from the Erskine River. It is said that parts of these iron pipes can be found still within Lorne township. (Graham 1999: 3) It was announced, too, on 12 December 1879, that Cobb and Co. coaches would meet the first train at Winchelsea from Geelong, Melbourne and Ballarat every morning and “drive direct to the hotel”. T.F. Anderson, the licensee, said that the hotel would be carried on in conjunction with the Union Club Hotel at Lorne, which he had previously managed. (Geelong Advertiser 12 December 1879)

Shire of Winchelsea rate records confirmed that the hotel owned by Henry Gwynne and occupied by T.F. Anderson had a substantial valuation of £300. (Shire of Winchelsea Rate Books 1879-80 Lorne Township: No. 79)

By 1884, it was reported that the building’s cost had risen to £12,000 twice as much as originally estimated. The completed hotel contained 115 rooms, had a dining room that could seat 200 persons, and was already being used for concerts and balls. There was also a “dressing house for sea beach bathers” on the nearby St. George River. (Geelong Advertiser 21 March 1884)

Some five years later, an 1889 advertisement described the Grand Pacific as “That Spacious and Magnificent Three-Storied Brick and Stone Built Family Hotel” with many outbuildings, stables, underground tanks and spacious grounds. (Geelong Advertiser 31 July 1889) It is not known whether the stables were designed by the original architects, Alexander Davidson and Co.

The firm of A. Davidson and Co. was associated with the design of many district homesteads and residences, churches and public buildings in Geelong and other country areas. Some of this work was as part of the partnership, Davidson and Henderson. Among their most important work were historic Barwon Park at Winchelsea (1869) for Thomas Austin; the Ripple Vale Homestead at Birregurra (1871) for Sir Charles Sladen, pioneer Geelong solicitor, pastoralist and politician; stables for the Larra Homestead at Derrinallum (1873) for John Lang Currie, Western District pastoralist; a Shire Hall at Colac (1878); Mechanics Hall and Free Library at Ballan (1886); Mechanics Institute at Sale (1889). The firm also designed the Pier Hotel at Frankston in 1882. (Australian Architectural Index)

By the mid-1890s, Charles V. Gwynne was the new owner of the Grand Pacific described in rate records as Grand Pacific Hotel and stables, the hotel-keeper being Mrs Annie Lewis. (Shire of Winchelsea RB 1895-96 Lorne Township, Nos. 650, 651.)

The Grand Pacific Hotel continued to be a prestigious place to stay and in February 1909, when Charles Gwynne was owner still, was where a group of councillors stayed on a tour of Winchelsea Shire. Before leaving, they praised it as

“such a commodious hotel, where the arrangements for visitors are perfect,... with spacious bedrooms, wide passages, plenty of balcony rooms, reading rooms and other conveniences, which go to make up a first-class hotel...” (Cecil 1994: 81)

The hotel became even more popular and prosperous after the extension of the Great Ocean Road to Lorne in the early 1920s. Soon after, it was announced that the hotel had a new owner, Frank Beaurepaire, prominent local resident. At this time, Beaurepaire bought other Lorne properties including the Carinya Guest House (now Connawarra) and Morva (now the Cafe Elate) on the Great Ocean Road, the former holiday home of Kenneth A. Stribling. In the late 1930s, Beaurepaire built the Cumberland Guest House in Mountjoy Parade, which was demolished in 1983 and replaced by the new Cumberland Lorne Resort.

During his ownership, Beaurepaire upgraded and renovated the Grand Pacific but did not alter its original structure. In the 1924-25 Country Hotel and Boarding House Guide, the hotel was described as “newly renovated” and had a cafe, new croquet lawn and a motor garage for 16

HERITAGE ASSESSMENTS

cars and separate lock-up garages. The valuation of the hotel increased to £481 by the mid-1920s. (Shire of Winchelsea Rate Books 1926-27 Lorne Township: No. 1391) In 1932, when the Great Ocean Road was finally completed by its extension to Wye River, the grand opening ceremony was held outside the Pacific Hotel. (Cecil 1990: 86)

Later owners of the Grand Pacific Hotel were R.W. Todd in the 1940s and the Kambouris brothers in 1975. In 1946, the hotel's belltower, which had often been used to signal the arrival of ships, was demolished by a gale. Later in the 1950s, there were changes to the verandahs, which were covered with fibro cement sheets, and the building fell into disrepair. (Cecil 1990: 85) The fibro sheets were removed by 1990 but the uncovered verandahs seemed to have been much altered. (Cecil 1990: 87-88)

In 1998, the old hotel was sold, the new owners planning refurbishment and the replacement of the existing motel at the rear with 20 luxury apartments. (Graham & Braden 1998: 10)

Description

Large 3-storey brick, render and freestone hotel with ornate verandahs on each floor. Overlooking Lorne Pier, and located on a prominent bend in the Great Ocean Road at the western extent of the central area of the township.

Early photographs reveal the Pacific Hotel as a grand establishment, elaborately detailed and set in splendid isolation at Point Grey. The three storey building had verandahs on the second and third levels, each extending around three sides of the building, and heavily decorated with cast iron lace. A tower protruded through the roof line, marking the main entrance. Today, the tower has gone and the brickwork and quoins have been painted, simplifying its appearance. There have been other changes too, including minor extensions. However, in its overall form, grandeur and location, the Pacific Hotel remains a landmark building in Lorne.

The Pacific Hotel site has been subject to substantial redevelopment during the course of this study. Documentation of the significance remaining building fabric is needed.

Statement of Cultural Significance

The Pacific Hotel (formerly Grand Pacific) is of regional significance because of its historical and architectural significance. It remains an important local landmark, located on the same prominent site, near the pier and overlooking Louttit Bay and the popular Lorne beach for 120 years. It has played an important role in the social life of the town, especially after the extension of the Great Ocean Road to Lorne in 1922. (criterion A4) Despite its recent redevelopment, the hotel, it retains much of its nineteenth century appearance and fabric. It is of architectural significance as an example of the hotel work of the noted Geelong architects, Alexander Davidson and Co. It also has historical significance for its associations during the 1920s and 1930s with Frank Beaurepaire, father of Sir Frank Beaurepaire, Victorian sportsman, businessman, civic leader and prominent local resident. (criterion H1) Significant elements include the external appearance and fabric associated with the building's long use as a prominent regional hotel.

References

- Lewis, Miles (ed)., Australian Architectural Index, State Library of Victoria, 1977
- The Argus, 7 Feb 1879
- Geelong Advertiser, April 1879-July 1889
- Illustrated Australian News, 24 Dec 1879
- Graham, M., Chronological List of Lorne Historical Events, (unpub), 1999
- Cecil, K., The Local Pubs, Anglesea and District Historical Society, 1990
- Cecil, K., Lorne: The Formative Years, Lorne Historical Society, 1994
- Victorian Government Tourist Bureau, 1925-26 Country Hotel and Boarding House Guide and Tourist's Guide, 1925

HERITAGE ASSESSMENTS

Nairn, B. & Searle, G. (eds), Australian Dictionary of Biography, Vol 7, Melbourne University Press, Melbourne

Graham, M. & Braden, L., Remembering Old Lorne Guest Houses and Hotels, Lorne Historical Society, 1998

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Swing Bridge (footbridge)

Site No: 235

Address: Ocean Road at Erskine River Mouth , Lorne 3232

Approx. Date: 1937

Integrity: Good

Significance Level: Regional

Survey Date:



13/28

History

The suspension footbridge over the Erskine River was built in the 1937 in the camping area on the foreshore reserve. According to the Geelong Advertiser (11/2/37) it appears to have been built by the Winchelsea Shire Council with materials provided by the Public Works Department. In the 1970s, the Lorne Planning and Preservation League resisted Council plans to replace the bridge with a concrete structure. It continues to be a local landmark. (Land Conservation Council 1997; Graham 1997)

Description

A swing footbridge spans the Erskine River, near its mouth. It is made of timber and cable and is about 30m long. Its historical and aesthetic qualities are highly valued by the community. The bridge is located on Crown land, managed by the Lorne Foreshore Committee of Management and subject to a Coastal Action Plan. (Lorne Workshop; Land Conservation Council 1997; Lorne Visitor Information Centre; Surf Coast Shire).

Statement of Cultural Significance

The Lorne Swing Bridge is of regional significance because of its historical, aesthetic and social values. It is a local and tourist landmark and facility dating back to the 1930s (criteria A4, E1, G1). It is also significant as it is the only swing bridge in the Shire and one of the few remaining in the state (criterion B2). Significant elements include the bridge structure, abutments, access paths, landscape setting at the Erskine River mouth, and continued public access. (Land Conservation Council)

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - data sheet completed - OT0037, 1997
Graham, M., Chronological Table of Events in Lorne, (unpub), 1997
Lorne Visitor Information Centre, personal communication, June 1999

HERITAGE ASSESSMENTS

Recommendations

Planning Scheme; Register of the National Estate

HERITAGE ASSESSMENTS

Site Name: Graves of Lindsay Children (Splitters Graves)

Site No: 258

Address: Great Ocean Road , Lorne

Approx. Date: 1850

Integrity: Good

Significance Level: Local

Survey Date:



13/27

History

The graves are for two children of William Lindsay, the first licensee for wood cutting in Lorne. The children died by suffocation while digging tunnels in the banks of the Erskine River mouth in January 1850. They were buried soon after, high up on the banks of the river, and a board was erected over the graves. It was later replaced by the present day monument. (Cecil 1989: 8)

Description

The "Splitters Graves" are located on the edge of the Great Ocean Road, high above the Erskine River, quite close to the pedestrian bridge over the river. The graves are marked by two inscribed marble plaques set into a concrete slab (approximately 2m x 1m), surrounded by steel railing (approximately 3m x 2m). (Cecil 1989: 8; Land Conservation Council 1997)

One plaque states: "Two sons of a splitter whose hut stood above drowned in a quicksand while at play and buried here next day". The other plaque states: "In memory of William Firth Lindsay aged 8 years Joseph Southwell Lindsay aged 4 years drowned in River Erskine 28 Jan 1850".

Statement of Cultural Significance

The graves of the Lindsay children are of local significance because of their historical values. The gravesite is a small and poignant reminder of the early settlement of Lorne. (criterion A4)

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria: Internal records - data sheet completed - OT0009, 1997
Cecil, K., Lorne: The Founding Years to 1888, Anglesea and District Historical Society, 1989

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Residence

Site No: 920

Address: 19 Ocean Road , Lorne 3232

Approx. Date: c. 1923

Integrity: High

Significance Level: Local

Survey Date: May 2003



DR 02.04

History

This site at 19 Ocean Road, Lorne, is located on Part 1 of Crown Allotment 2, Section 3, as shown on the plan of Holliday's Estate (LP 1543), and the Plan of the Township of Lorne of 1947. The whole of Allotment 2 was originally the property of W. Holliday, and was subdivided in the 1880s. The portion encompassing the site at 19 Great Ocean Road was first sold at auction on 14 January 1887.

The house on the (32 perch) site (later reduced to 14 perches when Deans Marsh Road was constructed) was first owned in 1923 by Holliday and Witcombe, who managed a number of bungalows on the property. Eliza Holliday was sole owner from 1924 until World War II, when her house was sold to Sydney Williams of 8 Eureka Street, Geelong West. The other bungalows had disappeared by this time. Sydney Williams seems to have carried out extensive internal improvements to the building on the site in c.1950, judging by the increase in the net annual value of the property, from 3 pounds in 1949 to 40 pounds by 1952. Sydney Williams retained ownership of this house until at least 1967, and it remained in the hands of the Williams family until the end of the 20th century.

Description

The house at 19 Ocean Road, Lorne, has visual connections to some contemporary and interwar and postwar houses, with flat and pitched roof forms clad in corrugated galvanised steel and with vertical and horizontal weatherboard wall cladding. This house is more elevated than the immediately neighbouring houses on the Ocean Road, due to the topography of the site and it is therefore the dominant property. Other houses visually connected to 19 Ocean Road on the upper slopes have hipped and gabled galvanised or colorbond corrugated roof cladding which are also clad in vertical or horizontal weatherboard and have timber window frames.

The house at 19 Ocean Road has a front setback of approximately 5 metres, a wide side setback (which tapers towards the rear) and another narrow side setback. The front garden is rudimentary with open grassed areas and perimeter garden beds and shrubs.

HERITAGE ASSESSMENTS

The modestly scaled, asymmetrical, stuccoed brick (and concrete block base), rudimentary interwar Bungalow styled house is especially characterised by a simple gable roof form that traverses the site, and a verandah gable that projects towards the front. These roof forms are clad in green painted corrugated colorbond. Two early rendered chimney bases and early chimney stacks adorn one end of the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are double hung, and are arranged in pairs as well as in a horizontal bank of three on the main façade. The early main entrance is situated under the verandah at the side.

Early decorative features of the design include the slender verandah piers with incised stuccoed panels, decorative brickwork, and the slender gable ventilators.

Statement of Cultural Significance

The house at 19 Ocean Road, Lorne, has significance as an intact example of a rudimentary interwar Bungalow style. Built in c.1923, the house was first owned by Holliday and Witcombe who managed a number of bungalows on the property. The house appears to be in fair condition when viewed from the street.

The house at 19 Ocean Road is architecturally significant at a LOCAL level (AHC Criterion D.2). It demonstrates original design qualities of a rudimentary interwar Bungalow style. These qualities include the simple gable roof form that traverses the site, together with the verandah gable that projects towards the front. Other intact or appropriate qualities include the asymmetrical composition, single storey height, modest scale, corrugated colorbond roof cladding, stucco wall construction, stucco chimney bases and chimney, wide eaves, timber framed double hung windows, slender verandah piers with incised stucco panels, decorative brickwork and the slender gable ventilators.

