HERITAGE CITATION REPORT

Name Shamrock Hotel
Address 101 Drummond St DENNINGTON
Place Type Hotel
Citation Date 2009

Significance Level Local

Shamrock Hotel, 101 Drummond Street Dennington

Recommended VHR - HI - PS Yes

Heritage Protection

Integrity

The original form of the Shamrock Hotel survives, but overall the building has a low degree of integrity.

History and Historical Context

The first land sales in the newly established settlement of Dennington were held on the 12th March 1856. [1] Of the 35 lots offered that day, Thomas Smith purchased ten, including allotments 9 and 10 of Section III in the township of Dennington. [2] These two allotments are where the Shamrock Hotel now stands. Thomas Smith was born in London in 1800 and emigrated to Van Diemens Land in 1825. [3] He arrived in the area in about 1840 and took up residence with Ellen Noonan, whose family was farming in the Merri River area (later Dennington). Thomas Smith worked as a cordwainer (shoe maker) as well as pursuing farming and property interests. Thomas Smith and Ellen Noonan had two children (Johanna, in 1844 and Cornelius, in 1846) prior to their marriage in 1848. [4] They had six more children after their marriage: Elizabeth in 1852; Robert in 1853; Ellen in 1855 who died as an infant; Mary in 1858; and Richard and
Catherine who both died as infants.

Thomas built the Shamrock Inn on the corner of Drummond and Hood Streets in 1868 and opened for business in 1869. It was described at that time as 'a house situated on the Belfast Road; it has five sitting rooms and three bedrooms, exclusive of those required for the use of the family'. [5] David Duffy, a labourer held the license briefly before Thomas and his son Cornelius took control of the hotel in 1870 under the name the Shamrock Hotel until Thomas' death in 1878. [6] Thomas' son Robert ran the hotel from 1878 until 1880, when Robert announced in the *Warrnambool Standard* that he intended to give up hotel keeping and advertised a 'clearing sale of his household and hotel furniture. [7] His sister Mary and her husband James Pallas then ran the hotel for many years, until 1896. [8] Various licensees took over the Shamrock for short periods of time, usually one or two years, and included Mary Gallagher, Edward Maguire, David Fulton, John Jones, Richard Ryan, Gideon Nicol, Mary Ellen Nicol and David Hamilton between 1897-1910. [9]

The hotel appears to have continued this pattern of short ownership, changing hands about every five years until the present day. Significant alterations and an extension have been undertaken to the original public house, the carcass of which appears to be located behind the modern facade which has 'Shamrock Hotel' painted on the parapets. One early roof form is still evident behind the Drummond Street elevation. A substantial 1960s addition, a new dining room called the 'Emerald Room' was constructed behind the original building with an entrance from Hood Street.

There were several hotels at Dennington, some ephemeral, with the Shamrock's principal competition being the Queens Ferry Hotel on the western bank of the river. The first Queens Ferry Hotel dated from 1856 but was rebuilt in 1867 and was licensed at least until 1895. The Shamrock Hotel lost its passing trade and the Queens Ferry Hotel, by then de-licensed, was demolished when a new bridge was built in 1965 and the main road to Port Fairy (formerly Belfast) was realigned. A stone building close to the new alignment may be the stables of the Queens Ferry Hotel. The stables of the Shamrock Hotel may have been demolished to make way for the new dining room.

The Shamrock Hotel continues to operate as a hotel today.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have
influenced the historical development of the Shamrock Hotel, Dennington:

3 Developing Local, Regional And National Economies

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

3.23 Catering for tourists

8 Developing Australia's Cultural Life

8.4 Eating and drinking

8.14 Living in the county and rural settlements

Description

Physical Description

The Shamrock Hotel is a single storey building located on the south-east corner of Drummond Street (formerly the Princes Highway) and Hood Street. It comprises three main sections: the corner section with its traditional canted front door to the public bar, which is probably the original section; a residential section to the east under a higher double hipped roof, which may date from the later nineteenth century; and a much later section, built as a dining room in the 1960s, with an entrance off Hood Street. The hipped roof of the original corner section appears to have been replaced at the time of this extension.

The walls of the front sections are masonry of uncertain construction and the windows and doors are irregular and much altered with none appearing to be original. The rear wing is built with four types of concrete blocks: standard small blocks for the front wall of the dining room (the 'Emerald Room'); standard large blocks for the rear walls; and 'split' blocks and 'breeze' blocks for the entrance. Internally there is a feature wall of 'crazy' stone veneer in the lobby. The roof is flat. These details, the joinery and the general quality of the extension suggest that an architect may have been involved.

The hotel has traditional painted signage on the parapet and internally illuminated signs over the doors. The various skillion additions at the rear of the front sections are recent and are not significant. No early outbuildings, such as stables, appear to survive. The interiors have not been inspected.

Intactness

The building is fair to good condition.

Physical Description

Extent of Registration:
Lot 1 TP1079, Lot 2 TP1079.

Allotment 9, part Section 3, township of Dennington

The plan form of the corner hotel and residential section to the east, and key features including vertically proportioned windows, corner entry door, parapets and roof form;

Rear additions and c1960s dining room behind corner building not of heritage value.

**Comparative Analysis**

The Shamrock Hotel, 101 Drummond Street, Dennington can be compared with:

Former Allansford Hotel, 2 Zeigler Parade, Allansford

Half-Way House, Warrnambool-Bushfield Road, North Warrnambool

**Statement of Significance**

**What is Significant?**

The Shamrock Hotel is of historical significance to the City of Warrnambool.

The elements of heritage value representing this significance include the plan form of the corner hotel and residential section to the east, and key features including vertically proportioned windows, corner entry door, parapets and roof form;

Rear additions and c1960s dining room behind corner building are not of heritage value.

**How is it Significant?**

The Shamrock Hotel, Dennington is of historical significance to the City of Warrnambool.

**Why is it Significant?**

The Shamrock Hotel is of local historical significance, as a place for early socialisation and accommodation within the growing rural settlement of Dennington in 1860s Warrnambool. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*
### Recommendations 2009

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# HERITAGE CITATION REPORT

<table>
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<td>Address</td>
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<tr>
<td><strong>Significance Level</strong></td>
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<tr>
<td>Place Type</td>
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**Recommended Heritage Protection**

VHR - HI - PS Yes

**Integrity**

The Former Agricultural School has a moderate level of integrity.

**History and Historical Context**

The land on which the former Warrnambool Agricultural High School stands was originally part of 'Victoria Park', a 48 acre site set aside in 1874 for the purpose of a recreation reserve. [1] In November 1914 the Victorian Government Gazette proclaimed a site of 2 acres, 1 rood and 37 perches for an Agricultural High School, situated on the eastern extremity of Victoria Park, bound to the south by Nicol Street, to the east by Davidson Street and to the west by an existing Water Reserve. [2] The site was located on high ground overlooking East Warrnambool and came to be known locally as the 'School on the Hill'. [3]
This was the second site of the Warrnambool Agricultural High School, the first being established in 1907 adjacent to the Jamieson Street State School. According to historian Les Blake, the Agricultural High School was the first of its kind in Victoria. The aim of the school was twofold - 'to give boys such an education as will direct their interests towards the land as an excellent means of gaining a livelihood, and further to afford practical experience and scientific training essential to success' and 'to give girls a theoretical and practical training in domestic economy, needle work and hygienics'.[4] The farm annex of the Agricultural High School was established at Coopers Flat, Merrivale in 1907 and comprised a 25 acre site where students grew crops and raised livestock.[5] A photograph held by the State Library of Victoria, shows the layout of a portion of the farm, including livestock pens, yards and a stable.[6] Following the closure of the farm at Merrivale in 1924, the school was renamed the Warrnambool High School, which also represented a shifting focus of the school activities.[7]

By 1914 a new purpose-built Agricultural High School was erected on the subject site at Victoria Park, comprising classrooms and administrative buildings with an attendance of 149 pupils. The school was officially opened by the Hon. T. Livingston, Minister of Education on 22 March 1915.[8] Subsequent improvements to the facilities included a tennis court and croquet lawn in 1915, cricket pitch and summer house in 1920 and stables in 1926.[9] These improvements were bolstered by a growing attendance and culminated in the construction of an Assembly Hall, named 'Watson Hall' after long serving headmaster A. E. Watson, which was opened by the Hon. J. Lemmon, Minister for Public Instruction in 1927.[10] A caretaker's residence was erected in 1928 and two class rooms, a staff room and library were constructed in 1937.[11]

A fire in September 1944 caused significant damage to several classrooms and administrative buildings. However due to the scarcity of materials and building restrictions imposed during World War Two, there were delays in the necessary repairs.[12] According to Blake, this prompted the Advisory Committee to discuss the possibility of erecting a new multi-purpose high school on a new site. Years of negotiations with the City of Warrnambool ensued, finally resulting in the Department of Education acquiring a portion of Albert Park (which was originally gazetted as a recreation reserve along with Victoria Park in 1874) for the purpose of a new school to accommodate the ever growing attendance. The new school, comprising 24 new classrooms, new administrative centre and several buildings relocated from Victoria Park, was officially opened on 8 May 1961, by the Hon. J.S. Bloomfield, Minister for Education.[13]

Following the relocation of the Warrnambool High School to the Albert Park site, the surviving former classroom has been used for a variety of purposes by a host of educational institutions. Between 1961 and 1962, Forms One and Two of the Warrnambool Technical School occupied the vacant classrooms.[14] Most recently, the site has been developed as a hub for community education and recreation facilities, including the home of the Warrnambool Community College, formally SEAL Inc, and site for the broadcast of 3-WAY FM, Warrnambool's community radio station which commenced in 1990.

References:


[6] Rose Stereograph Co., Agricultural High School Farm, Warrnambool, Vic, held by the State Library of Victoria,
HERITAGE CITATION REPORT

image number: rg 002810,


**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the former Warrnambool Agricultural High School at 101 Hyland Street, Warrnambool:

6. **Educating**
   6.1: Forming associations, libraries and institutes for self-education
   6.2: Establishing schools
   6.3: Training people for the workplace
   6.4: Building a system of higher education
   6.5: Educating people in remote places

3. **Developing Local, Regional and National Economies**
   3.5.3: Developing agricultural industries

**Description**

**Physical Description**

The former Agricultural High School, situated on Allotment 4 of Section 61A addresses Hyland Street and is located on high ground overlooking East Warrnambool. It is a single storey symmetrical timber school building with a large corrugated steel roof which is continuous over the front entry verandah and several rendered chimneys. There have been several additions to the original building all made in a matching style with long banks of high windows. The windows
vary slightly which probably indicates the age of each section. There is a central verandah with wide protruding rooms under gable roofs at either end. The windows on the south room are very high with eight pane double hung windows and two pane highlight windows. The north room has similar windows which are set higher in the wall so that the highlight windows at each end have had to be omitted. There is a third wide gable room facing south at the south end of the facade, which has similar glazing to the front room but with a single pane in the high light window. The projecting wall plane at the top of the gable is consistent between the three main gables. It has a central timber vent (closed on the south facing room), rough cast panel and curvilinear half timbering. A wing has been attached to the south. The main addition has a hipped roof and matching windows with horizontal glazing bars only. This is a reasonable example of a turn of the century federation style public school building. The cladding is now PVC or aluminum weatherboards. The solid curved valance on the front verandah is probably a modern adaptation of the original. The verandah is now at floor level and reached via a wheelchair accessible ramp. The building is not intact but many of its original features remain and the period of the building is clear and well maintained.

Physical Condition

The Former Warrnambool Agricultural School is in good condition.

Physical Description

Extent of registration:

Allotments 1,3A, 3B and 4 of Section 61A township of Warrnambool.

. Large single storey, symmetrical fronted plan form of the building with timber board cladding;

. Multiple gable roof form clad in corrugated sheet metal and including decorative timber and roughcast render detail and brackets to gable ends;

. Verandah form incorporated into main roof form;

. Banks of vertically proportioned multipane windows;

. Rendered chimneys including mouldings and terracotta pots;

. Open, low landscaped setting to front of building;

. Later hipped roof extension to west side of building including chimneys and vertically proportioned banks of windows

Note: the extent of registration does not cover the later ancillary buildings located on Allotment 4 of Section 61A, nor the former Caretakers cottage located at 59 Hyland Street

Comparative Analysis

The former Warrnambool Agricultural High School at 101 Hyland Street, Warrnambool can be compared with:

Warrnambool College (formerly Warrnambool High School) Grafton Road Warrnambool

Warrnambool Primary School, Jamieson Street Warrnambool
Former Ellerslie College, 241 Koroit Street Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic, aesthetic and social significance of the Former Agricultural High School include:

. Large single storey, symmetrical fronted plan form of the building with timber board cladding;

. Multiple gable roof form clad in corrugated sheet metal and including decorative timber and roughcast render detail and brackets to gable ends;

. Verandah form incorporated into main roof form;

. Banks of vertically proportioned multipane windows;

. Rendered chimneys including mouldings and terracotta pots;

. Open, low landscaped setting to front of building;

. Later hipped roof extension to west side of building including chimneys and vertically proportioned banks of windows

Later ancillary buildings not of heritage value.

How is it Significant?

The former Agricultural High School is of historic, aesthetic and social significance to the City of Warrnambool.

Why is it Significant?

The former Agricultural High School is:

. of local historical significance, as the first purpose built Agricultural School in Victoria, and later a State High School and community education facility. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, representing a typical design approach for an education facility and displaying moderate but elegant decorative detailing (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local social significance, having played an important role in development of the Warrnambool community as an education institution in several guises over time, from 1914 to the present day (Criterion G: association with a particular community or cultural group for social, cultural or spiritual reasons)
**Recommendations 2009**

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The timber house at 102 Merri Street stands on land first purchased at the land sales held to establish the township of Warrnambool in July 1847. The land, being Allotment 18 of Section 6, comprised 2 roods and was purchased by Blondell, Ozanne and Carey for £36. [1] It is likely that this parcel was acquired for speculative purposes, as Melbourne based merchants Blondell, Ozanne and Carey (later Blondell and Ozanne) purchased a number of parcels within the district during 1847 and 1848. [2]

Allotment 18 addressed Merri Street, which formed the southern boundary of the original township grid surveyed by William Pickering and Robert Hoddle in 1847. The subject site was situated on high ground opposite Flagstaff Hill, so
named due to the erection of a flagstaff on the site as early as 1853 and a bluestone obelisk, which replaced the flagstaff as a navigation marker in 1854. Later, the Lady Bay Lighthouse complex (comprising a lighthouse, chartroom, cottage and privy) was established on this hill, having been relocated from Middle Island in 1871. [3]

According to the City of Warrnambool rate books, between 1867 - 1891 the vacant parcel was leased to Walter Helpman, who was recorded at first as a clerk and later as a bank manager. [4]

By 1891, Allotment 18 and the adjoining Allotment 17, were purchased by Julius J. Kuehn, a cabinet maker who had operated his business from a premises located in Liebig Street, until it was destroyed by fire in 1878. [5] In addition to the subject site, Kuehn owned Allotments 7 and 8 of Section 6, adjoining the rear of Allotments 17 and 18. He constructed a residence at the southern end of Allotments 7 and 8, at 10 Gibson Street, a small lane which ran north-south between Timor and Merri Street. [6]

Mrs. Mary Johnstone purchased allotment 18 in 1912, constructing the existing single storey residence on the site in 1913. [7] The house, named Cooee, was oriented south-southeast, commanding stunning views of the Lady Bay and the Southern Ocean beyond.

Colin John Browne, a motor car proprietor, purchased the property from Mrs. Johnstone in 1922. However he died soon after, with his widow Mrs. Mary Browne only residing at the property until 1924. [8] Thomas Egan owned Cooee from this time into the late twentieth century. [9] Subsequent owners include Mrs Myrtle Elizabeth Brown who held the property until 2003, at which time it passed to the current owner. [10]

References:

[1] Argus Newspaper, 27 July 1847, p.2; Department of Lands and Survey, City of Warrnambool, 1948


[3] Lady Bay Lighthouse Complex citation, Victorian Heritage Register (VHR) H1520


[10] Property file for 102 Merri Street, held by the Warrnambool City Council, accessed 2010.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of 102 Merri Street Warrnambool:

Cooee
Hermes No 85515
07-Jul-2014
12:25 PM
Place Citation Report
4. Building Settlements, Towns and Cities

4.6 Remembering significant phases in the development of settlements, towns and cities

8 Developing Australia’s Cultural Life

8.12 Living in and around Australian homes

Description

Physical Description

Cooee, at 102 Merri Street Warrnambool is a single storey asymmetrical weatherboard house in a late interpretation of the Federation style with unusual Arts and Crafts elements. The entry is located at the corner of the house which is cut off to form a strong diagonal axis in the roof and wall plane. The door is possibly oriented to face the long dramatic view down the coast line towards Port Campbell. There is a gable roofed room enclosing west end of the front verandah with a long narrow bay window facing onto Merri Street. A gable roof without a break in wall plane or bay window balances the composition at the north end of the front verandah. The main roof covers the verandah and a third gable announces the entrance to the house. The entry and east gables have a rising sun motif over pressed metal cladding. The south gable has pressed metal in a harled pattern but no rising sun. The soffit lining of all the gables is supported by decorative timber brackets. Notched weather boards, which look similar to shingles, are used as a decorative element. They are used in two bands of cladding; high across the wall above the verandah, on the south wall below the gable and over the bay, and low from the sill level of the south bay window across the verandah. The verandah has a timber valance in a grid pattern and turned paired columns on either side of the steps leading to the front door. There is a small porthole window with a lead light flower to match the door side lights to the right of the front door and a small arched window with “Cooee” in leadlight to the left. The south bay has a small Miniorb awning with decorative brackets. Many of the windows appear to be original. The rafters are not enclosed in the small eaves. The roof has some new Zinalume cladding. The chimneys are tall, rendered but not painted, with terracotta chimney pots. The top section of each is harled, curved and framed by fine cornices.

Physical Condition

Excellent

Physical Description

Extent of registration:

Allotment 18 Sect 6 (Pt), township of Warrnambool

. Asymmetrical form with corner entry to verandah;

. Hipped roof with gables to projecting sections and corner entry;

. Rendered masonry chimneys including mouldings and chimney pots;

. Horizontal timber board cladding with scallop edge detail;
. Vertically proportioned main windows and decorative porthole and arched head windows;

. Timber verandah including fretwork, timber brackets and turned timber posts;

. Timber fretwork detail to gable ends.

Low masonry fence not of heritage value.

Comparative Analysis

The federation cottage at 102 Merri Street, Warrnambool can be compared with:

299 Timor Street Warrnambool (diagonal axis wing arrangement)

6 Henna Street Warrnambool (diagonal axis wing arrangement)

Statement of Significance

What is Significant?

The elements of heritage value representing the aesthetic significance of the dwelling at 102 Merri Street, Warrnambool include:

. Asymmetrical form with corner entry to verandah;

. Hipped roof with gables to projecting sections and corner entry;

. Rendered masonry chimneys including mouldings and chimney pots;

. Horizontal timber board cladding with scallop edge detail;

. Vertically proportioned main windows and decorative porthole and arched head windows;

. Timber verandah including fretwork, timber brackets and turned timber posts;

. Timber fretwork detail to gable ends.

Low masonry fence not of heritage value.

How is it Significant

The dwelling at 102 Merri Street, Warrnambool is of aesthetic significance to the City of Warrnambool.

Why is it Significant?

The dwelling at 102 Merri Street, Warrnambool is:
of local aesthetic significance, representing an intact and unusual timber villa with some unusual features, retaining a high degree of integrity (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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Shipley, 10435-10489 Princes Highway Allansford

**Integrity**

The house, the horse boxes, the former cheese factory and the surrounding plantings appear to be intact (other than the loss of about eight *Cupressus macrocarpa* to the north of the horse boxes) and retain a high degree of integrity.

**History and Historical Context**

The Shipley estate commenced with the purchase of the land by Jacob Wood (1814-1880) who emigrated from Liverpool with his wife and family in 1851.[1] He is said to have arrived in the Warrnambool area in 1851 and his acquisition of the early Shipley allotments would appear to date from the mid 1850s. He farmed at Shipley, initially breeding cattle and growing wheat then, by 1865, concentrating on sheep breeding. In 1867, there is a reference to his ' hospitable mansion at Shipley'.[2] Jacob Wood died in 1880 and the property was sold in 1884 to George Rolfe, who held Shipley for 22 years.[3]
George Rolfe (1836-1919) was a Melbourne tea merchant, farmer and enthusiastic horseman, who established a holiday residence and small farm at Lyndoch, further downstream on the west bank of the Hopkins River about 2.2 kms from central Warrnambool.[4] Shipley became part of his farming pursuits and he bred prize Ayreshire cattle there as well as horses. In 1885, Warrnambool architect and engineer, Andrew Kerr called tenders for the construction of stables, etc for Mr. George Rolfe at Shipley.[5]

George Rolfe sold Shipley to Solomon Green (1868-1948) in July 1906. Solomon Green was a Jewish bookmaker and philanthropist who made Shipley into one of the most famous horse studs in Australia.[6] The imported Shipley stallion, Comedy King won the Melbourne Cup in 1910 and together with his predecessor at stud, Positano, sired six Melbourne Cup Winners, as well as many other race winners in Australia. 'When Comedy King won the Cup, Green donated £500 to local charities.'[7] The Shipley stud dispersal sale took place in 1918 and Solomon Green's son, Robert continued to run Shipley as a farming property. The Shipley Cheese Factory, at that time, produced some of the best cheese made in Victoria. There is no evidence that Green ever lived at Shipley. Albert George Dawson brought the property in 1923.[8]

'Mr. and Mrs. Dawson lived in the old verandered home until 1930 when architect, Keith Cheetham, was invited to the property to draw up plans for a new home.'[9] Frank Keith Cheetham (1898-1976) was based in Melbourne where he practised in the later 1920s, briefly in partnership with Edward Billson, and the very early 1930s.[10] Cheetham was born in Donolly, central Victoria in 1898, the older of twin boys.[11] He studied at the Working Men's College (RMIT) and the Melbourne University. He was articled to John Edmund Burke and then worked for several years as a draughtsman for Klingender and Alsop. Elected an associate of the RVIA in 1920, he soon afterwards went to the United States where he worked for three years. When working for Coolidge & Hodgdon he was 'a very active member' of the Chicago Architecture Club. In 1922 he won the Club's prestigious Annual Foreign Travelling Scholarship, worth $1,000 which allowed him to travel through Europe for seven months.[12] He returned to Melbourne in 1924. Typical of leading architects, his practice was located in the south-west corner of the city, eventually at Temple Court, 422 Collins Street, Melbourne.[13] In 1930, Keith Cheetham severely curtailed his practice due to ill health.[14]

He was an associate of several 'society' architects, such as Robert Hamilton, Marcus Martin and Percy Meldrum, and was on the edge of the avant garde through his membership of the T-Square Club.[15] Christian Waller, the first wife of the artist Napier Waller, designed a bookplate for him that included a Corinthian capital, pyramids, the sun and the moon and a constellation of stars.[16] Cheetham also contributed to Manuscripts, a journal which was published for the Book Nook in Ryrie Street, Geelong and which mixed literature and the arts in its content.[17] Cheetham taught at the Architectural Atelier at the University of Melbourne where he was Deputy Director.[18] Philip Goad has commented that he was 'a nervous, highly talented and effeminate aesthete [who] stood in for a short time for the serious Leighton Irwin while he was overseas. With his theatrical manner which encouraged the idea of the architect as romantic artiste, Cheetham was an influential teacher.'[19] He taught and subsequently employed the talented Cynthia Teague, one of the first women architects in Victoria.

In 1954 Robin Boyd included Cheetham amongst the top four Modernists along with Robert Haddon, Geoffrey Mewton and Roy Grounds.[20] In 1964 Boyd mentioned him with Desbrowe Annear and Leighton Irwin. They had 'shown in their work a faint reflection of the new simplicity sweeping through European design'.[21] To date, only sixteen designs have been attributed to Cheetham, mostly residential work. Shipley is the last to have been built. The closest comparison might be Amberley at Lower Plenty, designed in the English Domestic Revival style for Oswald W Darch, general manager of the Shell Company.[22] It was sited on 69 acres overlooking the Yarra River and survives, altered and extended, but with a high degree of integrity in its original garden.