The house at 19 Ocean Road is historically significant at a LOCAL level (AHC Criterion A.4). It is associated with residential developments in Lorne during the interwar (c.1920s-1940s) period. In particular, this house has associations with Holliday and Witcombe, who managed a number of bungalows on the property in 1923. This house appears to have been constructed at that time, and the other bungalows had been removed by 1924.

Overall, the house at 19 Ocean Road is of LOCAL significance.

References

Winchelsea Shire Rate Books (Coast Riding) 1923-1979, Geelong Heritage Centre.
Town Plan of Lorne 1947, Surf Coast Shire.
Town Plan of Lorne, 27.5.2003, Surf Coast Shire.
Plan of Holliday's Estate (LP 1543), Land Titles Office, Marland House, Melbourne.
Auction Notice, Holliday's Estate, 14 Jan., 1887, Geelong Heritage Centre.
Auction Notice, Gwynne Subdivision, 28 Jan., 1922, Geelong Heritage Centre.
Context Pty Ltd in association with C. Kellaway, Surf Coast Heritage Study, Report on Stage 2, Oct. 2002, prepared for the Surf Coast Shire.

Recommendations

Recommended for inclusion as a Heritage Overlay of the Surf Coast Planning Scheme.
External Paint Controls Should Apply.

HERITAGE ASSESSMENTS

Site Name: Residence

Site No: 916

Address: 53 Ocean Road , Lorne 3232

Approx. Date: c. 1938

Integrity: Moderate-High

Significance Level: Local

Survey Date: May 2003



DR 01.16

History

This site at 53 Ocean Road, Lorne, is located on part of Allotment 4 of Section 15, as shown on the Lorne Town Plan of 1947. The allotment was one of four, originally owned by William Levers who obtained the land on 31 January 1882.

By 1936, a one acre block of land, comprising lots 3 and 4, was in the hands of Mrs. Geraldine Lansell of "Chah Singh", via Swan Hill. Allotment no.4 (the subject site) was sold to Mrs. Florence Ina Bates, of Vincent Street, Ararat, in 1937 or early 1938. She had a house built soon after acquiring the property. The house may have taken some years to complete, as it had increased considerably in value (from 8 pounds to 55 pounds) by the time of Florence Ina Bates' death on 30 April 1947. The property then passed to William Milburn Bates, Major Langton Bates, a baker at Ararat, and Florence Una Holmberg, married woman of Ararat. William Bates withdrew from the partnership in December 1949, leaving Major Langton Bates and Florence Una Holmberg as joint owners. A portion of the allotment fronting Dorman Street was sold to Margaret Isobel McGregor of 44 Skene Street, Colac, on 15 February 1960. Shortly afterwards, on 1 June 1960, Bates sold his share of their Ocean Road property to Florence Holmberg. Five years later in 1965 the property was owned and occupied by Rex Fletcher and Ivy Muriel Baldry, storekeepers, who retained possession until at least the late 1970s.

Description

The house at 53 Ocean Road, Lorne, is set on an elevated site with views to Loutit Bay. The house has a considerable front setback and narrower side setbacks. The front has a terraced and established garden with an open paved area and perimeter shrubs and trees. The front is bound by an early, low face brick fence.

The elevated single storey, horizontal timber weatherboard and face brick, late interwar Bungalow styled house is characterised by a broad hipped roof form, together with a minor gable and flat roofed verandah that project towards the street frontage. These roof forms are clad in galvanised corrugated steel. An early face brick chimney with soldier coursing near the top adorns the roofline. Broad overhangs are features of the eaves. To the south appears to be

HERITAGE ASSESSMENTS

a side addition that is recessive from the front facade.

An early feature of the design is the elevated front verandah. It has a substantial brick base wall and is supported by face brick piers capped with cream bricks. The decorative timber brackets flanking the piers appear to have been introduced. The timber balustrading of the verandah may also be recent but is appropriate.

Other early features of the design include the boxed timber framed double hung windows (including the corner windows) with glazing bars in the upper sashes, timber window brackets, front timber and glazed double doors and the vertical strapping infill in the projecting gable end.

Statement of Cultural Significance

The house at 53 Ocean Road, Lorne, has significance as a predominantly intact example of a late interwar Bungalow style. Built in c.1938 for Mrs Florence Bates of Ararat, the house appears to be in good condition when viewed from the street.

The house at 53 Ocean Road is architecturally significant at a LOCAL level (AHC Criterion D.2). It demonstrates original design qualities of a late interwar Bungalow style. These qualities include the hipped roof form, together with the minor gable and flat roofed verandah that project towards the street frontage. Other intact or appropriate qualities include the elevated single storey height, horizontal timber weatherboard and face brick wall construction, galvanised corrugated steel roof cladding, face brick chimney, broad eaves, boxed timber framed double hung windows with glazing bars in the upper sashes, timber window brackets, face brick verandah base wall, face brick verandah piers with cream brick cappings, timber verandah balustrading, and the vertical strapping infill in the gable end. The low face brick fence on the front boundary also contributes to the significance of the place.

The house at 53 Ocean Road is historically significant at a LOCAL level (AHC Criterion A.4). It is associated with residential developments in the northern area of Lorne during the interwar (c.1920s-1940s period). In particular, this house has associations with Mrs Florence Bates of Ararat, original owner who instigated construction in 1938.

Overall, the house at 53 Ocean Road is of LOCAL significance.

References

Winchelsea Shire Rate Books (Coast Riding) 1923-1979, Geelong Heritage Centre.
Town Plan of Lorne 1947, Surf Coast Shire.
Town Plan of Lorne, 27.5.2003, Surf Coast Shire.
Context Pty Ltd in association with C. Kellaway, Surf Coast Heritage Study, Report on Stage 2, Oct. 2002, prepared for the Surf Coast Shire.

Recommendations

Recommended for inclusion as a Heritage Overlay of the Surf Coast Planning Scheme.
External Paint Controls Should Apply.
Fences and/or Outbuildings of Note.

HERITAGE ASSESSMENTS

Site Name: House, incl. the Canary Island Palm tree

Site No: 917

Address: 69 Ocean Road , Lorne 3232

Approx. Date: c. 1930

Integrity: Moderate-High

Significance Level: Local

Survey Date: May 2003



DR 01.09

History

The site at 69 Ocean Road, Lorne, is located on Subdivision 1 of Crown Allotment no.1, Section 17, of the Lorne Town Plan of 1947. The original Crown Allotment of 1 rood, 383/10 perches was purchased by F.A Rowden on 19 December, 1882.

Then owner, Mrs. Emma L. Pitt, of 19 Mangarra Road, Camberwell East, sold the land in late 1929 to Malcolm Wallace, a manager, of Alvie. He built a house there in c.1930, on a slightly reduced holding of 1 rood, 61/2 perches. On 5 June 1940, Malcolm Wallace sold the house and 30 perches of land to William Anderson, a factory manager of Connor Street, Colac, for 950 pounds. William Anderson retained ownership of the property until the end of World War II, when it was bought by café proprietor, Jack McDonald, who lived there until at least the late 1970s.

In the 20th century, the dwelling has experienced a number of alterations and additions. These changes have included substantial internal alterations, original southern external timber stairs removed, enclosure of verandah in the southern corner, replacement of some windows and a slight alteration in the pitch of the gable roof form (which was also reclad). In more recent times, a rear addition has been constructed with a small elevated gable wing connected to the main house by a breeze way.

Description

The house at 69 Ocean Road, Lorne, is set on an elevated allotment at the corner of the Ocean Road and Stirling Street. The house has uninterrupted views to Loutit Bay. There is a substantial front setback from the Great Ocean Road, with open grassed areas and perimeter shrubbery, including agapanthas. A landmark feature of the site is the mature Canary Island Palm tree at the front. There is no front fence, but the side fronting Stirling Street is bound by a timber picket fence, approximately 1500 mm high.

The elevated single storey, horizontal timber weatherboard and face red brick, interwar Bungalow styled house is characterised by a slightly altered broad gable roof form, together with

HERITAGE ASSESSMENTS

an unusual flat-roofed curved verandah that projects towards the the Ocean Road frontage. These roof forms are clad in corrugated steel sheeting. An early painted brick chimney adorns the roofline. Broad overhangs with exposed timber rafters are features of the eaves.

An early feature of the design is the curved verandah. It features early wide, paired timber posts with fretwork between, elongated timber brackets, and a solid balustrade of timber shingling with timber fretwork and railing above. One corner of the verandah has introduced glazed infill featuring decorative leadlighting sympathetic to the interwar Bungalow style of the house.

Below the verandah is early garaging having vertical timber boarded doors and weatherboard wall cladding at the front, with brick walls at the side. Original external timber stairs survive to the north of the central garage, the original symmetrical composition being altered with the removal of the southern stairs.

Other early features of the design include some of the timber framed windows, although there are other windows that may have been introduced.

The rear portion of the house appears to have been altered and extended in more recent times. There is a small elevated gable wing connected to the main house by a breeze way.

Statement of Cultural Significance

The house at 69 Ocean Road, Lorne, has significance as an example of an unusual interwar Bungalow style. Built in c.1930 for Malcolm Wallace, the house appears to be in good condition when viewed from the street. The Canary Island Palm tree at the front is a landmark feature in the area. Of particular significance to the dwelling is its distinctive broad gabled roof form (albeit altered), front flat roofed and curved verandah with garaging and external timber stairs underneath.

The house at 69 Ocean road is architecturally significant at a LOCAL level. (AHC Criterion D.2) It demonstrates original design qualities of an unusual interwar Bungalow style. These qualities include the gable roof form (albeit with a slightly altered pitch), together with the flat roofed curved verandah that projects towards the Ocean Road frontage. Other intact or appropriate qualities include the elevated single storey height, horizontal timber weatherboard and face brick wall construction, corrugated steel sheet roof cladding, brick chimney, broad eaves with exposed timber rafters, timber framed windows, wide paired timber verandah posts with fretwork between, elongated timber verandah brackets, solid verandah balustrade of timber shingling with timber fretwork and railing above, external timber stairs on the north side, and the centrally-located garage below the verandah having vertical timber boarded doors and weatherboard wall cladding at the front, with brick walls at the side. The mature Canary Island Palm tree at the front also contributes to the significance of the place.

The house at 69 Ocean Road is historically significant at a LOCAL level (AHC Criterion A.4). It is associated with residential developments in Lorne during the interwar (c.1920s-1940s) period. In particular, this house has associations with Malcolm Wallace, Manager of Alvie and original owner who had it built in c.1930.

Overall, the house at 69 Ocean Road is of LOCAL significance.

References

Winchelsea Shire Rate Books (Coast Riding) 1923-1979, Geelong Heritage Centre.
Town Plan of Lorne 1947, Surf Coast Shire.
Town Plan of Lorne, 27.5.2003, Surf Coast Shire.
Plan of Subdivision LP 22756, Land Titles Office, Marland House, Melbourne.
Context Pty Ltd in association with C. Kellaway, Surf Coast Heritage Study, Report on Stage 2, Oct. 2002, prepared for the Surf Coast Shire.

HERITAGE ASSESSMENTS

Recommendations

Recommended for inclusion as a Heritage Overlay of the Surf Coast Planning Scheme.

External Paint Controls Should Apply.

Tree Controls Should Apply.

HERITAGE ASSESSMENTS

Site Name: Residence

Site No: 915

Address: 79 Ocean Road , Lorne 3232

Approx. Date: 1929

Integrity: Moderate-High

Significance Level: Local

Survey Date: May 2003



DR 01.05

History

This site at 79 Ocean Road, Lorne, is located on Lot no.2 of Parts 6 and 7, Section 17, as shown on the Plan of the Township of Lorne of 1947 and Plan of Subdivision of Crown Allotments 5,6&7, dated 29 May 1946 . The original owner of Allotments 6 and 7 was J. Mahon, who procured the land on 1 March 1887.

Elizabeth M.J. Mahon of 2 Ridgeway Avenue, Kew (possibly a daughter of J. Mahon), possessed the land, totaling 2 roods and 38 perches, in 1923-24. Then followed Charles Stewart Guthrie (manager of the State Savings Bank, Newport branch) and his wife, Lillian May Guthrie, who had acquired the property by November 1927.

Charles Guthrie, who started out as a bank clerk in June 1858 aged 17 years, rose to become chief executive officer, inspector, and general manager of the London Chartered Bank's Geelong Branch in 1880, and, later, in many other centres. In 1929, Charles had a house built at Lorne, fronting what was then called Ocean Road. Lillian May appears to have inherited the house in the early 1930s, after the death of her husband, who was at the Victoria Market Branch of the State Savings Bank at the time. She retained the property until 1938-39 when it was sold to Frederick Falvey Drake on 30 June 1939. Falvey was a builder of Lorne initially, but later of Flat 4, 107 Mathoura Road, Toorak (then of 272 Walsh Street, South Yarra, and finally, 370 Barkley Street, Elwood). The property next changed hands when it was sold to Frederick Kirk Gration, of 13 Poath Road, Hughesdale (Murrumbeena) on 8 October 1952. The house was owned by James and Melita Vlassopoulos of 922 Drummond Street, North Carlton, in the late 1970s.

Description

The house at 79 Ocean Road, Lorne, is set on an elevated and contextually large site for the area. The house has a very substantial front setback comprising an open grassed area with mature perimeter trees and shrubs. Near the front of the house is a grassed terraced area with central steps.

HERITAGE ASSESSMENTS

The elevated single storey, horizontal weatherboard and strapped sheet clad, interwar Bungalow styled house is characterised by a gable roof form that traverses the site, together with a broken back verandah that projects towards the Ocean Road frontage. These roof forms are clad in terra cotta tiles. Broad overhangs with exposed timber rafters are features of the eaves.

An early feature of the design is the front verandah. It is supported by stuccoed piers, with stuccoed wall base and central steps with flanking pedestals.