Like many architects of the time, Cheetham worked with facility in a range of domestic styles from the formal Georgian Revival of Eldern Flats to a much more informal, deliberately picturesque Old English style. Also featured in Australian Home Beautiful in 1929, is a design for a storey-and-a-half house with a small circular entry, a so-called 'Brittany tower', in the corner of its L-shaped plan.[23] The brickwork is particularly rustic, the fenestration is irregular, the staggered roof is bell-cast and the upper floor windows brood immediately below the eaves. The candle-snuffer roof of the tower even
looks skew in Cheetham's pen and ink drawing. This design was copied as late as 1936, with less élan, by the building firm, Unity Home Constructions Co. But even by 1932, Cheetham had reduced the surface decoration of Shipley, smoothed the brickwork and adopted geometrical equilateral triangles for the gables.

The original link between Keith Cheetham, as architect and the Dawson family, as clients is not known. However, his twin brother's wife, Mrs. Alan Hodges Cheetham of Pymble, NSW is mentioned in a detailed social report on the Warrnambool Racing Club's summer meeting in January 1940 when Mrs. A. G. Dawson, of Shipley, Warrnambool, was present. In May 1951, Mrs. A. G. Dawson, wife of a WRC committee man, was present with Mr. and Mrs. E. F. Billson, Cheetham's former partner.

Shipley became the centre for the Dawsons' glamorous social life: involving trap-shooting, golf, bachelor and spinster balls, and racing, especially meetings of the Warrnambool Racing Club. There are many reports of parties, including parties for and by the Dawson's children, with local guests representing the great squatting properties of the further Western District as well as metropolitan and interstate guests. One description, dating from just two years after the house was built, is particularly evocative. 'A delightful dance was given tonight by Mrs. A.G. Dawson who entertained many young people at Shipley, her charming home on the banks of the Hopkins River. A flight of stone steps leads down to the water, and on the sloping terraced lawns old English wrought iron lamps glowed among the trees. Beyond a thicket of cypresses, black in the moonlight, picturesque glimpses were obtained of the tree-fringed river winding among the hills. Autumn tinted foliage decorated the ballroom, with festooned streamers and hanging Chinese lanterns making a gay colour scheme. Bronze and amber chrysanthemums were set in the lounge, and in the dining-room, where a buffet supper was served, were jars of orange and yellow poppies.'

Shipley is also mentioned regularly in the *Argus* for the sale of fat lambs and cattle by A.G. Dawson. However, no mention of their breeding of horses at Shipley has been discovered. Albert George Dawson died on 18 August 1969 aged 88 and is buried at Warrnambool Cemetery. Thelma Dawson had married a radiologist at the Base Hospital, Thomas Patrick, elder son of Dr. and Mrs. J. P. Patrick of Warrnambool in 1947. By 1978 she is noted as one of the owners of Shipley, along with Mr. David Dawson and Mrs. M. E. Turner. The house is now owned by the Shipley Pastoral Company.

References:

[1] *Argus*, 1 April 1851, p. 2; *Argus*, 7 September 1936, p. 10.


[5] Warrnambool *Examiner*, 20 February 1885 (Ray Tonkin Index). He had called tender previously for stables, other outbuildings, horse works and a boat house and jetty, presumably at Lyndoch.


[10] Simon Reeves, pers. comm., 7 June 2010, and www.builtheritage.com.au. The following biographical information has been researched from various primary sources by the authors with the help of Simon Reeves.


[16] A copy is held in the National Library of Australia.


[22] Hermes on-line database, No. 30809. Amberley is individually protected under Heritage Overlay 94 of the Banyule Planning Scheme.

[23] The sketch may have been drawn by the magazine's illustrator, Hedley Saunders rather than by Keith Cheetham.


[27] 'Party at Shipley', Argus, 2 May 1934 p.15.


Relevant Historical Australian Themes
The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Shipley, 10489 Princes Highway, Warrnambool:

3 Developing Local, Regional And National Economies

3.5.3: Developing agricultural industries

4. Building Settlements, Towns and Cities

4.6: Remembering significant phases in the development of settlements, towns and cities

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.1: Organising recreation

8.1.1: Playing and watching organised sports

8.5.4: Pursuing common leisure interests

8.10.4: Designing and building fine buildings

8.14 Living in the county and rural settlements

Description

Physical Description

[NOTE: The owners have denied access to the property for the purpose of the Warrnambool Heritage Gap Study 3B. The following description is based on photographs taken by the Study authors from the Princes Highway and from the photographs and descriptions published in the Argus, 2 May 1934, p.15, Warrnambool Standard, 2 October 1970, 4 November 1970 and 20 September, 1978]

Shipley is a brick house of one and, partly, two storeys. It has a T-shaped plan with the two storey section at the intersection of the perpendicular wings. The roof is clad with terracotta Marseilles tiles. The picturesque roof line is distinctive for its massing, its steep sixty degree pitch and for its lack of eaves. The sense of height is enhanced by the chimneys. There is generally a lack of decoration but the careful detailing in the brickwork, such as the fluting of the chimneys, suggests both an Arts and Crafts and an Art Deco influence. Hoods appear over French doors in the middle wing which lead onto a patio partly covered by a pergola.

Shipley is located about 10.5 kms east of Warrnambool. The house is at the end of a long straight drive from the Princes Highway, lined at the beginning by an avenue of Cupressus macrocarpa (Monterey Cypress), possibly interplanted with other Cupressus spp. It is sited close to the north bank of the Hopkins River and is aligned on the diagonal, probably to maximise the view. It would look across the river to a rocky cliff and to Allandale, the original squatting run in the area. Plantings of Pinus radiata (Monterey or Radiata Pines) form a backdrop to the house. There are seven mature Phoenix
canariensis (Canary Island Palms) planted on the north side of the house and a more recently planted row of Cupressus macrocarpa 'Aurea' (Golden Monterey Cypress). The diagonal alignment continues with other buildings, including the horse boxes and, possibly, the stallion box associated with the stud and the former cheese factory, on either side of the house. The horse boxes are also sheltered by mature Cupressus macrocarpa (Monterey Cypress) although those on the north side have been cut down.

The location of the original Victorian house is not known but its site and curtilage may have archaeological potential.

**Physical Condition**

The house and the horse boxes and the surrounding plantings appear to be in excellent condition.

**Physical Description**

**Extent of registration:**

Lot 1 TP887663, Lot 5 LP129788, Lot 1 TP875785, township of Allansford.

- Form and materials of the c1930 house;
- Landscape setting;
- Horse boxes;
- Former cheese factory

Note: unable to verify extent and description of significant fabric without site visit.

**Comparative Analysis**

The Shipley property at 10489 Princes Highway, Allansford can be compared with:

49 Henna Street, Warrnambool (first Tag Walter Residence)

83 Coulstock Street, Warrnambool (for an alternative 1930s style)

117 Banyan Street, Warrnambool

25 Banyan Street, Warrnambool, Fairholme (not a strong comparison)

37 Jukes St, Warrnambool, (post WW2 and compromised - not a strong comparison)

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic, aesthetic and associative significance of 'Shipley', Princes
Highway, Allansford include:

. Form and materials of the c1930 house;

. Landscape setting;

. Horse boxes;

. Former cheese factory

Note: unable to verify extent and description of significant fabric without site visit.

How is it Significant?

'Shipley', Princes Highway, Allansford is of historic, aesthetic and associative significance to the City of Warrnambool.

Why is it Significant?

'Shipley', Princes Highway, Allansford is: of local historical significance (Criterion A: Importance to the course or pattern of our cultural or natural history) as one of the oldest farms in the district and as a long-established horse racing stud, associated firstly from 1884 with George Rolfe, then from 1906 to 1918 with philanthropist, bookmaker, very successful horse breeder and winner of the Melbourne Cup, Solomon Green and subsequently from 1923 with two generations of the Dawson family, all leading figures associated with horse racing in Warrnambool.

Shipley is of social significance as the past focus of for the 'high society life' of the Dawson family and their friends, including fashionable architects, and specifically for events associated with the Warrnambool Racing Club. It provides evidence of a previous way of life and demonstrates the aspirations and fashions embraced by the social elite of the Western District, particularly post Depression.

Shipley is of local aesthetic significance. (Criterion E: Importance in exhibiting particular aesthetic characteristics) as the last known example of the work of leading Melbourne society architect F. Keith Cheetham, an important leader and teacher of the profession and a member of the exclusive T-Square Club and recognized by Robin Boyd as one of the leading Modernists. It is also an outstanding intact example, in the Warrnambool area, of the English Domestic Revival style, expressed by its irregular plan, picturesque massing, dramatic sloping roofs and use of materials, all of which is enhanced by the immediate riverside and broader landscape setting. The surviving horse and stallion boxes reinforce the associations with racing and the former factory with cheese making.
Recommendations 2009

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<td>Tree Controls</td>
<td>Yes the major plantings surrounding the house adjacent to the horse boxes and along the drive including but not limited to all the Cupressus macrocarpa, the Pinus radiata and the Phoenix canariensis and (subject to a site inspection)</td>
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<tr>
<td>Fences &amp; Outbuildings</td>
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Cottage, 115 Station Street Dennington

Recommended Heritage Protection

VHR - HI - PS Yes

Integrity

The cottage remains largely intact to its 1970s appearance.

History and Historical Context

Thomas Smith purchased the land on which the stone cottage at 115 Station Street stands from the Crown, along with 3 cultivation allotments and 10 township allotments auctioned on the 12 March 1856. [1] Thomas Smith (1800 - 1880) was born in London and immigrated to the colony of Van Diemen's Land in 1825. After spending 15 years in Tasmania he settled near the current township of Dennington in approximately 1840. He took up residence with Ellen Noonan (born in Limerick, Ireland in 1810), soon after. [2] Thomas and Ellen had two children (Johanna in 1844 and Cornelius born in Port Fairy in 1846) prior to their marriage in 1848 (Lions Club, 2006). They had six more children after their marriage (Elizabeth [1852], Robert [1853], Ellen [1855 died as an infant], Mary [1858], Richard and Catherine [both died as infants] . [3]
At first, Smith was recorded as a cordwainer (shoe maker), however over the next decade he prospered. By 1856, Smith was recorded as a farmer and purchased 10 of the 36 available township blocks at the land sales held to establish the township of Dennington. [4] He resided at Allotment 29, Parish of Yangery, a 14 acre parcel of land comprising a small 'three roomed stone house' on the banks of the Merri River. [5] Smith further diversified his interests, constructing the Shamrock Hotel on the corner of Hood and Drummond Street in 1869, which was managed by his son Cornelius, followed by Robert and later by his son-in-law, James Pallas.