Other early features of the design include the timber framed windows.

Statement of Cultural Significance

The house at 79 Ocean Road, Lorne, has significance as a predominantly intact example of an interwar Bungalow style. Built in 1929 for Charles Guthrie, Manager of the State Savings Bank of Victoria (Newport Branch), the house appears to be in fair-good condition when viewed from the street.

The house at 79 Ocean Road is architecturally significant at a LOCAL level (AHC Criterion D.2). It demonstrates original design qualities of an interwar Bungalow style. These qualities include the gable roof form that traverses the site, together with the broken back verandah that projects towards the Ocean Road frontage. Other intact or appropriate qualities include the elevated single storey height, broad eaves with exposed timber rafters, horizontal timber weatherboard and strapped sheet wall cladding, terra cotta tile roof cladding, stuccoed verandah piers and base, projecting central verandah steps with flanking pedestals, and the timber framed windows. The very substantial garden setting at the front also contributes to the significance of the place.

The house at 79 Ocean Road is historically significant at a LOCAL level (AHC Criterion A.4). It is associated with residential developments in Lorne during the interwar (c.1920s-1940s) period. In particular, this house has associations with Charles Guthrie, Manager of the State Savings Bank (Newport Branch) and original owner who instigated construction in 1929.

Overall, the house at 79 Ocean Road is of LOCAL significance.

References

Winchelsea Shire Rate Books (Coast Riding) 1923-1979, Geelong Heritage Centre.

Town Plan of Lorne 1947, Surf Coast Shire.

Town Plan of Lorne, 27.5.2003, Surf Coast Shire.

Plan of Subdivision of Crown Allotments 5,6,7, Sec.17, dated 29 May, 1946, Lands Titles Office, Marland House, Melbourne.

"Investigator", Journal of the Geelong Historical Society, December 1992, Geelong Heritage Centre.

Context Pty Ltd in association with C. Kellaway, Surf Coast Heritage Study, Report on Stage 2, Oct. 2002, prepared for the Surf Coast Shire.

Recommendations

Recommended for inclusion as a Heritage Overlay of the Surf Coast Planning Scheme.

External Paint Controls Should Apply.

HERITAGE ASSESSMENTS

Site Name: Primary School No. 2162, School Room and
Teacher's Residence

Site No: 248

Address: 18 Smith Street (cnr) Grove Road, Lorne

Approx. Date: c1879

Integrity: Good

Significance Level: State

Survey Date:

History

The small stone school of local freestone with a central bellcote was built in 1879. The architect was S. E. Bindley from the Public Works Department and was constructed by Messrs Martin and Herd. Many additions have been made to the building from 1908. In 1923 the building was extended by removing the freestone wall on the west side and constructing a box-poured concrete room for the infants. The stones from the west wall were then used for a porch. An arch was erected at the corner of Grove Road and Smith Street to celebrate the jubilee of the school in 1929. A 1947 yellow brick extension was connected to the 1879/1908 building by a glazed link. A Sloyd room was built by the local residents in 1926 on the lawn area in the north east corner of the school ground close to the memorial gates. The word 'sloyd' came from the Swedish word 'slojd', meaning skillful. The room was built to facilitate a new system of educating boys in manual crafts, introduced around Victorian schools in the early twentieth century. (Victorian Heritage Register)

Description

The main school building consists of three sections, the earliest being the freestone single room, single storey building with hip roof (corrugated iron) and belltower. The other sections include a concrete classroom and a cream brick classroom with sloped roof. A feature of the school is the 1929 memorial arch located on the corner of Grove Road and Smith Street. A 1923 Sloyd room is situated on the lawn area near the memorial gates. (Victorian Heritage Register; Land Conservation Council 1997)

Statement of Cultural Significance

Lorne Primary School No. 8675 (formerly No. 2162) is of social and historical importance as the collection of buildings on the site represent the mixed history of the school and its different periods of expansion and change along with the history of Lorne. The Sloyd room is important as it represents a period when boys were given manual training according to a Swedish system introduced into Victoria in the early years of the twentieth century. The former teacher's residence (Place no. 354) and school are listed together on the Victorian Heritage Register.

HERITAGE ASSESSMENTS

(Victorian Heritage Register)

Lorne Primary School No. 8675 is also of architectural importance because the original school building includes an extension in 1923 constructed of box poured concrete, a construction type rarely used for schools. The school has important associations with the Public Works Department architect S. E. Bindley. Although the interior is no longer intact, the Sloyd room is an important representative example of a purpose built Sloyd room. (Victorian Heritage Register)

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria:
Internal records - data sheet completed - OT0003, 1997
Victorian Heritage Register: Record No. G212

Recommendations

Further protection not required.

HERITAGE ASSESSMENTS

Site Name: Teacher's Residence: Lorne Primary School No. 2162 **Site No:** 354

Address: 15 Grove Road , Lorne 3232

Approx. Date: c1905

Integrity: Good **Significance Level:** State

Survey Date:

History

The teacher's residence built in 1905 in a 'Swiss Chalet' style is believed to be one of four in that style constructed in Victoria. It was designed by architect S.E. Bindley from the Public Works Department. Its half timbering has been removed.

Description

A two-storey, four-room timber building, constructed by the Public Works Department in 1905 using a design with 'Swiss Chalet influence'. It has unusual leadlight windows at the entry and on the stair landing. This place is known locally as the 'Doll House'. (Land Conservation Council 1997)

Comparative examples: One of these was built at Newbridge, near Bendigo, one at Addington, near Ballarat, and one at Wychitella, though this was moved to Charlton. The Newbridge school has had the half timber work sheeted over, the front verandah renewed and a double sleep-out added at the rear. The Addington residence has been considerably altered externally. The Wychitella residence has been extended and the half timber work sheeted over. Since the Lorne example remains on the same site as the original school, and is still in use as a teacher's residence, the two buildings in conjunction retain their historical and architectural significance. (Victorian Heritage Register)

Statement of Cultural Significance

The former teacher's residence is of state significance. Built in 1905, it is a rare architectural example of "Swiss Chalet" style residence and is important because teacher's residences rarely survive on their original sites or with their original floor plans intact. This example has retained its floor plan and its original relationship with the main school building. The former teacher's residence and school (Place no. 248) are listed together on the Victorian Heritage Register. (Victorian Heritage Register)

HERITAGE ASSESSMENTS

References

Land Conservation Council, Historic Places Special Investigation - South-Western Victoria:
Internal records - data sheet OT0004, 1997
Victorian Heritage Register: Record No. G212

Recommendations

Further protection not required.

HERITAGE ASSESSMENTS

Site Name: Ravenswood

Site No: 359

Address: 70 Smith Street (cnr) Bay Street, Lorne 3232

Approx. Date: c1890s

Integrity: Fully Excavated

Significance Level: Local

Survey Date:



08/02

History

The earliest parts of Ravenswood, the large weatherboard house on the corner of Smith and Bay Streets, dates from the late 1890s, when James Buick of Bendigo was rated for his residence on an acre of land and a bathing box leased from the Crown. (Shire of Winchelsea RB 1897-98 Lorne Township, No. 560) An 1897 account of a trip to Lorne, reported in the colonial press, told of the three hotels and "numerous private houses" built already in this popular tourist resort. Among these houses was that of Mr J. Buick of Bendigo, as well as those of Mr Staughton (Waverley), Professor Harper (Wareen) and Judge St. John Topp (at 116-118 Smith Street). (The Australian, 30 Jan. 1897) The first three of these houses remain today.

Until the turn of the century, Buick's house had quite a low valuation of £20 or £30. (Shire of Winchelsea Rate Books 1899-1900, No. 557) By 1905, it had increased slightly to £44. (Winchelsea Rate Books 1905-6, No. 584) The substantial increase in valuation during the inter-war years, suggests that there were additions at this time. In 1919-20, the dwelling, then on three acres of land, had increased in value, to £60. While, by 1921-22, the valuation had increased to £72, and, in 1922-23, to £97. During these years, the owners were recorded as the Executors of Margaret Flora Buick. (Winchelsea Rate Books 1919-20, No. 734; 1921-22, No. 657; 1922-23, No. 917) Members of the Buick family certainly occupied the house in the 1920s and, in 1922, a Miss Buick was elected to the Lorne Library committee, which included many prominent Lorne residents. (News of the Week, 30 March 1922)

From 1924-25, the Buick property was recorded on an acre of land on the corner of Smith and Bay Streets. This most probably followed a land sale and, from this date, the address of the Buicks was at Cremorne in Sydney, another popular resort town. (Shire of Winchelsea RB 1924-25, No. 1226)

The name "Ravenswood" was recorded for the property for the first time in the late 1920 when Maggie Buick became its owner. (Winchelsea Rate Books 1927-28, No. 861) Maggie Buick was the owner and occupier still ten years later. By this time, the associated bathing box was leased from the Lorne Foreshore Committee. (Shire of Winchelsea Rate Books 1938-39, No. 845, 846)

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Miss Buick's residence was indicated on the 1938 Winchelsea Shire Engineer's Plan of Lorne Township. It is shown on the corner of Smith and Bay Streets, adjacent to Carinya Guest House, now listed at 62-64 Smith Street and, by the 1930s owned by Frank (later Sir Frank) Beaurepaire, well-known Victorian sportsman and businessman. The 1939 Lorne Sewerage Authority Plan also shows Ravenswood, a large timber structure with side verandahs and timber outbuildings.

Ravenswood, reputedly built by Andrew Sanger, remains as one of Lorne's large timber 1890s seaside houses. Wareen, another large timber seaside house of the 1890s, was also built by Andrew Sanger, and was first owned by Professor Andrew Harper.

Description

Large weatherboard house (c. 1895) with iron roof, stone chimney, verandah and short square-sectioned tower with flagpole at the rear. Wide verandah on two sides and enclosed lower storey. Decorative verandah columns and balustrade on front steps. The house is named after the town of Ravenswood, near Bendigo, where the Buick family (the original owners) came from. The house was built by Andrew Sanger.

Statement of Cultural Significance

Ravenswood is of local significance because of its historical and architectural values. The house has high local significance as a fine example of the substantial seaside houses built for wealthy Western District graziers, professional and businessmen and their families at Lorne during the 1890s. By that time, Lorne had become the most popular tourist resort in Victoria. Ravenswood illustrates the affluent lifestyle of these families, who holidayed or retired to Lorne. (criterion A4). Ravenswood is also of some local historical interest as the holiday residence of the Buick family of Bendigo, who were prominent residents of Lorne during the first half of the twentieth century (criterion H1). Significant elements include: the weatherboard building and early 20th century extensions and alterations.

References

The Australian, 30 January 1897
Shire of Winchelsea, Shire of Winchelsea Rate Books, 1897-1939
New of the Week, 30 March 1922

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Varna

Site No: 301

Address: 101 - 103 Smith Street , Lorne 3232

Approx. Date: c1881

Integrity: Good

Significance Level: Local

Survey Date:



History

Varna was built in 1881 as a 'superb marine retreat' for Charles Beal, pastoralist, hotelier and civic leader, and his family. (Cecil 1989:92; Koenig 1933: 50, 51) It is thought to be the earliest remaining seaside residence in Lorne's 'Mountjoy Parade' precinct, which extends along Mountjoy Parade between the Lorne Hotel and the Pacific Hotel, and along Smith Street, and contains many fine holiday houses built for Western District families.

Charles Beal (1821-1888) was born on 4 May 1821, the second son of Thomas and Eliza Beal of Kent in England. At sixteen Charles sailed for Australia, arriving at Hobart on 17 July 1838. Later, in April 1839, Beal went to Melbourne and then to the Barwon River district. Beal and his partner, Prosper Trebeck (1822-1904), were pioneers in the Winchelsea district. They were responsible for the erection there of an early hotel, The Barwon Hotel, in 1840. The partners, in association with Thomas Austin, pastoralist and owner of Barwon Park from 1837, erected the first church in Winchelsea in 1846. Beal married Miss Amy Murch (1826-1925) in this church in 1854.

A year earlier, in 1853, Beal and Trebeck, after selling their hotel, rented Mt. Gellibrand Station on the Barwon River near Winchelsea from Charles Ayrey. When the lease ended in 1860, Trebeck went to New South Wales where he died on 27 December 1904. Mt. Gellibrand was subdivided in 1860, Beal purchasing 6,563 acres of the station, which was named 'Bleak House' after the popular Charles Dickens novel. The name was chosen by Miss Ayrey, a daughter of the original owner of Mt. Gellibrand, who became a ward of the Beals after the death of her parents.

Between 1862 and 1865, Beal of Bleak House was a member of the Winchelsea Roads Board and Winchelsea Shire Council. He then became a member of the Colac Shire Council for 13 years, and was President in 1867.

In 1881, after leasing the Mt. Gellibrand station, Beal and his family took up residence in Lorne. The family's 'superb marine retreat' was known as 'Varna'. The following year, 1882, Beal was nominated a Commissioner of the Lorne Waterworks Trust and became a major promoter of a good water supply system for the township. He was also a Lorne Cemetery Trustee. (Cecil

HERITAGE ASSESSMENTS

1989: 2-93; Cecil 1994: 5; Koenig 1933: 50-51)

An 1881 subdivisional plan of Lorne includes the 'Residence of C. Beal Esq.' as one of the few (twelve) township properties shown on the map. They include the Lorne and Grand Pacific (now Pacific) Hotels, the State School, Cobb and Co. stables near the jetty, and a couple of church buildings. (Subdivision of Land at Lorne, 1881)

Mrs Beal was also associated with the Lorne township community as a prominent member of a Women's Committee formed in 1884, which was instrumental in the opening of a Lorne Free Library in December 1885. It was said that, 'The book shelves are well filled with first class literature; the vapid, frothy, and demoralising dreadfuls, being conspicuous by their absence.' (Cecil 1989: 53; Cecil 1994:7)

Charles Beal died in January 1888 as the result of a tragic accident on the Mountjoy Bros. coach service between Birregurra and Lorne, while he was returning from a Water Trust meeting at Winchelsea. After a brake failure, Beal, who was a passenger on the box seat, 'was violently thrown on to the ground and killed almost instantly'. (Cecil 1989: 52) At a subsequent inquest held in the Lorne Hotel, a letter was read from his widow exonerating 'young Mountjoy', who was driving the coach, from all blame. Beal was buried at Lorne and left a widow and five daughters. (Geelong Advertiser 1888; Cecil 1989: 93)

After Charles Beal's death, Mrs Beal and her family went to England, but later returned to Lorne. The Beal residence was one of a small number of private houses at Lorne identified in an account of a trip to the township in 1897.

Some years later, in November 1913, Archbishop Clarke, who came to Lorne to conduct services at All Saints Church, was reported to be a guest of Mrs Beal at 'Varna'. (News of the Week 1913) The Beal daughters continued the family's associations with the Lorne Library and, on 20 March 1922, Miss Beal was elected by the Library Committee as 'treasurer and curator of the museum'. (News of the Week 1922)

After Mrs Beal's death at Lorne on 5 February 1925, aged 99, her family, which still resided in the town, subdivided and disposed of their Bleak House Estate. (Koenig 1933: 51)

In his 1933 history of Winchelsea Shire, Koenig included Charles Beal as one of the district's founders, concluding that, 'This debt of gratitude, that must also be borne to some extent by Lorne and Birregurra, for whose welfare he did so much in the early days of their existence, can never be fully repaid, for, strange as it may seem, Mr Beal took an active and public interest in these three towns, and resided in turn in or near each of them when they were in their infancy.' (Koenig 1933: 50)

A 1938 map of Lorne township, prepared by the Winchelsea Shire Engineer, showed Varna, by this time one of a number of seaside residences in Lorne's 'Mountjoy Parade Precinct'. (Winchelsea Shire Engineer 1938) Today, Varna is the earliest of a number of these fine houses that remain within this prestigious precinct.

Description

Varna is a large, single-storey timber house with a corrugated iron roof, Victorian in style and substantially intact. Features visible from Smith Street include the elaborate moulded chimney tops, eave brackets and extensive garden. The front of the house has french windows and doors opening out onto the verandah and garden. (National Trust file)

Statement of Cultural Significance

Varna is of local significance because of its historical and architectural values. It is the earliest remaining seaside residence within Lorne's 'Mountjoy Parade' precinct – the 'superb marine retreat' built in 1881 for Charles Beal, pastoralist, hotelier, district pioneer and civic leader in the

HERITAGE ASSESSMENTS

townships of Winchelsea, Birregurra and Lorne. The Beal family of Varna were prominent Lorne residents over many years. (criteria A4, H1) While further architectural assessment is required, Varna is a relatively intact Victorian building which is contributory to the character of the 'Mountjoy Parade' precinct in Lorne. Significant elements include the Victorian architectural features of the building.

References

National Trust File 1888

Cecil, K.L., Lorne. The Founding Years, Lorne Historical Society, 1989

Cecil, K.L., Lorne. The Formative Years, Anglesea and District Historical Society, 1994

Koenig, W.L., The History of Winchelsea Shire, 1933

Geelong Advertiser, 17 Jan 1888

News of the Week, 27-30 Nov 1922

Titles Office, Subdivision of Land at Lorne, 1881

The Australasian, 30 Jan 1897

Winchelsea Shire Engineer, Map of Lorne Township, 1938

Recommendations

Further protection not required.



HERITAGE ASSESSMENTS

Site Name: Waverley House

Site No: 463

Address: 3 Deans Marsh Road , Lorne

Approx. Date: c1880s

Integrity: Fair

Significance Level: Local

Survey Date:



07/13

History

Waverley House, a district landmark overlooking the Erskine River and the ocean beyond since late last century, was built in the 1880s for the Staughton family of pioneer pastoralists. Simon F. Staughton was rated first in the mid-1880s for a residence in Crown Allotment 3 (the site of Waverley House), which, by the late 1880s had the substantial valuation of £100. (Shire of Winchelsea Rate Books 1886-87 Lorne Township, No. 781; 1888-89, No. 874) After his death in Mildura in 1895 (State Library of Victoria, Biographical Index) the residence was owned by Staughton's Executors. (Shire of Winchelsea Rate Books 1896-97, No. 819)

The second owner in 1908 was Edmund Harewood Lascelles, a prominent Geelong wool merchant, who founded the wool-broking and pastoral company, Dennys Lascelles. The 1907-8 Winchelsea Shire rate records listed Lascelles as the owner by that time of the Waverley residence. (Shire of WRB 1907-8, No. 715)

Lascelles (1847-1917) was born in Van Diemen's Land (Tasmania) and was adopted by Edwin Lascelles. He came to Geelong in 1853 to live with his uncle, C.J. Dennys. Lascelles became a partner in 1875. From 1881, the firm was known as Dennys Lascelles. Six years later, in 1887, Lascelles married his partner's eldest daughter, Ethel. They had a family of one son and four daughters. Lascelles is also known as a pioneer of the Mallee country, where in 1878 he purchased Lake Corrong, a large sheep station. He later became more interested in wheat farming and was managing director of the Mallee Agricultural and Pastoral company. Lascelles died at his home, Minapre in Geelong on 12 February 1917. (Smith, James (ed) 1902: Vol II: 454; the Lascelles Family 1995, Register Report)

During the Lascelles family's early ownership of Waverley, they leased a bathing box, a common possession of Lorne's more affluent residents. The lifestyle of the Lascelles is illustrated also, by the weekend visit to Waverley in the early 1920s of the Governor-General and Lady Ferguson on an inspection of the timber resources in the vicinity of Lorne. (Cecil 1994: 104)

The Lascelles were active supporters of the extension of the Great Ocean Road to Lorne. On

HERITAGE ASSESSMENTS

its completion, the new road ran past their Waverley property. It was claimed in March 1922 that “the late Mr Lascelles convened the first meeting of Lorne residents to consider the making of a road to the resort”. In 1922, his daughter, accompanied by her mother, was the first woman to make the trip from Geelong to Lorne along the new scenic road. A contemporary photograph shows the two women, heavily wrapped up, standing beside their car on their arrival at Lorne. The Mayor “expressed his pleasure at Miss Lascelles having been the first woman to negotiate the highway”. (Cecil 1994: 117)

Later that month, there was an auction of the Waverley Heights Estate, a subdivision of the estate of the late E.H. Lascelles. Land at the rear of the Waverley residence allotment had been subdivided, and two new streets, Staughton Avenue and Lascelles Terrace, were created. Twenty-one “choice allotments” were offered for sale. The 1922 auction plan showed Waverley with two outbuildings, one a shed. The estate was described as “beautifully situated in a charming position, all high land, overlooking the ocean and commanding a magnificent view”. It was pointed out that there were now two roads to Lorne - “the Scenic Route, via the Great Ocean Road, and the C.R.B. Road from Deans Marsh”. (Waverley Heights, Lorne Auction Sale, 20 March 1922)

At some time during the early 1920s, the old house was briefly run as a “Superior Tourists’ House”. In an advertisement in the Country Hotels, Guest and Boarding House Guide of 1920-22, Waverley, “overlooking Lorne and Erskine River Mouth” was advertised as having “cool, spacious rooms, balconies and verandahs, unsurpassed views and position, sleeping-out, surfing, tennis, bathing box, hot baths, garage, electric light, sewered throughout”. The accompanying photograph of a two-storeyed building with verandahs decorated with iron lace is very different from current views of Waverley House. However, the stonework in the walls and the basic structure behind the decorative verandahs seems much the same.

Throughout the 1920s and 1930s and until the late 1980s, Waverley remained in Lascelles family ownership. Its valuation increased during the 1920s (boom years in Lorne), reaching £200 by 1924. (Shire of WRB 1923-24, No. 115) By the mid-1936, Miss Cecily Lascelles was the owner. (Shire of WRB 1936-37, No. 1111)

The 1939 map of the Lorne Sewerage Authority gives some idea of how Waverley looked just prior to the Second World War. The old stone house was shown with a front drive out to the Great Ocean Road. Outbuildings included a galvanised iron shed on the west side of the house and a large tennis court some distance to the rear.

The building was said to have been gutted in the fires of that year and Miss Lascelles to have then partly rebuilt and refloored Waverley House. (Graham 1999, pers. comm.)

Finally, in January 1987, it was announced that Miss Cecily Lascelles was going to auction Waverley early in February. The old residence was described as a “two-storey freestone house... divided into two flats. One flat consists of the ground floor of three bedrooms, sitting room and kitchen, and the other of a living room with open fire place, a large hallway, five bedrooms and kitchen. (The Age 1987)

Today, Waverley House is let as holiday apartments.

Description

Very large Victorian double-storey stone and brick building. The building was severely damaged by fire in the twentieth century, and rebuilt as flats and now holiday apartments. While the footprint of the building and its external walls appear to be original to its construction, it has undergone extensive alteration. All building elements other than the external walls are clearly new, including aluminium windows, verandah detailing and bay window treatments. The former house is set into a sloping landscaped garden above the Deans Marsh Road.

HERITAGE ASSESSMENTS

Statement of Cultural Significance

Waverley House is of local significance for its historical values. It is a district landmark and an example of the substantial residences built at Lorne for wealthy pastoralists and their families during the nineteenth century on elevated sites overlooking the ocean. (criterion A4) Waverley has associations with the Staughton family of pioneer pastoralists from the 1880s until the turn of the century, and with the Lascelles family (founders of Dennys Lascelles, the influential Geelong wool broking and pastoral company) from 1908 until the late 1980s. It has special interest as the home of Miss Cecily Lascelles, the first woman to drive over the Great Ocean Road from Geelong to Lorne in March 1922. (criterion H1) Although substantially altered, the original stonework and building footprint are still easily identifiable within the present structure. Significant elements include the footprint and external masonry of the original building (c.1880s).

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1886-1937
Graham, M., personal communication, 1999
Cecil, K., Lorne: The Formative Years 1868-1922, Lorne Historical Society, 1994
The Age, 31 Jan 1987
Lorne Auction Sale, Geelong Historical Records Centre, 20 March 1922
Smith, J. (ed), The Cyclopedia of Victoria: Vol 2, The Cyclopedia Co, Melbourne, 1902
Biographical Index, State Library of Victoria
The Lascelles Family, Register Report, Geelong Historical Records Centre, 1995
Lorne Sewerage Authority, Lorne Township Map, 1939

Recommendations

Planning Scheme



07/14

HERITAGE ASSESSMENTS

Site Name: Amberley

Site No: 466

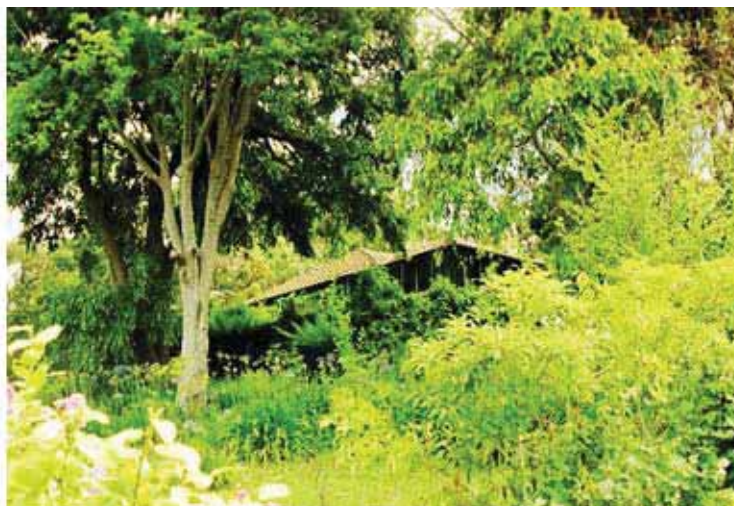
Address: 15 - 19 William Street , Lorne

Approx. Date: c1918-19

Integrity: Excellent

Significance Level: Local

Survey Date: Stage 2A St



07/26

History

Amberley, the Lorne home of the Misses Clara, Jane, Nina and Margaret Newton, was listed for the first time in the 1918-19 rate records on two allotments on the south side of William Street with a valuation of £50. (Shire of Winchelsea Rate Books 1918-19 Lorne Township No. 925) The previous year it was just vacant land. (Shire of Winchelsea Rate Books 1917-18 No. 918)

By the late 1920s, only Misses Clara and Nina Newton were listed as the owners of the William Street house with a much increased valuation of £82, which suggests some additions. (Shire of Winchelsea Rate Books 1928-29 No. 1135) The name of the Misses Newton's house was given as 'Amberley' in the early 1930s when it had an associated bathing box leased from the Crown. (Shire of Winchelsea Rate Books 1930-31 Nos. 1136, 1137) In 1932-33 it was listed as Amberley still. (Shire of Winchelsea Rate Books 1932-33 No. 1165)

However, there was a name change in the late 1930s to Salisbury as the property was shown on the 1938 Winchelsea Shire Engineer's Map of Lorne Township. The Lorne Sewerage Authority's township map of 1939 shows the William Street residence on two blocks with a long verandah facing William Street and extending down one side. The house is situated in what appears to be a large garden setting, which is a well-established garden today. The present owner is G.Geddes.

Description

Large rendered house with tile roof and deep verandahs on all sides set within a thick established garden which includes oak, liquidamber, poplar and camphor laurel trees.

Statement of Cultural Significance

The house formerly known as Amberley is of local significance for its historical and architectural values. The house in its garden setting has local significance as an example of the substantial homes built in Lorne during the inter-war period (criterion A4). Significant elements include: the house and garden.