Following Thomas Smith's death in 1880, his real estate was distributed amongst his surviving children. Robert Smith inherited the family farm, which he rented to his sister Elizabeth and brother-in-law, David Kelson. [6] It is unclear who occupied the cottage following the death of Robert Smith, as in 1885 Elizabeth and David constructed a new home on the corner of Station Street and Coghlan's Road, named Merri Banks. [7]

A survey prepared by Mr. J W Crawley in 1903 shows that the southern portions of allotments 25, 26, 27 & 28 were consolidated to form the northern portion of Allotment 29, running east-west, divided by a government road running to the Merri River. The Government survey plan records Mr John Duncan as the owner and occupier of the property. [8] John Duncan (1844 - 1930) was the brother of Alexander Duncan, who arrived in Belfast (Port Fairy) in 1856. Alexander worked at first for Andrew Kell before marrying his daughter, Agnes and returning in the 1870s to farm at Mailors Flat. [9] It is likely that John Duncan migrated to the Warrnambool area from Scotland upon the return of Andrew Duncan and family, possibly also working for Andrew Kell, before marrying his daughter Christina Bryson Kell (1853 - 1941) in 1892. Their only child, Andrew Marshall Duncan was born in Allansford in 1894. The Warrnambool Shire Rate books confirm that Duncan resided on the property comprising a stone cottage and approx. 18 acres and 3 roods along with a government road comprising 2 acres between 1914 - 1930. From 1930 the property, now valued at £70 was owned by Andrew Marshall Duncan, also recorded as a farmer. [10] The cottage and outbuildings have been unoccupied since the late twentieth century (possibly since Andrew Duncan's death in 1970). The current owners have recently subdivided the property into two lots, with Lot 2 comprising the cottage on a 2 acre parcel. [11]

References:

[1] Warrnambool Examiner, 14 March 1856
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of 115 Station Street Dennington:

3 Developing Local, Regional And National Economies

3.5 Developing primary production

3.5.2 Breeding animals

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

The single-storey cottage comprises two parts, one stone the other timber. The stone part is built with tuff (or tufa), the compressed volcanic ash from Tower Hill which is sometimes called Merri stone because the best came from a quarry on the banks of the Merri River. It is rare for a whole building to be built with tuff, most uses being limited to the backs of chimney breasts, because it was thought to be specially fire-proof, and for carving, because the best stone has no bed. The cottage faced east and away from the river, with a central front door and four-paned, double-hung sash windows on either side. The east elevation of the stone part has been painted. Much smaller windows faced towards the river and the north, west and south elevations remain unpainted. There is a timber section on the river side of the stone part of the cottage, possibly an enclosed verandah, which stands on a low stone wall. A small timber porch has been built in front of the main door. This is incorporated within an enclosed L-shaped verandah, of uncertain date, which links the other main part, a detached timber kitchen. This has a pair of twelve-paned double-hung sash windows on the south elevation. The weatherboards of the various timber sections have been covered with asbestos cement sheeting, probably in the mid-twentieth century. There is one stone chimney, extended with red bricks, at the south end of the stone part and another stone chimney at the eastern end of the kitchen. The roof on the stone part is hipped with timber shingles surviving under the early corrugated iron sheets.

The roof on the kitchen part is gabled with no timber shingles or battens to hold them, suggesting that it is later, perhaps by several decades. The stone part of the cottage has been lined with beaded-edge boards. Some of the floor boards are pit sawn hardwood with no tongue and groove. The cottage remains largely intact to its 1970s appearance but is in poor condition with some elements in very poor condition. The only substantial planting to survive is a Schinus molle (Peppercorn Tree) in the east courtyard. At some distance to the north of the cottage there is a mid-twentieth century
dairy of little significance.

**Physical Condition**

The cottage is in poor condition with some elements in very poor condition.

**Physical Description**

**Extent of registration:**

Lot 2 PS616560, township of Dennington.

- Asymmetrical form of the stone and timber cottage, including gable roof, masonry chimneys, vertical proportion windows, timber weatherboard cladding;

- Mature *Schinus molle* (Peppercorn tree)

Asbestos cladding not of heritage value.

**Comparative Analysis**

115 Station Street can be compared with:

Broughton Farm, 179 Caramut Road Warrnambool

Logans Farm, 141 Tooram Road Allansford

Valley View, 24 Valley View Road Bushfield

Oakbank, Valley View Road Bushfield

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic and aesthetic significance of the Stone Barn at 115 Station St, Dennington include:

- Asymmetrical form of the stone and timber cottage, including gable roof, masonry chimneys, vertical proportion windows, timber weatherboard cladding;

- Mature *Schinus molle* (Peppercorn Tree)

Asbestos cladding not of heritage value.

**How is it Significant?**
The Stone Cottage at 115 Station St Dennington is of historic and aesthetic significance to the City of Warrnambool. (Subject to detailed assessment of condition and integrity)

Why is it Significant?

The Stone Cottage at 115 Station St Dennington is:

. of local historical significance, as an early example of farming developments following freehold settlements in the area (Criterion A: Importance to the course or pattern of our cultural or natural history)

of local aesthetic significance, representing an early example of vernacular design and use of local materials (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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<td>Internal Alteration Controls</td>
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<tr>
<td>Tree Controls</td>
<td>Yes Schinus molle (Peppercorn Tree) in the east courtyard</td>
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HERITAGE CITATION REPORT

Name: Goldicott
Address: 12 Flaxman Street WARRNAMBOOL
Place Type: Villa
Citation Date: 2009

Goldicott, 12 Flaxman St, Warrnambool

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity
Overall, a good degree of integrity

History and Historical Context

James Oakley Sr arrived in Melbourne with his wife Sarah (nee Clarke) and his four children aboard the Theodore in 1853. The Oakleys resided in Melbourne at first, before settling permanently in Warrnambool.[1] In 1876, James Oakley acquired two adjoining parcels, being Allotments 92 - 93, comprising 4 acres addressing Bostock Street, Warrnambool. The land was located in proximity to property held by his brother Thomas Oakley Snr (also purchased in 1876) and his son, James Oakley Jnr (purchased in 1865).[2] Following Oakley's death, Allotments 92 - 93 were subdivided into an 11 lot housing development. Known as 'Oakley Park', the estate was situated near the Hopkins River which formed the eastern extremity of Warrnambool at that time. Flaxman Street was known then as the Otway Road.
Alfred Smallbrook Brown purchased the subject site, being lot 3 of Oakley Park in 1892.[3] By 1893 he erected a substantial sandstone villa and stables on the property, at first installing tenants. A. S. Brown was a prominent Warrnambool hotelier, land speculator and captain of the Warrnambool Rowing Club.[4] He resided at the subject site, known as Goldicott, from 1898, undertaking substantial improvements in 1903 which increased the net value of the property to £73.[5] Following Brown's death in 1937, his wife Ella Louise Brown continued to reside at Goldicott until 1955.[6]

From 1955 until 1983 Goldicott was owned by the Fletcher Jones company, which operated a major clothing manufacturing plant on the corner of Flaxman Street and Raglan Parade. Goldicott was occupied by senior management staff and, in 1964, the land was subdivided into three parcels and a further two dwellings constructed to accommodate a staff 'hostel'.[7] As a result of the sale of Fletcher Jones Pty Ltd and the relocation of the manufacturing and retail operations, residential properties held by the company were sold in the 1980s.[8]

Laneway Pty Ltd (held by Alan Lane and subsequently the Alan Lane Foundation, a local charitable trust) purchased both 12 and 18 Flaxman Street in 1983, with Goldicott operating as an art gallery during the late 1980s. The land comprising 12 and 18 Flaxman Street was further subdivided in 1996 from a 4386 square metre parcel into 3 lots, with the subject site becoming lot 3 and comprising a parcel approximately 28.5 x 82 metres square. A vacant lot (Lot 2) was created between the two residences. [9] Goldicott was purchased in 1996 and remains a private residence.

References:


[5] City of Warrnambool rate books, 1903 - 1904


[8] HLCD Pty Ltd, Fletcher Jones and Gardens Conservation Management Plan, 2005


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Goldicott, 12 Flaxman Street Warrnambool:

4. Building Settlements, Towns And Cities

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements
Description

Physical Description

Goldicott is a single storey, asymmetrical stone villa, with a projecting front room on the south side and a new bull-nosed verandah. It is generally Italianate in style and form. Although the house has been altered at the rear and substantial changes have occurred to the front, the facade and west elevation now have much of their original character. The corrugated iron roof is generally U-shaped in plan with three intersecting gables and a polygonal roof over the front room. A steeply pitched roof rises from the centre of the U-shaped plan. The eaves are supported by a frieze decorated with brackets, which are paired on the west elevation. The west wing and west part of the facade are rendered sandstone and are original. The front room has three semi-circular arched windows in the polygonal bay with restrained Classical architraves, key stones and a continuous square sill line supported by small brackets. The first window in the west elevation matches them. The polygonal bay has fine recessed colonettes at each corner. The other three original windows in the west elevation have stilted segmental arches supported on Gothic bosses and sills supported by brackets which match those of the bay. The new window at the end of this wall has an unadorned rendered reveal. The rear of the building is sandstone. The original part of the house sits on solid sandstone footings.

When the house was used as a hostel for Fletcher Jones’ employees, and later as a store house, many alterations were undertaken. Part of the front wall of the house was removed and a new enclosed verandah built to create bedrooms. Many small Masonite partitions were added to the interior to create small bedrooms. The east side of the facade and the east elevation have been rebuilt in timber and rendered with scored ashlar lines to imitate the original wall. The new windows are simple and rectangular, which, while not the originals, are appropriate replacements. The current owners have also constructed a new bull-nose verandah, with turned timber posts and a cast iron frieze, based on an early photograph of the original. The current owners have also undertaken contemporary alterations and additions to the rear of the property.

A verandah is believed to have originally run along the north and east elevations forming a sheltered courtyard at the rear of the house. One of the original 12 pane double hung windows which faced onto the courtyard still exists in the west wall (now an internal wall) of the east wing. The house is generally in good condition, although its intactness and integrity may be questionable.

A two-storey sandstone stable, with a traditional form and a simple gable roof, is immediately north of the house. The stable had a hay loft in the upper storey, accessed internally by narrow steps and externally through a large door. This was converted into a large window c1950. Other openings have been made in the upper storey for window spaces when it was converted for use by Fletcher Jones as a dormitory building. A stairwell clad in weatherboards and cement sheeting was added on the east side to provide safe access to the loft space. The stable is currently used for storage. It is unlined inside but otherwise appears to be in good condition.

Physical Condition

Good

Physical Description
Extent of registration:
Lot 3, PS 401508C

- Single storey, asymmetrical form with bay window, and hipped roof form;
- Vertically proportioned double hung sash windows (some with rendered arch head and sill detail);
- Rendered chimneys with terracotta pots;
- Corrugated sheet metal roof cladding and corrugated sheet metal bullnose verandah with turned timber posts and cast iron frieze;
- Form of rear stable building including gable roof.

Eastern wall (rebuilt) is not of heritage value but has been detailed appropriately.

Comparative Analysis
Goldicott, 12 Flaxman Street Warrnambool can be compared with:

50 Aitkins Road Warrnambool
18 Flaxman Street Warrnambool (Note the similar use of colonettes in the bay windows.)

Statement of Significance
What is Significant?
The elements of heritage value representing the historic and aesthetic significance of 'Goldicott' at 12 Flaxman Street, Warrnambool include:

- Single storey, asymmetrical form with bay window, and hipped roof form;
- Vertically proportioned double hung sash windows (some with rendered arch head and sill detail);
- Rendered chimneys with terracotta pots;
- Corrugated sheet metal roof cladding and corrugated sheet metal bullnose verandah with turned timber posts and cast iron frieze;
- Form of rear stable building including gable roof.

Eastern wall (rebuilt) is not of heritage value but has been detailed appropriately.

How is it Significant?
'Goldicott' is of historic, aesthetic and associative significance to the City of Warrnambool.
Why is it Significant?

'Goldicott' at 12 Flaxman Street, Warrnambool is:

. of local historical significance, reflecting the development of outer areas of Warrnambool with large villas, demonstrating the prosperity of the middle class in the late nineteenth century. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, being a well detailed villa with restrained Italianate detailing (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local associative significance, for its historic links and use with the Fletcher Jones Factory and business from 1955 to 1983 (Criterion H: Importance through association)

Recommendations 2009

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**HERITAGE CITATION REPORT**

Name: Allansford Hotel Motel  
**Address:** 1-3 Grauers Road (corner of Ziegler Parade)  
**ALLANSFORD**  
**Significance Level:** Local  
**Place Type:** Hotel  
**Citation Date:** 2009

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**Recommended Heritage Protection**

- VHR: No
- HI: No
- PS: Yes

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**History and Historical Context**

The Junction Hotel has been operating since 1869. The current two storey brick building is the third hotel on the site, the previous two having both been burnt down. George Reynolds, formerly of the Allansford Hotel, applied for a publican's license on 12 March 1869 and set up in a large single storey timber building as the Junction Hotel on the corner of 'Geelong and Mepunga Roads'. The licence was granted and the hotel officially opened with a supper on 8 April 1869 [1].

The hotel was advertised in the *Examiner*, 1 August 1871 as 'To Let by Mr George Reynolds' and described as containing 2 sitting rooms, 4 bedrooms, kitchen and scullery, taproom, bar, cellar, stable, fowl house and piggery. There was also a garden, orchard and a 20 acre paddock with permanent water was attached. Edward Griffen took up the licence and George Reynolds moved to the Royal Exchange Hotel in Warrnambool. William O'Brien purchased the hotel from Reynolds at some time between 1871 and 1883, and Robert Wood was appointed lessee in 1883. The hotel was destroyed...
by fire on Saturday, 11 March 1883 at about 2.30am, shortly after Wood took over the lease [2].

The hotel was rebuilt by O'Brien in 1883 as a single storey symmetrical timber building, with elevations facing Grauer's Road and Ziegler Parade. O'Brien took over the licence in 1886 and he and his wife Margaret were soon involved in community affairs, being elected to Council and involved with the committees of the Mechanics Institute, Public Hall and Recreation Reserve. The O'Briens remained licensees of the Junction hotel for a further 29 years, until 1915[3].

Between 1915 and 1926, several short lessees were granted until in 1927, James Sadler and his wife, Blanche began their long association with the hotel. James Joseph (Jim) and Blanche Violet (Bon) Sadler were very popular licensees of the Junction from 1927 to 1977 [4]. In 1933, the current two storey brick building was constructed when the (second) timber hotel burnt down in May of that year. A temporary timber bar and sleeping quarters were established after the fire, which survives at the rear of the current hotel.

The new brick building, completed in about 1934 was a strong statement about the prosperity of Allansford and the success of the Junction Hotel and its publicans. The ground floor comprised a bar, parlour, lounge, servery, dining room, kitchen and two bedrooms. There was a cellar near the western wall. Upstairs there was a lounge, five bedrooms, a linen press and bathroom facilities. Outside there were staff quarters, a wash-house, a large garage, liquor storage, a sleep out and a tennis court[5]. This was surrounded by a large garden and fowl yard and several cows which grazed in the attached paddock providing produce for the kitchens. As yet, no architect has been associated with the design. Blanche Sadler took over the licence in 1956 and it remained with the Sadler's until 1977. Since this time there have been numerous short licensees of the hotel. Changes have occurred in the past three decades. The early dining room and kitchen area were demolished and replaced with a new enlarged dining area and attached kitchen. The current owners have undertaken some changes in the past five years. A new undercover entry way was constructed in 2008 and the name of the complex has been changed to the 'Allansford Hotel Motel' after adding motel units[6].

More recent extensions have been to cater for a focus on fine food and the business now operates under the name Allansford Hotel. Plans for motel accommodation are proposed.

References:

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Junction Hotel in Allansford:

3 Developing Local, Regional And National Economies
3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

3.23 Catering for tourists

8 Developing Australia's Cultural Life

8.4 Eating and drinking

8.14 Living in the county and rural settlements

**Description**

**Physical Description**

The Junction Hotel is a two storey face brick building with late twentieth century additions in a similar brick to the rear and substantial changes to the facade. It appears to have been somewhat triangular in shape originally with a 3 sided (hexagonal) apex acting as a visual terminus to Ziegler parade. The hotel is located at the junction of two roads. The flat end addresses the length of Ziegler Parade while the diagonal sides emphasis the split in the road.

The ground floor originally had a verandah extending on three sides, a low face brick wall providing the barrier between the street and the hotel. The first floor had a substantial balcony on three sides which appears to have been constructed of either pressed metal or timber. The low timber or pressed metal wall was used as a handrail. Both the verandah and the balcony have been built in with large aluminum windows to extend the floor area of the pub in the late twentieth century. The hipped roof with terracotta tiles extends to the edge of the first floor verandah where it is supported by brick columns which sit over more substantial brick columns on the ground floor. The original external brick walls have been adapted but can still be seen just inside the current front doors.

A small section of parapet wall with a Juliet style balcony breaks up the north facade facing Grauers Road. It may once have been an entrance but is not blocked off and is used for signage. The rear of the original building also projects on the north side to the line of the parapet wall. Its roof line defines the location of the original verandah wall. Some of the original timber windows survive on the northern elevation of the building, and may survive on the original walls of the upper storey.

The early sleep house, wash house, girls room, underground tanks, garages, dog and fowl yards, tennis courts, vegetable gardens and other gardens have been lost over time. A single storey addition to the hotel, covered entry and motel have been constructed behind/to the east of the hotel in 2008.

**Physical Condition**

Good Condition overall

**Intactness**
Medium intactness - later additions to rear, front verandah enclosed

**Physical Description**

**Extent of Registration:**

Lot 2 PS606385, township of Allansford.

External form of the 1933 two storey building only, including walls, roof and wrap around balconies/verandah facing the road corner.

Single storey additions to the rear and brickwork/windows/wall cladding infill to front verandahs are not elements of heritage value.

**Comparative Analysis**

Junction Hotel, Ziegler Parade, Allansford can be compared with:

Shamrock Hotel, 111 Drummond Street Dennington (earlier in date but only other non-city hotel extant)

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic significance of the Allansford Hotel include:

External form of the 1933 two storey building only, including walls, roof and wrap around balconies/verandah facing the road corner.

Single storey additions to the rear and brickwork/windows/wall cladding infill to front verandahs are not elements of heritage value.

**How is it Significant?**

The Allansford Hotel is of historical significance to the City of Warrnambool.

**Why is it Significant?**

The Allansford Hotel is:

of local historical significance, for its association with the developing township of Allansford in the later nineteenth century, and particularly after the First World War when development and industry began to thrive in and around the township of Allansford, driven by the prosperity of the emerging local dairy industry. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*
**Recommendations 2009**

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<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Milestone</th>
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<tbody>
<tr>
<td><strong>Address</strong></td>
<td>144 Mortlake Road (in front of property on road reserve) WARRNAMBOOL</td>
</tr>
<tr>
<td><strong>Place Type</strong></td>
<td>Road Milepost/Milestone</td>
</tr>
<tr>
<td><strong>Citation Date</strong></td>
<td>2009</td>
</tr>
<tr>
<td><strong>Significance Level</strong></td>
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</tbody>
</table>

Milestone, in front of 144 Mortlake Road Warrnambool

**Recommended Heritage Protection:**

VHR - HI - PS Yes
Integrity

The milestone retains a fair degree of integrity.

History and Historical Context

The erection of milestones as navigational aids along major transportation routes was common practice from the time of early settlement within the western districts of Victoria. As early as 1858, the Warrnambool and District Road Board erected signposts at the intersections of major roads. [1] An advertisement appearing in the Warrnambool Examiner of 24 April 1863 calls for tenders for 'providing, lettering and fixing six milestones on the Belfast Road'. The contractor placing the advertisement was John Rainey, a road contractor from Woodford.

Local milestones were usually constructed from cut and dressed basalt, with the distance between major townships carved into the pyramidal face. They were typically situated on road reserves and viewed from close distance at low speed. Later, timber finger boards were mounted onto timber posts. Local historical sources suggest that many of the milestones positioned along district roads were relocated or buried during the Second World War and later unearthed. [2]

It is unclear if the milestone located in front of 144 Mortlake Road (formally the Great North Road) is situated in its original position, however, the distance inscribed in the stone is consistent with the general locality.

References


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the milestone located outside 144 Mortlake Road, Warrnambool:

3 Developing Local, Regional and National Economies

3.8 Moving goods and people

3.8.7 Building and maintaining roads

Description

Physical Description

The milestone is situated on the road reserve in front of 144 Mortlake Road Warrnambool.

It is constructed from basalt which has been cut and dressed into a triangular form. The three faces have beveled edges. The western face has been inscribed with: MILES TO WARRNAMBOOL, while the eastern face has been inscribed...
with: MILES TO WOODFORD. The top has been engraved with numerals denoting the distance. The milestone has been set in a concrete footing, which is covered by turf.

**Physical Condition**

The milestone is in good condition.

**Physical Description**

**Extent of Registration:** The basalt milestone located on the road reserve in front of 144 Mortlake Road Warrnambool (being Lot 2 LP95020), including the foundations and a curtilage of a 15 metre radius of the milestone.

**Comparative Analysis**

The milestone located in front of 144 Mortlake Road, Warrnambool can be compared with:

Milestone, located outside 145 Fala Park Road Bushfield

Milestone, located near the corner of Raglan Parade and Foster Street Warrnambool.

**Statement of Significance**

**What is Significant?**

The Milestone on the road reserve in front of 144 Mortlake Road, Warrnambool, is of heritage value. The elements representing its significance are:

. The (approximately) 600mm high x 200mm wide cut and dressed triangular basalt milestone, set in a concrete footing;

Inscription with the distance of 4 miles to the township of Woodford and 2 miles to the township of Warrnambool

**How is it Significant?**

The milestone located on the road reserve in front of 144 Mortlake Road Warrnambool is of local historical and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

The milestone located on the road reserve in front of 144 Mortlake Road Warrnambool is:

. of local historical significance as a rare surviving example of an early navigational aid, indicating distance between townships along major transportation routes. (*Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history*)

. Although it may have been removed from its original context and relocated to the current site, it remains an important example of early signage erected by the former Shire of Warrnambool on the Great North Road, which was a primary
transportation route linking the coast to the hinterland of the Western District. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)

**Recommendations 2009**

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<tr>
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## HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>Milestone 3 Miles to Woodford</th>
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<tbody>
<tr>
<td>Address</td>
<td>145 Fala Park road WOODFORD</td>
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<tr>
<td>Place Type</td>
<td>Road Milepost/Milestone</td>
</tr>
<tr>
<td>Citation Date</td>
<td>2009</td>
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</tbody>
</table>

**Milestone located outside of 145 Fala Park Rd Woodford.**

**Recommended Heritage Protection**

- VHR - HI - PS Yes
History and Historical Context

The erection of milestones as navigational aids along major transportation routes was common practice from the time of early settlement within the western districts of Victoria. As early as 1858, the Warrnambool and District Road Board erected signposts at the intersections of major roads. [1] An advertisement appearing in the Warrnambool Examiner of 24 April 1863 calls for tenders for 'providing, lettering and fixing six milestones on the Belfast Road'. The contractor placing the advertisement was John Rainey, a road contractor from Woodford.

Local milestones were usually constructed from cut and dressed basalt, with the distance between major townships carved into the pyramidal face. They were typically situated on road reserves and viewed from close distance at low speed. Later, timber finger boards were mounted onto timber posts. Local historical sources suggest that many of the milestones positioned along district roads were relocated or buried during the Second World War and later unearthed. [2]

The Shire offered the milestone to local resident, Jim Conheady in the mid twentieth century and it was relocated to his property at 145 Fala Park Road. Mr Frank Conheady suggests that the milestone was originally positioned '200 yards towards the Warrnambool Road from the right angle bend at the south end of Fala Park Rd'. [3]

References:


[3] Personal communication with Mr Frank Conheady, 2008.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the basalt milestone located outside 145 Fala Park Road:

3 Developing Local, Regional and National Economies

3.8 Moving goods and people

3.8.7 Building and maintaining roads

Description

Physical Description

The milestone is situated on road reserve outside of 145 Fala Park Road. It is constructed from basalt which has been cut and dressed into a triangular form. It is approximately 930mm high x 540mm wide. The three faces are 360mm wide and have bevelled edges. The western and southern faces have been inscribed crudely with: MILES TO WOODFORD, while the top has been engraved with much more precision, with: 3, enclosed inside a dressed triangle. The milestone sits on a fieldstone plinth, which is set in a concrete footing with: A CONHEADY scratched into the surface. The milestone has been patched with a cement rich mortar. It is in good condition and retains a fair degree of integrity.
Physical Description

Extent of Registration:

Lot 1 TP670735, township of Warrnambool.

The (approximately) 900 mm high x 500 mm wide cut and dressed basalt milestone;

fieldstone plinth;

inscription '3 miles to Woodford' painted white;

and a curtilage of a 20 metre radius of the milestone.