HERITAGE ASSESSMENTS

References

Shire of Winchelsea Rate Books 1918-33, Geelong Historical Records Centre
Lorne Sewerage Authority, Lorne Township Map
Engineer's Department, Lorne Township Map, Shire of Winchelsea

Recommendations

Planning Scheme

Mountjoy Parade Heritage Precinct

Assessment and Policy Report

Introduction

In October 2002, the Surf Coast Shire Council commissioned Authentic Heritage Services Pty Ltd to undertake a review and further assessment of the proposed 'Golden Mile' Heritage Precinct in Lorne (subsequently adopted by Council as the Mountjoy Parade Heritage Precinct). This report is based primarily on the assessments and findings by Context Pty Ltd in the *Surf Coast Shire Heritage Study Stage 2* (October 2002), which recommended heritage area overlays for the Mountjoy Parade Heritage Precinct and other areas of Lorne and Deans Marsh. Additional fieldwork and resolutions of the Surf Coast Shire Heritage Study Steering Committee have also been used as a basis for this report.

The principal aim of this Report has been to prepare heritage objectives and policies for the proposed precinct.

The Study Area

The Study Area is comprised of a distinctive residential heritage precinct initially assessed by Context Pty Ltd. The area is shown on the Heritage Precinct Overlay Plan.

Terminology

The terminology of *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* is used throughout this study. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

Other Definitions: Heritage Places

Other definitions used in this Report are as follows:

Individually Significant heritage places are individually important places of State, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Surf Coast Shire Planning Scheme.

Potential Individually Significant heritage places are individually important places of State, regional or local cultural significance that make a contribution to the heritage values of the wider municipality. Retention of these places forms part of the objectives and policies in the Surf Coast Shire Planning Scheme. These places are currently listed

as CONTRIBUTORY significant places in the Planning Scheme until further research and assessment is carried out to justify their inclusion as individually significant places.

Contributory heritage places are representative places that contribute to the significance of a heritage precinct. Through restoration or reconstruction they may be brought back to a condition that enables the place to achieve individual cultural significance. Retention of these places forms part of the objectives and policies in the Surf Coast Shire Planning Scheme.

Compatible places are those buildings that may be typical of the area, or respond to the form, scale, construction and general design characteristics of nearby significant buildings, but are not of cultural heritage significance. Although of some aesthetic value to the area, these places are not identified in the Surf Coast Shire Planning Scheme.

Report Criteria

The review and further assessments of the Mountjoy Parade Heritage Precinct at Lorne has been carried out in accordance with the Australia ICOMOS Burra Charter (Appendix 1) and the Criteria for the Register of the National Estate (established by the Australian Heritage Commission), as prescribed in the *VPP: Applying the Heritage Overlay* (Appendix 2). The development of the heritage overlay area (precinct) is in accordance with the Municipal Strategic Statement (MSS) and Local Heritage Policy document in the Surf Coast Shire's Local Planning Policy Framework (LPPF). The written format and policy structure for the precinct has been prepared in relation to the draft heritage precincts for the Gumnut Planning Scheme (an example provided by Heritage Victoria) and other municipal policies for heritage areas.

In conjunction with the Assessment Criteria for the Register of the National Estate, the following Precinct Criteria was adopted:

A. Buildings & Significant Details

- Building use, ie. residential, commercial
- Building type, ie. detached, semi-detached
- Number of storeys
- Scale of Buildings
- Roof form & pitch, ie. gabled/hipped/flat & range of pitch
- Architectural style &/or age of buildings
- Building construction/cladding
 - ie. walls
 - horizontal weatherboard
 - brick
 - roofs
 - galvanised corrugated iron
 - terra cotta tile, cement tile, etc.
- Eaves characteristics
 - ie. wide or narrow (range)
 - Exposed rafters
- Early chimneys
- Range of front and side setbacks
- Height range and type, design & location of fences

B. Urban Design & Engineering Infrastructure

- Historical street & allotment pattern and average size/s (where applicable)
- Significant Urban Foci/Landmarks
- Significant Views
- Street characteristics
ie. early kerbing, early paving, verges, etc.

C. Landscaping

- Treelines
- Public Gardens
- Median Strips
- Nature Strips

D. Physical Attributes

- Significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area;

Mountjoy Parade Heritage Precinct

Supporting Background

Historical Overview ¹

The residential allotments between Mountjoy Parade and Smith Street which became known as the "Golden Mile" were shown on the first 1871 map of Lorne Township prepared by George C. Darbyshire, contract surveyor. A copy of this 1871 map (with later information stamped on it) shows that most of the allotments had been purchased by 1871. Those sold included the important corner blocks later occupied by the landmark Lorne and Pacific Hotels.

An auction plan prepared in February 1889 for the sale of the Mountjoy Lorne Estate, located beside the Erskine River (the earliest Lorne settlement site), showed the precinct between the Lorne and Pacific Hotels. The Lorne Hotel, opened in 1875, was rebuilt in 1919, while the Grand Pacific (now Pacific) Hotel was opened in January 1880. Other early properties shown within the precinct in 1889, which remain today, include the 1880's All Saints Anglican Church, an early beach residence, Charles Beal's house (later identified as Varna at 101-103 Smith Street) constructed in 1881.

From the 1890s, as Lorne became important as a premier Victorian seaside resort, the Mountjoy Parade Heritage Precinct became popular as a prestigious location chosen by Western District graziers and their families for the construction of holiday and retirement homes. These houses, with associated bathing boxes along the foreshore, illustrate the affluent lifestyle of these families. While the bathing boxes have disappeared from the Loutit Bay foreshore, a mature Morton Bay Fig tree remains as a legacy of the location for 19th century beach recreation of the Mountjoy Parade residents.

A 1938 map of Lorne Township by the Winchelsea Shire Engineer identified and named many of the beach houses in the Precinct with the names of their owners. A number of these houses remain today. Among those shown on the 1938 map which remain, the earliest is the former Beal house, Varna, dating from 1881.

Other seaside houses built for Western District graziers, which remain today within the Precinct, include Lower Kincaig at 236 Mountjoy Parade, the holiday home of the Russells dating from 1905 or earlier. The Russells built a holiday home for their staff in c1927 at the rear of Lower Kincaig. This is Upper Kincaig at 127 Smith Street. The former Pentlands at 230-232 Mountjoy Parade is a c1907 holiday home owned by the Manifolds (who later owned Wareen which was relocated from 226-228 Mountjoy Parade to Fern Avenue) which was converted in the late 1950s into the Lorne Community Hospital.

Some of the beach houses in the Precinct were designed by important architects. Most notable are Leighwood at 222 Mountjoy Parade and Jura at 242-244 Mountjoy Parade. Leighwood, a two-storey timber bungalow was designed in 1916 for the Bell family, well-known district residents, by the architects, Klingender and Alsop. The same architects were responsible for the design in 1919 of Jura for the Western District grazier, Clive

¹ This history has largely been extrapolated from Context Pty Ltd (with Dr C. Kelloway), 'Surf Coast Shire Heritage Study: Report on Stage 2', prepared for the Surf Coast Shire, October 2002.

Campbell. This building is one of the largest known examples of Knitlock construction in Australia, a technique developed by Walter Burley Griffin. Both houses have been identified as of State significance and are on the National Trust and Victorian Heritage Registers. Leighwood is also on the National Estate Register.

Other remaining early beach houses in Lorne's Mountjoy Parade Heritage Precinct include Merrillbah, a large weatherboard house at 220 Mountjoy Parade built in 1912 for Catherine Dennis of Colac. A survivor from the inter-war period, Kuyugh, at 264 Mountjoy Parade, was the residence in 1937 of the Stribling family, who, at the time, owned the Lorne and Pacific hotels at either end of the precinct.

The years after the World War Two from the 1950s also witnessed a resurgence of postwar holiday homes in the Precinct. With their low skillion and flat roofs, rectangular forms and banks of timber framed windows, these houses reflected a new era of design and construction in the area.

Description

Precinct Boundaries (refer to precinct plan at the conclusion of the text)

The Mountjoy Parade Heritage Precinct is predominantly a culturally significant residential area in a highly distinctive landscaped "bush" setting with important visual connections to Loutit Bay and the Lorne township proper. The main thoroughfare, Mountjoy Parade, has a combination of significant and compatible detached houses fronting onto it, extending between Bay Street (to the north-west) and two allotments to the south-east of Francis Street. These houses are set on elevated and sloping ground, and the distinctive curves in Mountjoy Parade follow the contours of the hill. The rear (southern) precinct boundary is formed by Smith Street that also curves to follow the contours of the sloping ground. Secondary streets within the precinct include Beal, Albert and Francis Streets.

Buildings & Significant Details (Photos 1.01-1.35)

The Mountjoy Parade Heritage Precinct is especially characterised by its notable collection of significant, detached residential buildings predominantly built from the 1880s and 1890s to the 1950s. There are also a number of compatible postwar dwellings. Most of these significant and compatible houses have a frontage to Mountjoy Parade and are set on substantial allotments with large terraced and/or landscaped gardens. Although some of these buildings are large, the majority of the houses are partly concealed within the bushland setting.

A number of the houses are of late 19th century Victorian or early 20th century (Edwardian/Federation and Bungalow prototypes) styles. The majority of these significant buildings are elevated single and double storey in height, having hipped and/or gabled roof forms with a roof pitch between 20 and 35 degrees. The significant and compatible postwar dwellings have low pitched skillion and/or flat roofs and are largely rectangular and cuboid in form. There is a range of modest and wide eaves (some with exposed timber rafters or timber eaves brackets). Most of the buildings are constructed with a galvanised corrugated steel roof (or corrugated Colorbond) and there are a few tiled and metal deck roofs also. Some of the significant and compatible postwar dwellings have galvanised metal deck roofs.

The majority of the significant houses are constructed in either horizontal timber weatherboard wall cladding or with brick, which is either painted or has rendered (or

similar) finish. A number of the significant or compatible postwar dwellings have vertical timber boarded construction, with a few others also having random stoned based walls. Other significant architectural features within the precinct include: rendered or unpainted brick chimneys; timber framed windows and doors (either single windows or as horizontal banks); front, side or return verandahs adorned with either cast iron or more particularly timber fretwork valances and timber columns and balustrades; and decorative gable infill (timber ventilators and/or stucco panelling and timber battening). A number of the residential allotments also feature modest pitched roof garages of similar construction to the houses, with some located near the front boundary and others near the side (or under) the house.

Within the precinct are also three significant non-residential buildings comprising the two storey, painted brick and gabled Lorne Hotel; horizontal timber weatherboard All Saint's Anglican Church with steeply pitched gabled roof forms, and the 19th century horizontal timber weatherboard building that forms part of the Lorne Hospital with its hipped roof form. All of these buildings have corrugated profile roof cladding (non zincalume) together with timber framed windows. All three buildings are located towards the north-eastern end of the precinct.

A feature of the precinct is the front retaining walls or fences, particularly along Mountjoy Parade. Both the retaining walls and fences range in height, being approximately between 1200 and 1500mm. The significant retaining walls are constructed of bluestone and random stone, while the fences along Mountjoy Parade are largely timber picket, timber post and woven wire, and post and rail types. There is a range of fences along Smith Street, including some taller timber paling fences.

Within the precinct are a number of more recent houses that are also detached, single or double storey in height and are set on substantial allotments predominantly in landscaped settings.

Urban Design and Engineering Infrastructure (Photos 1.36-1.49)

The Mountjoy Parade Heritage Precinct is especially characterised by its highly significant bushland setting that substantially contributes to the overall visual quality of the Lorne township. Much of the precinct is sheltered under the canopy of tall blue gums, many within the road and foreshore reserves as well as within private properties. Although there are some large homes in the precinct, it is predominantly a low-medium density 19th and 20th century residential area, given the considerable scale of the allotments and the surrounding landscaping.

The allotment sizes within the precinct vary from large blocks to more typical house sites, the scale of some of the allotments having been determined by the topography of the area. A notable feature is the substantial front setbacks, which range approximately between 5 and 20 metres along Mountjoy Parade, the principal thoroughfare in the precinct. There is a range of narrow and wide side setbacks. Many of the houses are set within substantial landscaped allotments on elevated sloping ground.

There are a number of significant views in the precinct through the tall stands of blue gums to the nearby natural and built environment. Along Mountjoy Parade and Smith Street are significant and predominantly uninterrupted views to Loutit Bay and the Lorne township, northern residential area and Great Ocean Road. Towards the south-eastern end of the precinct are predominantly uninterrupted views of other important landmarks,

particularly the Lorne pier and the Pacific Hotel. Within the precinct, the Lorne Hotel at 176-178 Mountjoy Parade also forms an important urban focus.

Some of the engineering infrastructure for the Mountjoy Parade Heritage Precinct also contributes to the landscaped setting and bush character of the area. This infrastructure includes the gravel and grassed road verges, open drains and lack of "suburbanized" concrete kerb and channel in Mountjoy Parade and Beal and Smith Streets. Open drains are also apparent in Albert Street. Concrete kerbs and channels have been introduced along Armytage, Albert and Bay Streets. Within the precinct is a distinctive and deliberate absence of footpaths, although there is a long introduced asphalt footpath along the western side of Mountjoy Parade, adjoining the front boundaries of the houses. Along the north-eastern end of the precinct adjoining the Lorne Hotel at 176-178 Mountjoy Parade is introduced brick paving and concrete kerb and channel.

An early engineering infrastructure remnant is the open bluestone spoon drain between 216 and 232 Mountjoy Parade.

Landscaping (Photos 1.08-09, 1.11, 1.15-16, 1.34-35, 1.39, 1.41, 1.43-46)

One of the principal features of the Mountjoy Parade Heritage Precinct is the overall landscaped setting created by the many blue gums within the residential properties and along the road and foreshore reserves, and the substantial private gardens. The natural topography of the area, with its sloping and elevated bushland setting with the main thoroughfares following the contours of the hill, is an important landscape component.