Comparative Analysis

The basalt milestone located outside 145 Fala Park Road Woodford can be compared with:

The milestone is a rare surviving example of signage erected in the former Shire of Warrnambool of this material and form. The only comparable structures are the milestones located on road reserve in the City of Warrnambool: being outside 144 Mortlake Road, near the corner of Foster and Raglan Parade and on road reserve along Jamieson Street.

Statement of Significance

What is significant?

The Milestone at 145 Fala Park Road, Woodford is of heritage value The elements representing its significance are:

. The (approximately) 900 mm high x 500 mm wide cut and dressed basalt milestone;

. fieldstone plinth;

inscription '3 miles to Woodford' painted white.

How is it significant?

The milestone located at 145 Fala Park Road is of local historical significance to the City of Warrnambool.

Why is it significant?

The milestone located at 145 Fala Park Road is:

of local historical significance as a rare surviving example of an early navigational aid, indicating distance between townships along major transportation routes. Although it has been removed from its original context, it remains an important example of early signage erected by the former Shire of Warrnambool. (Criterion A: Importance to the course or pattern of our cultural or natural history & Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history)
### Recommendations 2009

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HERITAGE CITATION REPORT

<table>
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<tr>
<th>Name</th>
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<tr>
<td>Address</td>
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Fala Park, 153 Fala Park Road Woodford

Recommended Heritage Protection

VHR - HI - PS Yes

Integrity

Fala Park Homestead has a moderate degree of integrity.

History and Historical Context

In 1847 George Winter purchased three allotments comprising 954 acres, on the Merri River approximately three miles north of the emerging township of Warrnambool.[1] Winter was the eldest of the three brothers who established pastoral runs in the Portland Bay district, most notably Spring Valley (now Murndal) near Hamilton.

The allotments purchased by Winter adjoined William Rutledge's Special Survey, a subdivision of small lots occupied by Irish migrants.[2] According to historian, Gordon Forth although 'Winter did not proceed with any plan to develop his holding, at the time of purchase he obviously intended to join Rutledge and Atkinson in a scheme to establish themselves as substantial landlords leasing out small plots'.[3] While Rutledge established a small-scale tenant farming scheme, Winter subdivided his holding into three sizable farms, leasing them to James Peter (338 acres), Simpson (355 acres) and
Leishman (261 acres).

The subject site, being Allotment 10, Section B, Parish of Wangoom, appears on the privately prepared 'Bromfield Plan' of 1856.[4] The map indicates that the land, comprising 338 acres, was leased by James Peter from George Winter. James Peter (1820 - 1855) along with his wife and nine month old son, also James, had arrived in the Port Phillip District from Fala, Scotland in 1841 aboard the Sir Thomas Arbuthnot, as assisted immigrants.[5] He eventually settled near Warrnambool, leasing 338 acres from Winter, which he named Fala Park. James Peter died in 1855 as the result of an accident at Grassmere.[6] Following Peter's death, his wife Mary (who had remarried James Bowden in 1857) managed Fala Park for a short time before advertising the sale of the leasehold.[7] An advertisement appearing in the Warrnambool Examiner of June 1857 describes the property as comprising 'a newly erected dwelling house with detached kitchen, an extensive barn floored with hardwood, excellent stables, stock yards, separate two roomed cottage and garden, also a huge garden, well stocked with fruit trees in full bearing'.[8] It is unclear who purchased the lease of Fala Park in 1857, or if indeed the lease was relinquished by Mrs. Bowden.

Just prior to the advertised sale of the Fala Park lease, Winter had left the colony for Fiji.[9] Although not immediately, Winter eventually sold his holdings in the Warrnambool area and it is likely that the three lots were sold individually, however it is unclear who the buyers were. Winter died in Levuka, Fiji on 14 September 1883.

The Shire of Warrnambool rate books, which survive from 1874, show that by this time the original Fala Park holding comprising 338 acres had been subdivided and the house and outbuildings excised. The rate books show that Edwin Bowring held the subject site, being a portion of Allotment 10 comprising a dwelling and 185 acres under freehold ownership. Bowring, like his contemporaries Winter and Rutledge, was somewhat of a property mogul, and in 1874 owned approximately 2,035 acres of agricultural land comprising 16 parcels, which he leased to tenant farmers.

Bowring leased the subject site to Daniel Ryan from 1875, who eventually purchased the property in 1884, retaining the name Fala Park. Interestingly, it appears that the name Fala Park was used to describe not only the former Peter run, but also the broader area comprising all land on either side of the Merri River originally held by Winter. This tradition continues today, with the naming of Fala Park Road (on which the subject site is located) and a nearby farmhouse addressing Wollaston Road.

The Ryan family remained at Fala Park into the early twentieth century. Daniel died at Fala Park in 1928,[10] The property passed to Ryan's youngest son Michael in 1926. By 1929, Fala Park was owned by Robert Smith and valued at £400. The Smith family remained at Fala Park until the late twentieth century. William Smith farmed Fala Park until his death in 1982. The current owners purchased Fala Park from Robert and Mary Smith in 1996.[11]

References:

[1] Department of Survey Map, 1949


[3] ibid, p. 100

[4] Bromfield, Map of Warrnambool, 1856


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Fala Park, 153 Fala Park Road Woodford:

3 Developing Local, Regional And National Economies

3.5 Developing primary production

3.5.2 Breeding animals

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

Fala Park Homestead is sited on elevated ground about 6 kms north of central Warrnambool and overlooking the valleys of the Merri River and its tributaries. The main house is approached by a diagonal drive. The house which now largely dates from the late nineteenth or early twentieth century faces south and has projecting wings beside the front door and on the east elevation. There is a simple timber verandah on the south elevation. The original homestead was in two parts, the main house and a detached kitchen which are now linked by earlier and more recent additions. While the form of the kitchen survives, its detailing is much altered. All the buildings are single-storey with corrugated galvanised iron roofs. A small enclosed garden, including an orchard in the north-east corner, surrounds the house and this is set within a broader park which includes mature conifers, mostly dating from the mid-twentieth century, planted both as rows and isolated trees. The modern outbuildings and farming sheds are not considered to be of significance.

Physical Condition
Fala Park Homestead is in very good condition.

**Physical Description**

**Extent of registration:**

Lot 1 PS308898 in the Parish of Wangoom.

- timber farmhouse and detached kitchen dating from 1855;
- late nineteenth century timber additions,
- remaining elements of the mature garden, orchard and mature conifer plantings.

The outbuildings and farming shedding are not of cultural heritage significance.

**Comparative Analysis**

Fala Park Homestead, 153 Fala Park Road, Woodford can be compared with:

- Boughton, 179 Caramut Road Warrnambool
- Wollaston Homestead, 84 Wollaston Road Warrnambool (the 1850s portion)
- Fala Park, 366 Wollaston Road Warrnambool

**Statement of Significance**

**What is Significant?**

Fala Park, at 153 Fala Park Road Woodford, is of heritage value. Elements of significance include:

- timber farmhouse and detached kitchen dating from 1855;
- late nineteenth century timber additions,
- remaining elements of the mature garden, orchard and mature conifer plantings.

The outbuildings and farming shedding are not of cultural heritage significance.

**How is it Significant?**

Fala Park, at 153 Fala Park Road Woodford is of local historical significance to the City of Warrnambool and the
township of Woodford.

**Why is it Significant?**

Fala Park Homestead, Woodford, is:

. of historical significance as a surviving example of one of the larger tenant farms established at Woodford in the mid 1850s. The surviving homestead dates from 1855, with the late nineteenth century additions and garden plantings demonstrating changes of ownership and patterns of use over time. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. Of further historical significance is the setting of the homestead, which is supported by a mature orchard and garden and provides an insight into a previous way of life, that of a self-sufficient subsistence farmlet.

**Recommendations 2009**

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<td><strong>Tree Controls</strong></td>
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HERITAGE CITATION REPORT

Name: Duplex
Address: 156-158 Banyan Street WARRNAMBOOL
Place Type: Duplex
Citation Date: 2009
Significance Level: Local

Pair of timber cottages, 156 - 158 Banyan Street Warrnambool

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

The cottages retain a very high degree of integrity (apart from the rear additions).

History and Historical Context

The land on which this pair of cottages stands (156 - 158 Banyan Street) was purchased from the Crown by Thomas Whitehead in August 1873. [1] The land was originally a large corner allotment of one acre, three roods and three perches on the corner of Moore Street and Banyan Place (the northern extension of Banyan Street). Whitehead was a grocer and wine and spirits merchant who established a store in Timor Street in the 1860's. [2] This shop was destroyed by fire in 1866 and he opened a similar business in the same street. Later, in the 1880's he had a timber yard in Raglan Parade. [3]

The City of Warrnambool rate books indicate that by 1885 Whitehead constructed a dwelling on Allotment 184, leasing
the property to William Alwood, a laborer. By 1890, the property was subdivided into two lots. Whitehead retained one parcel which addressed Banyan Street, while the other was purchased by Allan Jenkins who constructed a dwelling addressing Moore Street. Further subdivisions of Allotment 184 occurred over the proceeding years. By 1892 it was divided into 6 lots, comprising two vacant parcels and four dwellings.

The City of Warrnambool rate books indicate that the subject site (156 - 158 Banyan Street) was created by Whitehead in 1903. It comprised two dwellings with a net value of at £12 each, which were leased to tenants. [4] In 1918, Stephen Newman, purchased the duplex from Mrs Jane Whitehead. [5] Subsequent owners included Sproal (1928), Robinson (1929 - 31), Hill (1932), Lewton (1934) and Bloore (1936-1946).

Thomas and Linda Ryan purchased the duplex in 1948, residing at No. 158 Banyan Street whilst leasing the adjoining property. [6] The Ryan's undertook extensive renovations to both cottages, installing new bathrooms and laundry areas. The building work was undertaken by Mr. W.G. Dunstan, who used asbestos sheeting clad with Conite. The additions were not identical in their form, but were both undertaken at the same time. [7] The properties remained in the ownership of the Ryans until 1996, when the duplex was purchased by the current owners. In 1997, a modest extension of kitchen, laundry, bathroom and deck were added at the rear of No. 156 Banyan Street. A new garage was constructed at the rear of the allotment. The cottages continue to be used as residences.

References:

[1] Department of Lands & Survey, City of Warrnambool, 1948


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the pair of cottages at 156-8 Banyan Street, Warrnambool:

4. Building Settlements, Towns and Cities

4.1.2: Making suburbs

4.6: Remembering significant phases in the development of settlements, towns and cities

Description

Physical Description
This is a pair of single storey symmetrical timber and masonry cottages facing west onto Banyan Street. The site slopes down to the north. The northern house steps down approx 600mm below the southern house to accommodate this fall. The end and central party walls are thick masonry construction with a harled finish, and smooth rendered capping. The party wall bisects the front verandah. The rendered chimneys with simple splayed cornices are located on this wall. A masonry footing projects from the base of the east wall. The facade of the building is clad with square edged timber weatherboards. Both have a central door with a single double hung window on either side. The main hipped roof and slightly concave verandahs are corrugated steel. The verandah has probably been reconstructed or replaced and has a simple slatted timber valance with chamfered posts. The concrete verandah sits three risers above the sloping front garden. The houses are setback approx. 5-6m. The front fence is low painted brick and probably dates from the late twentieth century.

**Physical Condition**

The cottages are in very good condition

**Physical Description**

**Extent of Registration:**

Lot 1 TP683476, township of Warrnambool

- semi-detached, gable roof form of the dwellings, including:
  - masonry party wall, end walls and chimneys;
  - horizontal timber board cladding;
  - concave verandah with timber posts and simple decorative fretwork;
  - timber double hung sash windows;
  - galvanised sheet metal roofing and verandah roof.

Rear, later additions not of heritage value.

**Comparative Analysis**

The pair of cottages at 156 - 158 Banyan Street, Warrnambool can be compared with:

17-19 Elliot Street Warrnambool

12 - 14 Fairy Street Warrnambool

67 - 69 Kelp Street Warrnambool

**Statement of Significance**
What is Significant?

The elements of heritage value representing the historic, aesthetic and rarity values / significance of 156-158 Banyan Street, Warrnambool include:

. semi-detached, gable roof form of the dwellings, including:
  . masonry party wall, end walls and chimneys;
  . horizontal timber board cladding;
  . concave verandah with timber posts and simple decorative fretwork;
  . timber double hung sash windows;
  . galvanised sheet metal roofing and verandah roof.