The wide, grassed and treed nature strips along Mountjoy Parade forms a significant landscape feature of the area. Although the size of the nature strip varies due to the topography of the land, the blue gum trees, grassed ground surface and scatterings of agapanthus and other native and exotic plants contribute to the visual settings of the place. In Smith Street, the open gravel and grassed road verges, open drains and the absence of paved footpaths also contribute to this landscaped setting, as do the large cypresses at 230-232 Mountjoy Parade.

Another significant landscape feature of the precinct is Varna Gully. This small, elongated natural bush reserve that follows the slope of the land is characterised by the blue gums and other tree species, together with the grassed ground cover and absence of building development.

On the foreshore near the Surf Life Saving Club is a mature Morton Bay Fig tree that appears to be historically linked to the area as a recreational location of 19th century precinct residents.

The substantial private gardens are especially characterised by terraced and/or sloping landscapes having a large collection of native and exotic trees, shrubs, flowers and other plantings (particularly agapanthus), together with open grassed areas.

Statement of Cultural Significance

The Lorne Mountjoy Parade Heritage Precinct has significance as an intact 19th and early 20th century seaside and bushland area especially characterised by a notable collection of detached houses set amongst a substantial landscaped setting. These houses have significance for their single and double storey heights, with hipped and gabled roofs (or low pitched roofs for the postwar dwellings) clad mainly in galvanised corrugated steel, Colorbond or metal deck, and horizontal timber weatherboard, painted or rendered brick or vertical timber board wall construction. Characterised with modest to wide eaves (a number of exposed timber rafters), timber framed windows and doors, front, side or return verandahs (predominantly with timber decoration) and brick chimneys, these houses vary from being small to large in scale and of high design quality, reflecting the elevated status of the residential area in the 19th and early 20th centuries. Built mainly between the early 1880s and 1950s for Lorne's more affluent holiday makers, most of the significant houses front onto Mountjoy Parade. The allotments between Mountjoy Parade and Smith Street were laid out in 1871 by contract surveyor, George C. Darbyshire, with later house sales in the 19th and 20th centuries establishing the "Golden Mile" stretch of housing between the Lorne and Pacific Hotels.

The Lorne Mountjoy Parade Heritage Precinct is architecturally significant at a LOCAL level (AHC criterion D.2). It demonstrates many original and early design qualities associated with the residential development in the more affluent area of Lorne along Mountjoy Parade between the Lorne Hotel and to the south-east of Francis Street.

The original design qualities of the 19th and 20th century residential buildings include: predominantly single and double storey height; hipped and gabled roof forms (with a roof pitch between 20 and 35 degrees) or low pitched skillion or flat forms for the postwar dwellings; modest and wide eaves (some with exposed timber rafters or timber brackets); galvanised corrugated steel or corrugated Colorbond or tiled roof cladding (or metal deck cladding for the postwar dwellings); horizontal timber weatherboard or painted or rendered brick wall construction (or vertical boarded wall cladding for the postwar dwellings); timber framed windows and doors; rendered or unpainted brick chimneys; and restrained decorative features appropriate to the style and scale of the house. Modest garage outbuildings with pitched roofs and compatible construction form another significant feature to some of the properties, and are located either near the front boundary or at the side of the house. Some of the significant and compatible postwar dwellings have garaging under the buildings.

The Lorne Mountjoy Parade Heritage Precinct is aesthetically significant at a LOCAL level (AHC criterion E.1). The significant visual qualities include the elevated topography and substantial landscape setting of the Precinct, with its curved Mountjoy Parade and Smith Street thoroughfares, steep bush covered slopes of blue gums, other native exotic plantings (including agapanthus) and grassed areas, substantial road reserve/nature strips and/or open drains, gravel or grassed verges. The predominantly uninterrupted views to Loutit Bay, Lorne township, Great Ocean Road, Lorne Pier and the Pacific Hotel add to the aesthetic significance of the place. In addition to the landscapes of the road and foreshore reserves, the private terraced and sloped gardens with native and exotic trees and plantings, front stone retaining walls or timber fences (mainly along Mountjoy Parade and between 1200 and 1500mm high) and the remnant open bluestone spoon drain along Mountjoy Parade also contribute to the aesthetic amenity and significance of the Precinct.

The Lorne Mountjoy Parade Heritage Precinct is historically significant at a LOCAL level (AHC criterion H.1). It is associated with the development of a large number of substantial residential dwellings along Mountjoy Parade and nearby streets from the 1880s and into the 20th century. A number of these properties were constructed for prominent Western District Graziers and their families as holiday homes, and often also had bathing boxes on the foreshore. Initially surveyed in 1871, the Mountjoy Lorne Estate was auctioned in 1889 and from the 1890s Lorne became important as a premier Victorian seaside resort. The "Golden Mile" stretch of land between the Lorne and Pacific Hotels subsequently became the prestigious location for affluent holiday makers. The popular residential area also witnessed further development of holiday houses in the early 20th century, and after World War Two from the 1950s.

The Lorne Mountjoy Parade Heritage Precinct also has social importance. This area of Lorne is recognized by the local community as a prestigious residential area once occupied by several affluent Western District graziers and their families.

Overall, the Lorne Mountjoy Parade Heritage Precinct is of LOCAL significance.

Mountjoy Parade Heritage Precinct Planning Scheme Format

Policy Basis

The Mountjoy Parade Heritage Precinct, Lorne, represents a significant and predominantly intact 19th and 20th century cultural heritage landscape which also contains a number of significant individual heritage dwellings and other buildings. The area is especially characterised by a seaside and bushland setting primarily created by indigenous blue gum trees, the number and location of which have been altered over time to conform to residential development. In addition to the native blue gums are substantial private gardens having terraced and/or sloping native and exotic landscapes together with open grassed areas. The main thoroughfares, Mountjoy Parade and Smith Street, which span the length of the area, follow the contours of the sloping ground. The significance of the area is also defined by the wide, grassed and treed nature strips along Mountjoy Parade, with its blue gum trees, grassed ground surface and scatterings of agapanthus. In Smith Street, the open gravel and grassed road verges, open drains and absence of paved footpaths also contribute to this landscape setting. Along Mountjoy Parade are significant retaining walls and fences with additional landscaping that defines the front boundaries to the properties. Varna Gully, a small, elongated natural bush reserve, further enhances the landscape values of the area.

Established mainly between the early 1880s and the 1950s as a residential area for Lorne's more affluent holiday makers (mainly prominent Western District graziers and their families), the allotments between Mountjoy Parade and Smith Street were laid out in 1871 by contract surveyor, George C. Darbyshire. The residential development between the Lorne and Pacific Hotels established a prestigious stretch of holiday homes nestled in the bushland setting and which is reflected in the remaining significant individual heritage dwellings, a significant Anglican Church and several other dwellings in the area. Varying from small to large in scale, the location and subdued finishes of most of the dwellings on sloping sites allows the landscape to dominate.

Along Mountjoy Parade and from Beal, Albert and Francis Streets are also significant views to Loutit Bay. There are also significant views to the Lorne Pier and township from Mountjoy Parade. On the Lorne foreshore is a mature Morton Bay Fig tree that survives as a legacy of the location of the beach boxes (now removed) once occupied by several owners in the precinct.

Objectives

- To conserve and enhance the highly significant landscaped and elevated bushland setting, and particularly the blue gums and other dominant trees throughout the precinct, the scattering of agapanthus contained within the Mountjoy Parade Road Reserve and grassed and gravelled road verges in Mountjoy Parade and Smith Street.
- To conserve and enhance the 19th and 20th century detached houses and other buildings which are recognised as being individually significant for their cultural heritage values at a State, regional or local level.
- To conserve and enhance the substantial private gardens containing terraced and/or sloping native and exotic landscapes.
- To conserve the mature Morton Bay Fig tree on the Lorne foreshore.

- To conserve and enhance the significant predominantly uninterrupted views, particularly from public places including Mountjoy Parade and Beal, Albert and Francis Streets, framed between blue gums and other native vegetation.
- To conserve and enhance the broad allotment configuration.
- To conserve the substantial front and side setbacks and building separation throughout the precinct.
- To encourage new buildings to be respectful of the cultural heritage landscape values of the precinct
- To encourage the use of appropriate retaining wall and fence types, designs and locations that are compatible with others in the precinct.

Policy

Where a permit is required for a proposal, it is policy to:

- Retain the highly significant elevated bushland setting, including the broad road reserves and grassed and treed nature strips (denoted by tall blue gums and other trees and plantings), open drains, gravel and grassed road verges and lack of concrete or asphalt footpaths and kerb and channel.
- Encourage the retention of existing individually significant buildings.
- Retain and encourage the development of substantial private gardens largely characterised by terraced and/or sloping landscapes having collections of native and exotic trees, shrubs and other plantings, together with open grassed areas.
- Retain the mature Morton Bay Fig tree on the Lorne foreshore.
- Retain and enhance the significant predominantly uninterrupted views (framed between blue gums) to Loutit Bay, Lorne township, Great Ocean Road (to the north-east), Lorne Pier and Pacific Hotel (to the south-east) particularly from Mountjoy Parade and Beal, Albert and Francis Streets.
- Ensure any necessary restoration to the existing asphalt footpath in Mountjoy Parade reflect existing forms and coloration.
- Encourage the existing allotment configuration to be retained, particularly the wide frontages.
- Promote new buildings that sit amongst a landscape setting, and that respect the substantial front and side setbacks and building separation found throughout the precinct.
- Discourage buildings that are constructed boundary to boundary.
- Encourage new garages and/or carports to be located at the side of existing buildings, or at the side or under infill buildings. Some opportunities may be available for modest, carports and/or garages at the front, (if visually connected to other individually significant properties with early garage outbuildings near the front boundary and contributes to the setting of the place without hindering important views to the house and its garden).
- Encourage new retaining walls along Mountjoy Parade to be of compatible construction with the existing walls and to be of equivalent heights (1300 mm to 1500 mm).

- Encourage new fences to be of compatible construction and design with existing significant fences, and to a height between 1200 and 1500 mm.

List of Significant, Contributory & Compatible Places in the Mountjoy Parade Precinct

(Places that have individual significance at a State, regional or local level that make a contribution to the heritage values of the wider municipality).

- All Saints Anglican Church, 188-190 Mountjoy Parade
- Merrilbah, 220 Mountjoy Parade
- Leighwood, 222 Mountjoy Parade
- House, 234 Mountjoy Parade
- Lower Kincaig, 236 Mountjoy Parade
- Jura, 242-244 Mountjoy Parade
- House, 246-248 Mountjoy Parade
- Varna, 101-103 Smith Street
- Upper Kincaig, 127-129 Smith Street

Any application for these places must have regard to the:

- Individual statement of significance relating to the discrete heritage place; and
- Statement of significance as it relates to the Mountjoy Parade Heritage Precinct.

References

Selected Lorne / Deans Marsh Heritage Place Assessments Report 2003 (Amended 2005).

Mountjoy Parade Heritage Precinct Map

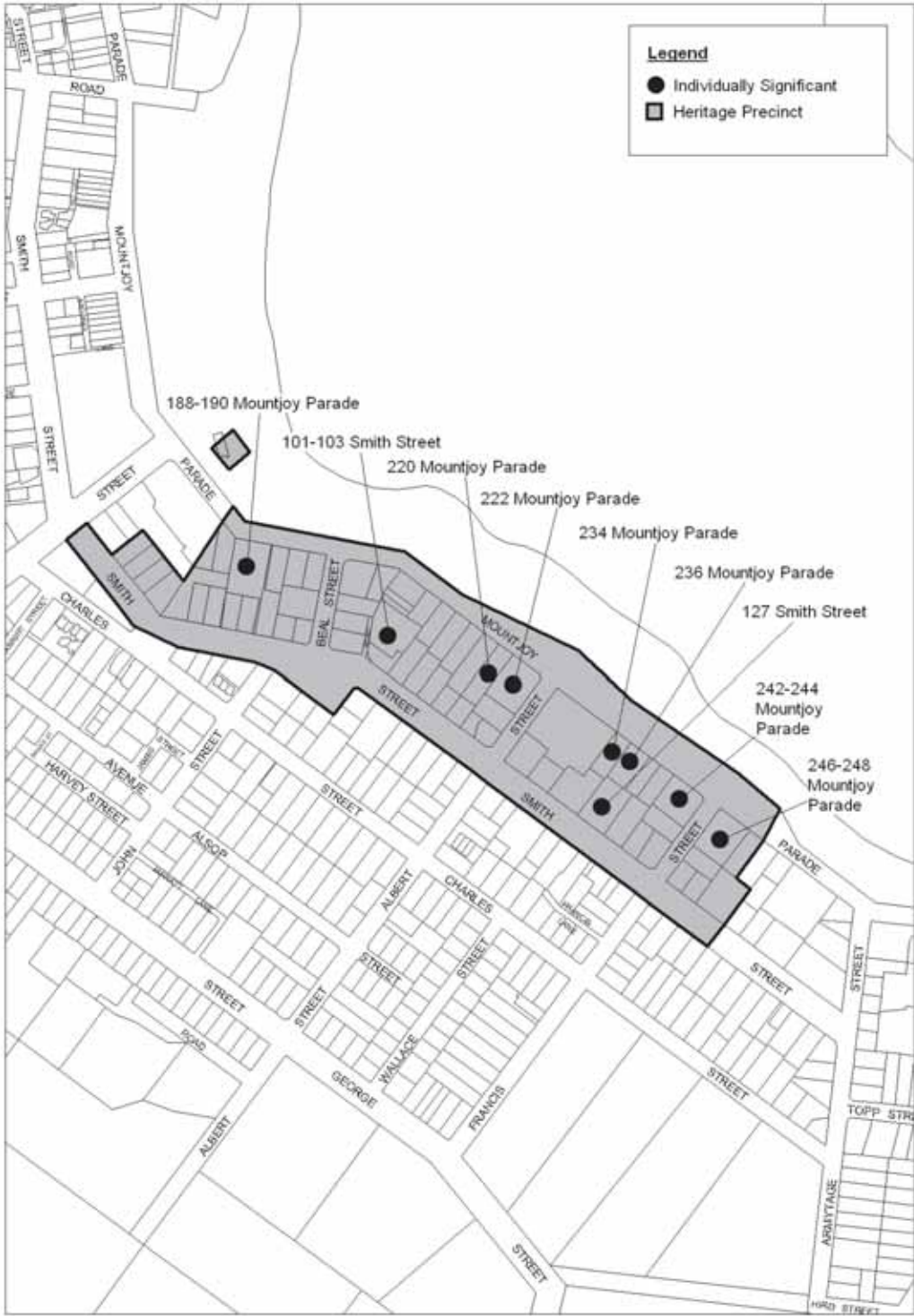




Photo 1.01: Lorne Hotel, 176-178 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.02: House, 186 Mountjoy Parade.
COMPATIBLE heritage place.