Rear, later additions not of heritage value.

How is it Significant?

156-158 Banyan Street is of historic, aesthetic and rarity value / significance to the City of Warrnambool.

Why is it Significant?

156-158 Banyan Street, Warrnambool is:

. of local historical significance, reflecting the very early twentieth century development of smaller scale, working class cottages within the City of Warrnambool. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, representing a high integrity example of a simple, small scale timber duplex (with masonry party walls and chimneys) displaying minimal, simple decoration. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of rarity value, being one of only two remaining timber duplex cottages in the City of Warrnambool (Criterion B: uncommon, rare or endangered aspects of our cultural or natural history)
### Recommendations 2009

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HERITAGE CITATION REPORT

Name          Stone House
Address       16 King Street WARRNAMBOOL
Place Type    House
Citation Date 2009

Recommended  VHR - HI - PS Yes
Heritage Protection

Integrity

Fair degree of integrity

History and Historical Context

The stone villa at 16 King Street stands on land first purchased from the Crown by William Dawkings in 1869.[1] It comprised 2 roods and 34 perches being Allotment 24, Section 30A in the township of Warrnambool, addressing King Street and backing onto the State School Reserve.

King Street was not part of the original township survey of Warrnambool, as laid out in 1847 by William Pickering and Robert Hoddle, but was part of the expansion of the city grid from the 1860s. The eight allotments situated on either side of King Street and seven addressing Raglan Parade were sold on 3 December 1869. By the 1870s the area north of Raglan Parade was known locally as North Warrnambool and comprised a mixture of large Victorian villas and small
According to the City of Warrnambool rate books, Dawkings constructed the existing stone villa on the subject site by 1871, which increased the net value of the property from £2 to £20. [3] By 1884, Dawking’s son William Henry Dawkings was the tenant of the subject site (no. 16 King Street), which has been excised as a result of the subdivision of Allotment 24 into two parcels undertaken in 1883. William Dawkins Sr constructed a new residence in 1884 (which became no. 14 King Street and has since been demolished). [4]

W H Dawkings was a timber merchant and partner with his father in a timber yard and iron foundry located on Kepler Street (originally Allotment 13, Section 18). [5] He resided at 16 King Street until 1925, when the property was sold to Mrs Mary Ann Kelson. In 1943, C. S. Kelson, who operated a building firm, submitted plans to the City of Warrnambool for additions to the dwelling (including a new kitchen) and the construction of a workshop and home office in the rear yard. [6]

In recent years the Allotments located to the south of 16 King Street have been subdivided and developed for medium density housing. In most cases, existing houses have either been demolished or obscured by infill (see 8 King Street for an example). Thus, the subject site remains an important and rare surviving example of a large stone cottage on its original title within the southern end of King Street.

References:

[1] Department of Lands and Survey, City of Warrnambool, 1948


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone villa at 16 King Street:

4. Building Settlements, Towns and Cities

4.6: Remembering significant phases in the development of settlements, towns and cities

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description
The stone house at 16 King Street, Warrnambool is located on a large parcel of land on the east side of King Street. The house has a deep setback from King Street, and is surrounded by a substantial, if not original garden. It is only one of two houses in the street which retain the original un-subdivided title. This single storey, asymmetrical rendered stone house uses typical Italianate forms and details. The low pitched M-shaped roof is clad in corrugated iron. The eaves have double brackets, supporting iron guttering. The concave hipped verandah is supported by iron posts, brackets and a timber valance. The lacework is not original. The projecting room has a polygonal bay window with a flat roof below its main gable. The projecting bay is simply decorated with a linear molding above the windows. The barge boards are simply carved and supported on narrow timber brackets. There are two rendered chimneys. The front door is arranged centrally to the house overall, with one large window opening located to the north. The original windows have been replaced with modern aluminium frames. The exterior of the house appears to be largely intact and to retain a good degree of integrity, with the loss of the original windows the most serious change. It is in good condition. A high rendered masonry fence across the street boundary is not original.

**Physical Condition**

Good

**Physical Description**

**Extent of Registration:**

Lot 1 TP675736.

Italianate styled features: rendered masonry asymmetrical form, projecting polygonal bay window with linear moldings, carved timber barge boards, concave hipped verandah supported by iron posts, brackets and a timber valance, two decorative rendered chimneys.

The rendered masonry boundary fence is not of cultural heritage significance.

**Comparative Analysis**

The stone villa at 16 Street Warrnambool can be compared with:

18 Flaxman Street, Warrnambool

202 - 204 Merri Street Warrnambool

162 Banyan Street Warrnambool

**Statement of Significance**

What is Significant?

The 1871 masonry dwelling at 16 King Street, Warrnambool.
Significant elements of heritage value include:

- Italianate styled features: rendered masonry asymmetrical form, projecting polygonal bay window with linear moldings, carved timber barge boards, concave hipped verandah supported by iron posts, brackets and a timber valance, two decorative rendered chimneys.

The rendered masonry boundary fence is not of cultural heritage significance.

**How is it Significant?**

The 1871 masonry dwelling at 16 King Street is of local historical significance to the City of Warrnambool.

**Why is it Significant?**

The 1871 masonry dwelling at 16 King Street is:

- of historical significance as the residence of Warrnambool timber merchant William Dawkins.

It has further significance as a representative example of the villas built by merchants and the new middle class of Warrnambool during the suburban expansion into North Warrnambool in the late nineteenth century. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

**Recommendations 2009**

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Boughton farm was first taken up by John Cowtan, a ships' Captain (and later a merchant in Port Fairy) in about 1845, and taken over the following year by his brother-in-law, William Cassady. [1] The 1856 map of Warrnambool and surrounds by J. Bromfield shows the land where Boughton is located as owned by William Jellie at that time. There is some doubt as to whether this name is correct. There is a familial connection between the two families, as William Cassady's sister Joanna married William Jellie in 1853. Whatever the early ownership, the property was owned and run by the Cassady family from 1846 until after 2004.

William Cassady was the son of John and Joanna Cassady. They arrived in Van Diemens Land from London in 1835.
when William was eleven years old. The family moved to Port Fairy in 1844, where John opened business as a ship's chandler. [2]

In 1857 William married Elizabeth Anderson, a niece of James Anderson of Rosemount, Koroit, and returned with his bride to Boughton, where they raised eleven children. Boughton was run as a small dairy farm, with a limited holding on the rich river flats of the Merri River. Their residence was a simple timber cottage up from the river bank, on a sheltered flat, adjacent to what is now the Caramut Road.[3] William Cassady established a punt which crossed the Merri River below the site of the present bridge, supplementing the Woodford Punt across the Merri. The landing stage of the punt stood on the river bank (in what is now the garden of Boughton), until it was sunk in the river as a swimming bath for the Cassady family.

William Cassady died in 1885, and his wife Elizabeth continued the dairy farm, leasing most of it but retaining a few acres where she ran cows, horses, grew some hay, kept poultry for meat and eggs and had a large orchard. [4] In the 1880s, the river flats below the house were let to Chinese market gardeners from the late 1880s until Elizabeth's death in 1911. Elizabeth's diary of her day to day activities and thoughts from 1892 through to 1911 is held by the family, and a copy is located in the State Library of Victoria's manuscript collection.

In 1892, a new farmhouse was built on stone foundations (the existing house), and the old house was pulled down. [5]

Elizabeth's son William also farmed a part of Boughton, which she leased to him from 1898, and had a separate house built on the farm as his residence. The majority of the farmland of Boughton was sold after Elizabeth's death in 1911. The house block and one other remained in the family as inheritances. The block of land was inherited by William and Elizabeth's daughter Edith, who married Frederick Miller and resided at Sutton on the opposite bank of the Merri River. [6] (Frederick Miller's diaries, where they relate to Boughton, also form part of the collection at the State Library of Victoria). The house and its land were inherited by one of Elizabeth and William Cassady's grandsons, William, who farmed the land and handed it down through the Cassady family until the last Cassady ownership ceased, when the estate of John Joseph Cassady sold the property in 2004. [7] The house, which was substantially intact but in poor condition has been restored externally and remodeled internally.

References:


Relevant Historical Australian Themes
The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Boughton Farm:

3 Developing Local, Regional And National Economies

3.5 Developing primary production

3.5.2 Breeding animals

3.8: Moving goods and people

3.8.4: Making economic use of inland waterways

3.12.2: Developing sources of fresh local produce

3.12: Feeding people

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

This single storey asymmetrical weatherboard house has recently been 'renovated' for sale. It has a grey Customorb hip and gable roof. The gutter above the verandah roof is supported by double timber brackets. The verandah roof is straight, supported on turned timber posts with brackets and wraps around the north east corner of the house. It is enclosed at either end by projecting rooms. The room at the west end, beside the front door (facing the current entry drive - original location?) has a gable roof roof with decorative collar ties and a finial. The room at the south end of the verandah has a simple hip roof and now appears to be clad in Conite.

The garden has several mature trees although many cypresses have recently been removed. The house is just visible over a new high timber paling fence and through the tall mature cypresses which sit between the river and the house. There appears to be a timber skillion addition running along the back / south face of the house, looking onto the river. There is also a substantial orchard which could date from the 1860s if not earlier.

Archaeological Potential

The site of the former punt over the Merri River and the site of the former Chinese Market Gardens both have great archaeological potential.
Intactness

The house is in excellent condition and retains a fair degree of integrity. The garden is in good condition and retains a good degree of integrity. Closer inspection may yield further information.

Physical Description

Extent of Registration:

Lot 1, PS605944

Edwardian period farmhouse include single storey asymmetrical form, clad in weatherboard with wrap-around verandah.

outbuildings - needs to be confirmed by site visit - not undertaken by project team 2013.

mature exotic trees (species not confirmed - site visit not possible 2013)

substantial orchard dating from the nineteenth century (extent of orchard not confirmed - site visit not possible 2013)

site of the former Merri River punt and market garden on banks of Merri River. (extent of both sites not confirmed - site visit not possible 2013)

Comparative Analysis

Boughton at 179 Carramut Road, Warrnambool can be compared with:

Merri Lodge, 45 Princess Highway Dennington

Statement of Significance

What is Significant?

Boughton Farm at 179 Caramut Road, Warrnambool, comprising a timber farmhouse (1892) mature garden and orchard, outbuildings (?) and the site of former Chinese market garden (1880s - 1911) and a punt (1850s - 1880s) on the Merri River.

Significant elements of heritage value include:

Edwardian period farmhouse include single storey asymmetrical form, clad in weatherboard with wrap-around verandah.

outbuildings - needs to be confirmed by site visit - not undertaken by project team 2013.

mature exotic trees (species not confirmed - site visit not possible 2013)

substantial orchard dating from the nineteenth century (extent of orchard not confirmed - site visit not possible 2013)
site of the former Merri River punt and market garden on banks of Merri River. (extent of both sites not confirmed - site visit not possible 2013)

How is it Significant?

Boughton Farm is of local historical significance to the City of Warrnambool

Why is it Significant?