Photo 1.03: All Saints Anglican Church, 188-190 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.04: House, 192 Mountjoy Parade.
CONTRIBUTORY heritage place.



Photo 1.05: House, 196 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.06: House, 202 Mountjoy Parade.
COMPATIBLE place.



Photo 1.07: Bayule, 216 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.08: Bayule, 216 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.
Note front timber picket fence and substantial front garden.



Photo 1.09: Southcliffe, 218 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.
Note front timber picket fence and substantial front garden.



Photo 1.10: Merrilbah, 220 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.11: Leighwood, 222 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.12: Lorne Hospital, 230-232 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.13: House, 234 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.14: Lower Kincaig, 236 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.15: Jurra, 242-244 Mountjoy Parade.
SIGNIFICANT heritage place.



Photo 1.16: House, 246-248 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.17: House, 250 Mountjoy Parade.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.18: House, 71-73 Smith Street.
COMPATIBLE place.



Photo 1.19: House, 87 Smith Street.
COMPATIBLE place.



Photo 1.20: House, 91 Smith Street.
CONTRIBUTORY heritage place.



Photo 1.21: Varna, 101-103 Smith Street.
SIGNIFICANT heritage place.



Photo 1.22: Varna, 101-103 Smith Street.
SIGNIFICANT heritage place



Photo 1.23: House, 105 Smith Street.
CONTRIBUTORY heritage place.



Photo 1.24: House, 119 Smith Street.
COMPATIBLE place.



Photo 1.25: Upper Kincaig, 127-129 Smith Street.
SIGNIFICANT heritage place.



Photo 1.26: Upper Kincaig outbuilding, 127-129 Smith Street.
SIGNIFICANT heritage place.



Photo 1.27: House, 137 Smith Street.
COMPATIBLE place.



Photo 1.28: The Pines, 143 Smith Street.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.29: The Pines, 143 Smith Street.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.30: House, 3 Beal Street.
CONTRIBUTORY heritage place.



Photo 1.31: Banuke, 6-8 Beal Street.
POTENTIALLY INDIVIDUALLY SIGNIFICANT heritage place.



Photo 1.32: House, 5 Bay Street.
CONTRIBUTORY heritage place.



Photo 1.33: Tallaringa, 1 Francis Street.
COMPATIBLE place.



Photo 1.34: Rubble stone retain wall, substantial landscaping (including agapanthus) and asphalt paving along Mountjoy Parade.



Photo 1.35: Stone retain walls, gardens, asphalt paving and road reserve/nature strip along Mountjoy Parade.



Photo 1.36: View of the Lorne Township from Mountjoy Parade.



Photo 1.37: View of Loutit Bay and the northern area of Lorne from Mountjoy Parade.



Photo 1.38: View of the Lorne Pier and Pacific Hotel near Albert Street.



Photo 1.39: View of the wide, grassed and treed nature strip at the north-west end, outside 192 Mountjoy Parade.

Photo 1.40: Introduced gravel carpark in wide nature strip/road reserve, Lorne Hospital, 228 Mountjoy Parade. This carpark interrupts the significant grassed and treed nature strips and road reserves along this stretch of Mountjoy Parade.





Photo 1.41: Wide grassed and treed nature strip with agapanthus, Mountjoy Parade (past Albert Street).

Photo 1.42: Smith Street, south-east end.





Photo 1.43: Smith Street (viewed from Bay Street).



Photo 1.44: Varna Gully (from Smith Street).



Photo 1.45: Beal Street (from Mountjoy Parade) showing grassed verges and open spoon drains. Also note the lack of formal footpaths.



Photo 1.46: Francis Street (from Smith Street).



Photo 1.47: Albert Street (from Mountjoy Parade). Note the introduced concrete kerb and channel, grassed nature strips and lack of footpaths.



Photo 1.48: Introduced asphalt footpath, near 192 Mountjoy Parade (north-west end of precinct).



Photo 1.49: Early open bluestone spoon drain, Mountjoy Parade (north of Albert Street, approximately spanning between 212 and 218 Mountjoy Parade).

**Assessments for Individually Significant Places within the
Mountjoy Parade Heritage Precinct**

HERITAGE ASSESSMENTS

Site Name: Lorne Surf Life Saving Club: Moreton Bay Fig tree

Site No: 474

Address: Lorne Foreshore , Lorne

Approx. Date: 1954

Integrity: Good

Significance Level: Local interest

Survey Date:



08/13

History

The 1950s two-storey cream brick clubrooms with 1986 additions were built as the result of a £5,000 legacy in the 1950s. Its foundation stone was laid on 24 November 1954 and dedicated "In memory of David Renshaw Nicholls Vice President of this club 1952-54". The club's original headquarters were in beach bathing boxes. (Graham 1999, pers. comm.)

The Lorne Surf Life Saving Club, formed about 1939 and re-formed in 1947, has been most successful. About 459 swimmers were rescued and 821 patients were given first aid between 1955 and 1982. The club also achieved outstanding success in open surf life saving competitions throughout Australia. In 1981, it was judged to be the "most successful Life Saving Club in Victoria" and in the mid-1980s, was "the only club in Victoria to have ever won the Surf Life Saving Associations National Premiership; that was in 1973 at Burleigh Heads in Queensland". (Gregory & Koenig 1985: 181-182)

Demolition of the structure was begun in May 1999.

Description

The former Club was a two-storey cream brick building on Lorne beach built in two sections. The lower section housed equipment and small boats, and the upper storey contained club rooms and changing areas. The second section was added onto the end in 1986 to provide facilities for women. A large clock and bell hung from the eaves of the upper storey. There is a stone wall along the rear of the beach behind the former building. The club was founded in the c.1940s.

In late May 1999, during the course of Stage 2 of this study, this building was demolished. It is being replaced by a fine contemporary building designed by the noted architectural firm Castle Stephenson & Turner P/L. Support for the redevelopment has come from a number of private and public organisations, including the State government. The new building is contemporary in design, with a curved roof and large verandah. It is considerably larger than the previous building, and nestles close to the large Moreton Bay Fig tree that is one of the features of the

HERITAGE ASSESSMENTS

site.

Statement of Cultural Significance

The site of the former Lorne Surf Life Saving Club is of local interest because of its historical and social values. Now demolished and replaced by a new building, the former club buildings were associated with surfing and life saving and the important recreational history of Lorne. (criterion A4) It was a community meeting place for many decades, and a former local landmark at Lorne beach. (criterion G1) The only remaining significant element is the Moreton Bay Fig tree.

References

Graham, M., personal communication, 1999

Gregory & Koenig, Coast to Country, Winchelsea: a history of the Shire, 1985

Recommendations

No protection required



HERITAGE ASSESSMENTS

Site Name: Lorne Community Hospital

Site No: 222

Address: 226 - 230 Mountjoy Parade , Lorne

Approx. Date: c1907-08

Integrity: Evidence of stages

Significance Level: Local interest

Survey Date:



08/20

History

The early history of this hospital, Lorne's first, is associated with the Manifolds, an important Western District family of graziers and cattle-breeders. (Kiddle 1961:35-471) In 1959, the Manifold property, Pentlands, at 230-232 Marine (now Mountjoy) Parade, was purchased for use as a hospital. (Koenig 1933: Vol 2: 98)

The Camperdown grazier, Edward Manifold, was rated at the turn of the century for a residence on an acre of land in Allotment 3 of Section 3, Lorne Township, valued at £52, and an associated bathing box leased from the Crown. (Shire of Winchelsea Rate Books 1907-8 Lorne Township Nos. 738-739) This property was later identified as the holiday house Pentlands at 230-232 Mountjoy Parade.

During the early 1920s, when Mrs Edward Manifold of Camperdown was rated as owner, the house's valuation doubled, suggesting improvements and/or substantial additions. By 1923-24, the valuation had risen to £200. (Shire of WRB 1923-24 Lorne Township No. 1165)

By the mid-1920s, Mrs Beatrice Manifold of Camperdown, owner of the adjacent holiday house, Wareen, also owned Pentlands. (Shire of WRB 1926-27 No. 1604) During the 1930s, the Great Depression years, the valuation of Pentlands decreased slightly, and, even by the 1940s, was still only £140. (Shire of WRB 1946-47 No. 2239) It was indicated on the 1938 Winchelsea Shire Engineer's Map of Lorne Township as one of a row of named residences overlooking Louttit Bay.

In the mid-1950s, prior to its sale, Pentlands was owned still by Mrs Beatrice Manifold, who still leased the associated bathing box. (Shire of WRB 1952-55, Nos. 2544, 2545)

The story of the sale and conversion of the old Manifold holiday house is told in Koenig's history of Winchelsea Shire. After failed attempts to establish a hospital in Lorne during the 1940s, the Lorne Community Hospital was opened on 10 November 1959. It had cost £34,000 (a huge sum in those days), "comprised of £9,000 for the purchase of the property which was owned by the Manifold family, £20,000 for renovations, and £5,000 for equipment". (Koenig 1961: 98)

HERITAGE ASSESSMENTS

The Lorne Community Hospital buildings were listed, although not rateable, in the 1967-69 Shire of Winchelsea rate records. They were recorded as nurses' quarters, land, and a hospital. (Shire of WRB 1967-69, Nos. 85, 86, 87)

The Lorne hospital is about to undergo an \$11M facelift, with a large new building proposed for the site. (Surf Coast Shire, 2002)

Description

This building, now part of the Lorne Community Hospital, is a large two-storey weatherboard house, set above Mountjoy Parade. It was converted to use as a hospital in 1949. The upper storey retains some of the detailing associated with its period as a house, including the verandah with its simple timber posts and fretwork.

Alterations include the filling in of the lower storey verandah, additions to each end, and at the rear, and additional buildings added to the site over time.

A thick border of pines line the boundary of the property on Mountjoy Parade, and access is via Albert Street.

Statement of Cultural Significance

The Lorne Community Hospital is of local interest because of its historical, social and architectural values. The property formerly known as Pentlands is of high local interest as one of a number of remaining seaside holiday houses on large allotments, built in a prestigious residential area overlooking Louttit Bay, for wealthy Western District graziers, professional and businessmen and their families from the 1890s (criterion A4). Pentland has historical significance for its associations with the Manifolds, an important Western District family (criterion H1). The property is of local historical and social interest for its use as Lorne's first hospital in the late 1940s (criterion G1). Significant elements include: the remaining architectural features and fabric associated with the Manifold property.

References

Shire of Winchelsea Rate Books 1907-69, Geelong Historical Records Centre
Koenig, W., The History of Winchelsea Shire, Lorne & Biregurra, Colac Herald, 1933
Kiddle, M., Men of yesterday: a social history of the Western District of Victoria, 1834-1890, Melbourne University Press, 1961
Engineer's Department, Lorne Township Map, Shire of Winchelsea, 1938
Surf Coast Shire, Advice from Mark Harwood, 16 September 2002

Recommendations

HERITAGE ASSESSMENTS

Site Name: House

Site No: 476

Address: 234 Mountjoy Parade , Lorne

Approx. Date: 1960s

Integrity: Excellent

Significance Level: Local

Survey Date:



08/18

History

This house is located on a site which once formed part of the grounds of the Manifold's Pentlands, a seaside residence at 230-232 Mountjoy Parade. In the late 1950s, Pentlands was converted into the Lorne Community Hospital. (Koenig 1933: Vol 2: 98) Pentlands was originally on Allotments 3, 4, and 5. (Shire of Winchelsea Rate Books 1910-11 Lorne Township, No. 744) However, following its conversion to a hospital, the hospital complex was located only on Allotments 3 and 4. (Shire of Winchelsea Rate Books 1967-69, Nos. 85, 86, 87)

At this time, in the late 1960s, Valentine Charles and Judith Yvonne Morgan of Toorak, were rated for their timber house on part of Allotment 5, listed at 234 Mountjoy Parade. As well as owning this holiday house, the Morgans leased a bathing box. Their property had a valuation of \$810. (Shire of Winchelsea Rate Books 1967-69, No. 88) By the late 1970s, the Morgan's holiday house had increased in value to \$2,580. (Shire of Winchelsea Rate Books, 1979-80, No. 108)

Description

This large elevated single storey timber house introduces the modern architectural style into this precinct of significant properties. It is in the International style, using a simple, strong geometric form, large areas of glazing and a long unbroken flat roof and verandah line to emphasise its geometry. The large balcony areas may have been extended. The house is set in a garden filled with agapanthus and extensive areas of stonework along the entry drive.

Statement of Cultural Significance

The house at 234 Mountjoy Parade is of local significance because of its architectural values. Built in the late 1960s, it has strong architectural features associated with the International style, including its strong and simple geometric form, long flat roof, and large expanse of glazing (criterion F1). It is an example of the holiday houses of contemporary design constructed on elevated sites overlooking Louttit Bay in the post-Second World War years. Significant elements include: the house (including architectural features and fabric associated with its original

HERITAGE ASSESSMENTS

construction) and garden.

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1910-80

Surf Coast Shire Property Records, No. 131680

Koenig, W., The History of Winchelsea Shire: Winchelsea, Lorne & Biregurra, Colac Herald, Colac, 1933

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS

Site Name: Lower Kincaig

Site No: 363

Address: 236 Mountjoy Parade , Lorne 3232

Approx. Date: c1906

Integrity: Good

Significance Level: Local

Survey Date:



08/19

History

This large holiday house in Mountjoy Parade overlooking Louttit Bay, a prestigious residential area in the premier Victorian seaside resort town of Lorne, has historical significance for its associations with the Russell family, wealthy Western District graziers and owners of the historic Barunah Plains Estate at Inverleigh.

James Russell (1859-1922) built "Kincaig" (now known as Lower Kincaig) as a holiday home for his family in 1888. Soon after, servant's accommodation (comprising two rooms) and a wash house was built or moved to the location where "Upper Kincaig" now stands. The original brick steps between "Kincaig" (Lower Kincaig) and the servant's quarters (Upper Kincaig) have subsequently disappeared.

In the early 1900s, a Cook's Room and kitchen appear to have been added to the servant's quarters (Upper Kincaig), probably under the auspices of George Russell, son of James.

Mrs Annie Florence Russell (known as "Winkie") held title on Kincaig (including the property now known as Upper Kincaig) after the death of James Russell. She became part of the social life of summertime Lorne. She was reported in the district press as a guest at such prestigious events as a dance at the Pacific Hotel on 29 January and a fancy dress ball at Erskine House on 6 February 1906. Again, on 3 January 1907, she attended New Year's festivities at the Grand Pacific Hotel. (Cecil 1994: 68-74)

The rate valuation of Kincaig steadily increased, which suggests improvements and additions. During the First World War years, the valuation of the house was £75. (Shire of WRB 1915-16 Lorne Township No. 956) The greatest increases, however, were in the 1920s, when, by 1926, the holiday house on three allotments (6, 7 and 8) was valued at £150. (Shire of WRB Lorne Township 1926-27, No. 1715)

With the death of Mrs Russell in 1952, her Will created an east-west property division, with the house and orchard to the north (Lower Kincaig) being left to Mrs Russell's daughter, Una Drake. The southern portion (now Upper Kincaig) and the garage and orchard/ram paddock

HERITAGE ASSESSMENTS

was bequeathed to her son, James Kincaig Russell.

Upon the death of James K. Russell in 1965, his will created a north-south line, leaving the house (original servant's quarters) and garage of the Upper Kincaig property to his son, Ronald J.K. Russell, and the land and a commensurate monetary figure to his other son, David Kincaig Russell. He built a house on this site that is now addressed as 129 Smith Street.

The Russell family, who holidayed at Lorne over so many years, originally came from Fifeshire in Scotland. The Barunah Plains Estate at Inverleigh in the Western District was in Russell family ownership by the early 1850s. (Billis & Kenyon 1974: 134-238) By the turn of the century, the Estate extended over 51,000 acres of grazing land, and carried up to 50,000 merino sheep and 200 head of pure shorthorn cattle. At this time, it was claimed that, "This flock is the most noted in the Western district, and innumerable are the prizes they have taken, principally in the grass-fed section."

James Russell also took first prize at the International Exhibition in London in 1899. He was a member of the Leigh Shire Council in 1880 and, by the turn of the century, its president. Barunah Plains, some 30 miles from Geelong, was described early this century as containing a "magnificent residence". (Smith 1902-3: Vol. 2, 470)

Description

Large Victorian house with decorated cast iron on the verandah and octagonal bay window at the front. Set high above Mountjoy Parade behind a dense high hedge and low picket fence. The weatherboard house backing onto Smith Street called Upper Kincaig was for the staff.

Statement of Cultural Significance

Lower Kincaig is of local significance because of its historical and architectural values. It was the former holiday house of the Russell family of Barunah Plains, wealthy Western District graziers. It was built in 1888 and represents one of a group of remaining holiday homes on large allotments in Mountjoy Parade overlooking Louttit Bay, built for Western District graziers, professional and businessmen and their families from late last century. These houses illustrate the affluent lifestyles of such families who holidayed at Lorne, Victoria's premier beach resort. The Russell's possession of a second holiday house, Upper Kincaig in Smith Street, is a further illustration of that lifestyle (criterion A4).

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1899-1928
Personal comments kindly provided by Ronald J K Russell, owner, 3 April 2003.
Billis, R. & Kenyon, A., Pastures New: an account of the pastoral occupation of Port Phillip, Stockland Press, Melbourne, 1974
Cecil, K., Lorne: the Formative Years, 1868-1922, Lorne Historical Society, 1994
Smith, J., The Cyclopedia of Victoria, Cyclopedia Co., 1903

Recommendations

Planning Scheme

HERITAGE ASSESSMENTS



HERITAGE ASSESSMENTS

Site Name: Upper Kincaig

Site No: 362

Address: 127 Smith Street , Lorne 3232

Approx. Date: c1927

Integrity: Good

Significance Level: Local

Survey Date:



08/03

History

James Russell (1859-1922) of Barunah Plains built "Kincaig" (now known as Lower Kincaig) as a holiday home for his family in 1888. Soon after, servant's accommodation (comprising two rooms) and a wash house was built or moved to the location where "Upper Kincaig" now stands. The original brick steps between "Kincaig" (Lower Kincaig) and the servant's quarters (Upper Kincaig) have subsequently disappeared.

In the early 1900s, a Cook's Room and kitchen appear to have been added to the servant's quarters (Upper Kincaig), probably under the auspices of George Russell, son of James. It was soon after when another extension was carried which made the building more self-contained and comprised a dining and lounge room.

Mrs Annie Florence Russell (known as "Winkie") held title on Kincaig (including the property now known as Upper Kincaig) after the death of James Russell until her own death in 1952. In her Will, Mrs Russell created an east-west property division, leaving the house and orchard to the north (Lower Kincaig) to her daughter, Una Drake. The southern portion (now Upper Kincaig) and the garage and orchard/ram paddock was bequeathed to her son, James Kincaig Russell.

In c.1956, the wash house was demolished and an additional two bedrooms, bathroom, sunroom and small laundry were built by Bert Alsop, local builder. These additions were constructed in a rudimentary manner. In the late 1950s, part of the verandah to the east was removed to provide for an inbuilt bar "to enable further, easier access to holiday spirits".

Upon the death of James K. Russell in 1965, his will created a north-south line, leaving the house (original servant's quarters) and garage of the Upper Kincaig property to his son, Ronald J.K. Russell, and the land and a commensurate monetary figure to his other son, David Kincaig Russell. He built a house on this site that is now addressed as 129 Smith Street.

In 1998, the early bullnosed verandah porch was removed from the original servant's quarters at Upper Kincaig and was incorporated into a large north facing verandah. In addition, repair

HERITAGE ASSESSMENTS

works including the replacement of the early verandah bathroom, restumping and rewiring were carried out.

In 2005, a planning permit application was made to subdivide Upper Kincaig into three allotments, with the existing dwelling retained and two dwellings proposed on the Smith Street frontage.

The Russell family, who holidayed at Lorne over so many years, originally came from Fifeshire in Scotland. The Barunah Plains Estate at Inverleigh in the Western District was in Russell family ownership by the early 1850s. (Billis & Kenyon 1974: 134-238) By the turn of the century, the Estate extended over 51,000 acres of grazing land, and carried up to 50,000 merino sheep and 200 head of pure shorthorn cattle. At this time, it was claimed that, "This flock is the most noted in the Western district, and innumerable are the prizes they have taken, principally in the grass-fed section."

James Russell also took first prize at the International Exhibition in London in 1899. He was a member of the Leigh Shire Council in 1880 and, by the turn of the century, its president. Barunah Plains, some 30 miles from Geelong, was described early this century as containing a "magnificent residence".
(Smith 1902-3: Vol. 2, 470)

Description

Upper Kincaig is set on an elevated, sloping allotment, representing the original rear portion of the "Kincaig" property. Subdivided off the original home (now known as "Lower Kincaig"), there are commanding views to Loutit Bay. Open grassed areas and some perimeter garden beds and trees are features of the site. An early timber garage has recently been removed from the Smith Street boundary, to allow for the new building development at the front (Smith Street) portion of the site.

The single storey house is comprised of a number of sections. The central core of the house represents the earliest section built in c.1888, with its modest scale, horizontal timber weatherboard wall cladding and simple gable roof form clad in red painted galvanised corrugated steel. It has an introduced skillion verandah that projects at the front (the original verandah was bullnosed in profile according to the owners in May 2004).

The three dimensional form, scale and integrity of the original building has been substantially compromised by numerous alterations and additions over the years. There is a broad skillion wing that has been introduced at the rear of the original gabled portion (Cook's room and kitchen), while a hipped wing with a large faceted bay window and side projecting hipped roof represents a wing added in the early 1900s. It has an encircling verandah with a gabled central profile at the front. This verandah and the timber balustrading have been altered in recent times (according to the owner). This end wing has identical construction to the original cottage. There is an early brick chimney with a multi-corbelled top (now painted) that adorns the roofline. Modest overhangs are features of the eaves. The timber framed double hung windows also appear to reflect the early construction, as do some of the timber doors.

At the other end the original cottage is a gabled extension with a rear skillion that reflects further additions made in the 1950s. Although this wing has a similar form and construction as the original section, it is unassuming in design.

Statement of Cultural Significance

Upper Kincaig has historical significance for its associations with the establishment and development of the "Kincaig" property, the holiday home of the Russell family from Barunah Plains from c. 1888.

The remaining site is a portion of the original larger Russell allotment that once included the

HERITAGE ASSESSMENTS

house Kincaig to the north, the two houses fronting Mountjoy Parade to the east of Kincaig, and 129 Smith Street. These blocks were created as a result of property settlements following deaths in the Russell family. "Kincaig" is no longer owned by the Russell family however 129 Smith Street is still in Russell family ownership.

The altered and substantially compromised central section of Upper Kincaig represents the original servant's quarters that were situated at the rear of the main "Kincaig" home. Now subdivided from the main house (now known as "Lower Kincaig"), Upper Kincaig (which, until recently included an early garage that fronted onto Smith Street) still has visual connections with the main house; which provides some appreciation of the original building complex.

The visual connection between the buildings of "Kincaig" and "Upper Kincaig" is important in interpreting the former scale of the Russell holiday estate. The connection of Upper Kincaig to the garage and gardener's rooms has been lost with their demolition in 2005. A visual connection is still maintained between Upper Kincaig and 129 Smith Street through the absence of fences and the maintenance of a park-like garden.

Together with Lower Kincaig, Upper Kincaig is likely to be the only remaining private complex of this kind and scale within Lorne. The original servant's quarters that represent "Upper Kincaig" have low integrity and are in fair condition.

Upper Kincaig is historically significant at a LOCAL level (AHC A.4, H.1). It is associated with the establishment of the "Kincaig" property in c. 1888 for the Russell family, pastoralists of the substantial station known as "Barunah Plains". Upper Kincaig continues to be owned by the Russell family today, one of the very few (if not the only) properties in Lorne still owned by the original family. Initially constructed for James Russell, the central portion of Upper Kincaig was built as servant's quarters. The large Kincaig property reflected the affluence of the Russell family at the time, just as a number of substantial holiday properties along this stretch in Lorne reflected the prosperity of other predominantly western district pastoralists in the late 19th century. Upper Kincaig was extended and altered on a number of occasions in the 19th and 20th centuries, and was subdivided from the main home ("Lower Kincaig") in the 1950s.

The house "Upper Kincaig" comprises four main construction phases, originally within the two central rooms and a separate laundry (possibly moved from elsewhere), two substantial additions from c. 1900, and a 1950s wing. The front of the house addresses the north towards Kincaig, and the south toward 129 Smith Street. The south elevation toward Smith Street is of utilitarian appearance. The 1950s wing contains the areas of least architectural significance compared with the nineteenth and early twentieth century building phases.

Upper Kincaig has architectural interest as a physical legacy of a surviving part of the substantial 19th century holiday estate of the Russell family. Substantially altered and extended, the modestly scaled central section of the house - with its horizontal timber weatherboard wall cladding, simple gable roof form clad in red painted galvanised corrugated steel, timber doors and timber framed windows - represents the original servant's quarters that serviced the "Kincaig" property. The end wing, with its projecting faceted bay window, side rectangular bay and encircling verandah also has architectural interest as an important addition and reflects its construction in the early 1900s. While Upper Kincaig was never intended to project the Victorian design qualities of the main house, "Lower Kincaig" in isolation is considerably more intact and reflective of the aspirations of the original owners.

Upper Kincaig displays many of the characteristics of the Lorne Mountjoy Heritage Precinct in building scale and materials, buildings screened by native and exotic plantings, and sloped or terraced gardens. Upper Kincaig makes a significant contribution to the Lorne Mountjoy Heritage Precinct where examples of diverse and sometimes innovative architectural styles for over 100 years are accommodated in garden settings of various sizes and configurations.

Any future development of the site should retain at least the 19th and early 20th century parts

HERITAGE ASSESSMENTS

of Upper Kincaig, including the 1880s and 1900s parts of Upper Kincaig, the park-like setting with no fences between properties, a visual connection between the two remaining Kincaig buildings, road reserve plantings and the large, mature trees on the site.

References

Shire of Winchelsea Rate Books, Geelong Historical Records Centre, 1927-28

Recommendations

Planning Scheme