Boughton Farm is of historical significance for its long association with the Cassady family, who owned and occupied the property for over 160 years. The farmhouse was the second built on the site in 1892. The site provides a rare surviving example of a small farming holding in the late nineteenth century, with the house set in an ornamental and subsistence garden with outbuildings at the rear, on the banks of the Merri River (Criterion A: Importance to the course or pattern of our cultural or natural history)

The site of the former punt over the Merri River and the site of the former Chinese Market Gardens both have significant archaeological potential. (Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history)

Recommendations 2009

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</table>

References

Literature title: By These We Flourish: A History of Warrnambool
Literature type: General Reference
Literature author: Sayers, C. E
Literature publisher: William Heinemann Limited, Melbourne
Literature year: 1969

Literature title: Map of Warrnambool and its agricultural districts according to the government surveys
Literature type: General Reference
Literature author: Bromfield, Astley
Literature publisher: Bromfield, A
Literature year: 1856

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Literature publisher: Bromfield, A
Literature year: 1856
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HERITAGE CITATION REPORT

Name  Italianate Villa
Address  18 Flaxman Street WARRNAMBOOL
Place Type  Villa
Citation Date  2009

Recommended Heritage Protection  VHR - HI - PS Yes

Integrity
The house appears to be reasonably intact and in good condition with a moderate level of integrity

History and Historical Context

James Oakley Sr arrived in Melbourne with his wife Sarah (nee Clarke) and his four children aboard the *Theodore* in 1853. The Oakleys resided in Melbourne at first, before settling permanently in Warrnambool.[1] In 1876, James Oakley acquired two adjoining parcels, being Allotments 92 - 93, comprising 4 acres addressing Bostock Street Warrnambool. The land was located in proximity to property held by his brother Thomas Oakley Snr (also purchased in 1876) and his son James Oakley Jr (purchased in 1865).[2] Following Oakley's death, Allotments 92 - 93 were subdivided into an 11 lot housing development. Known as 'Oakley Park', the estate was situated near the Hopkins River which formed the eastern extremity of Warrnambool at that time. Flaxman Street was known then as the Otway Road.
William Henry Blevins purchased the subject site, being lot 5 of Oakley Park in 1888.[3] By 1898 he erected a substantial sandstone villa, which increased the net value of the property from £1 to £16.[4] Blevins was a stonemason by trade but, in the 1890s, he diversified into gold mining, representing a syndicate of twenty Warrnambool residents at the Hanna Find, located on the Coolgardie goldfields of Western Australia.[5] It appears that his mining pursuits prospered and it is likely that he was either responsible or associated with the establishment of the Blevins Find gold mine, which operated at Coolgardie from 1897.[6] An advert appearing in the Sydney Morning Herald of June 1897 notes that: 'the Blevins Find Gold-mining company, Menzies, Western Australia, is being formed, with a capital of £150,000 of which shares to the amount of £35,000 are being offered to the public'.[7] Blevins sold 18 Flaxman Street in 1902, following the death of his wife Sarah. He died in 1918 when he was accidentally killed by a train in South Australia.[8]

In 1903, Elizabeth London purchased the subject site. Subsequent owners include Sarll (1906 - 1949), Balding (1949 - 1959), Dart (1959 - 1991) and Ward and Sullivan (1991).[9] Laneway Pty Ltd (held by Alan Lane and subsequently the Alan Lane Foundation a local charitable trust) acquired 18 Flaxman Street in 1991. It already held neighbouring Goldicott, 12 Flaxman Street, which it purchased in 1983 and operated as an art gallery. By 1996, Laneway Pty Ltd reconfigured the land comprising 12 and 18 Flaxman Street from a 4386 square metre parcel into 3 lots. No. 18 Flaxman Street became lot 1, comprising a parcel approximately 1299 metres square. Number 12 became Lot 3, and a vacant block was created between the two [10] The current owner purchased the subject site in 2009.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Villa at 18 Flaxman Street Warrnambool:

4. Building Settlements, Towns And Cities
8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

8.10.4: Designing and building fine buildings

Description

Physical Description

This single storey, asymmetrical rendered stone house uses typical Italianate forms and details. The low pitched M-shaped roof is now concrete tiled. The timber front verandah is new but repeats the original footprint if not the original materials and details. The projecting room has a polygonal bay window with a flat roof below its main gable. Various decorative details are used including recessed colonettes between the windows, paired swag moldings above the windows and a blind oeil de bœuf motif set one third into a cornice within the gable. The barge boards are simply carved and supported on narrow timber brackets. There are two rendered chimneys. There is a small skillion addition at the rear. The exterior of the house appears to be largely intact and to retain a good degree of integrity, with the loss of the front verandah the most serious change. It is in very good condition. The modern concrete block garage in the north corner is not significant.

Physical Condition

Very good

Physical Description

Extent of registration:

Lot 1, PS 401508C, City of Warrnambool

. Single storey, asymmetrical form with bay window, and hipped and gabled roof form;

. Vertically proportioned double hung sash windows;

. Rendered chimneys;

Later skillion verandah and roof tiles, and later rear extension not of heritage value.

Comparative Analysis

The Villa at 18 Flaxman Street, Warrnambool can be compared with:

50 Aitkins Road Warrnambool

12 Flaxman Street Warrnambool (Note the similar use of colonettes in the bay windows.)
Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of 18 Flaxman Street, Warrnambool include:

- Single storey, asymmetrical form with bay window, and hipped and gabled roof form;
- Vertically proportioned double hung sash windows;
- Rendered chimneys;

Later skillion verandah and roof tiles, and later rear extension not of heritage value.

How is it Significant?

The villa at 18 Flaxman Street, Warrnambool is of historic and aesthetic significance to the City of Warrnambool.

Why is it Significant?

The villa at 18 Flaxman Street, Warrnambool is:

- of local historical significance, reflecting the development of outer areas of Warrnambool with large villas, demonstrating the prosperity of the middle class in the late nineteenth century. (Criterion A: Importance to the course or pattern of our cultural or natural history)
- of local aesthetic significance, being a well detailed villa with restrained Italianate detailing (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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HERITAGE CITATION REPORT

Name  St. Carthages Catholic Church
Address  18 Grauers Road ALLANSFORD
Place Type  Church
Citation Date  2009

Significance Level  Local

Recommended  VHR - HI - PS Yes
Heritage Protection

Integrity
Fair degree of integrity. Some materials changed (roof, cladding, crosses)

History and Historical Context

The Guardian reported that a meeting was to be held at Gregg's Junction Hotel [Allansford] to consider the necessity for the erection of a Catholic Church, on the 16th of August 1878, in the township of Allansford[1]. The outcome of the meeting is not known, but it is likely that services were held in private homes for several years until the present church was built. Allansford was part of the very large Warrnambool St. Joseph's Parish and the Parish Priest was required each Sunday to travel long distances to serve his parishioners.

In 1889, local road contracting brothers, James and Patrick Coleman, donated the land for the erection of a Catholic Church, and building commenced immediately. Patrick Coleman was a successful young road making contractor, who...
with his brother owned several parcels of land on the outskirts of Allansford. Religion was an important part of his life, and his daughter (Mrs Blanche Foley) when interviewed for the Allansford Centenary in 1890 expressed no surprise that her father had donated the land to the church at the youthful age of 23 [2]. The construction of a simple timber church began in 1889, and by 1890 it was completed. Monsignor John O'Dowd (Parish Priest of Warrnambool) assisted at the official opening of the church on 23 March 1890 [3]. The church was named St. Carthage's after an obscure Irish monk who became bishop in the Sixth Century [4]. According to the Warrnambool Standard, the church was blown off its foundations shortly after its completion, but for the efforts of the local parishioners, it would have been destroyed. [5] A working bee was held, and the Standard reported in February 1902 that it was 'back in place', and that a row of Cypress trees were planted on the boundary of the allotment to prevent a similar event occurring [6]. Catechism classes were conducted by William and Margaret O'Brien in their Junction hotel and the font in the church porch was dedicated to their memory [7]. The church was popular and successful, illustrated by its vigorous choir membership (of about 20), who performed at St. Carthage's at regular services but also traveled to other churches to perform in the early twentieth century. A timber porch was added to the eastern end of the church in about 1920. The whole of the timber building was conited at some stage during the latter half of the twentieth century. In the late twentieth century, the original galvanized iron roof was replaced with the current green colourbond steel roof.

Since 1974, St. Carthage's has been part of the East Warrnambool Parish, and it continues to be served by Father O'Toole, who delivers services on a regular basis.

1892 Fr O'Dowd
1899 Monsignor O'Dowd
1923 Monsignor Marshall
1926 Fr Duffy
1974 Fr Downes
1984 Fr O'Connell
Current Fr O'Toole

References:
[1] Guardian Newspaper, 16 August 1878: Church meeting
[6] Ibid.
[7] Ibid.
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of St Carthages Catholic Church, Allansford:

8 Developing Australia's Cultural Life

8.6 Worshipping

8.6.1 Worshipping together

8.6.2 Maintaining religious traditions and ceremonies

8.6.4 Making places for worship

Description

Physical Description

St Carthages, dating from approximately 1890 is a timber building on a rendered stone base with cast iron vents. It is oriented east west and sits well back from the road in large, slightly undulating block with some mature Acacia trees and no fences. The church has been clad in conite, the roof is green colorbond and has no eaves. The nave is a simple rectangular form with a steeply pitched, gable roof. A smaller, similarly shaped entry vestibule is located at the centre of the east end of the nave. It has double timber doors on the north side and a narrow single window with a gothic arch on the west end and south side. The east window is a modern stained glass cross behind an aluminum mesh screen. A single confessional protrudes from the south side near the entry vestibule. The roof ridge sits below the main roof and is perpendicular to it. It has two square headed narrow windows. The nave has 3 long narrow windows with obscure textured glass on either side, there is also a single door with an arched head on the north side near the altar. The lower pane of the windows is hinged at the bottom and opens inwards. There does not appear to be a window in the west end wall (above the altar).

A vestry protrudes from the north west corner of the nave, the roof is lower, connects into and runs perpendicular to the main roof. It has windows to match the nave on the north and west walls and a single door with a gothic arch on the east side.

There is small, free standing, concrete block toilet block located several meters from the west end of the church.

Physical Condition

Good condition.

Physical Description

Extent of Registration:

Lot 1 TP922215 in the township of Allansford
Simple form of the church comprising rectangular nave and three bays, entry vestibule and gable roof return section of church.

Gable roof form.

Double timber doors and arched head windows of vertical proportions.

*Cupressus macrocarpa* (Monterey Cypress) hedge on the south west boundary of the allotment.

The conite cladding to the church building and the concrete block toilet located at the rear of the church are not historically significant.

**Comparative Analysis**

St Carthages Catholic Church, Grauer's Road, Allansford can be compared with:

St Andrews Presbyterian Church, 11 MacDonald Street Warrnambool.

**Statement of Significance**

**What is Significant?**

St. Carthage's Catholic Church at 18 Grauer's Road Allansford, is of local heritage value.

Significant elements of heritage value include the simple form of the church comprising rectangular nave and three bays, entry vestibule and gable roof return section of church; the gable roof form; double timber doors and arched head windows of vertical proportions; *Cupressus macrocarpa* (Monterey Cypress) boundary planting.

The conite cladding to the church building and the concrete block toilet located at the rear of the church are not historically significant.

**How is it Significant**

St. Carthage's Catholic Church is of historical significance to the City of Warrnambool.

**Why is it Significant?**

St Carthage's Catholic Church is:

of local historical significance as a representation of the importance of Catholicism within the Allansford community and as a site of continuous worship since its construction in 1890. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)

of local social significance to the town of Allansford as the focus of Catholic worship (*Criterion G: Strong or special association with a particular community or cultural group*)
### Recommendations 2009

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HERITAGE CITATION REPORT

Name: Waikato
Address: 18 Waikato Court WARRNAMBOOL
Place Type: House
Citation Date: 2009

Significance Level: Local

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

The original house remains intact although reroofed, extended and with a new verandah. It retains a fair degree of integrity.

History and Historical Context

Waikato, at 18 Waikato Court, Warrnambool stands on land first purchased by T Manifold and J Davidson in July 1856. It comprised 17 acres and 38 perches, being suburban allotment 42, situated near the north-east boundary of the township of Warrnambool, addressing the Allansford Road (later to become Raglan Parade).[1]

The City of Warrnambool rate books, which survive from 1864, indicate that by this time Allotments 41 and 42 were held by James Dickson and comprised an early incarnation of the existing sandstone residence.[2] Dickson, in partnership with John Glass Cramond, established a general store, grocer, drapery and ironmongery in Warrnambool on 20 August.
At first, the store traded from a shop in Timor Street, before relocating to the prominent corner of Timor and Liebig Street (the building survives today, but has been altered). Warhurst recalls that 'Cramond & Dickson's came to concentrate on drapery, which was bought in London and exported directly to Warrnambool'. The enterprise prospered, and prior to its closure in 1974 was reputed to have held the Victorian record for the oldest continuing business operating under the original name.

While John Cramond constructed 'Airlie' a large sandstone villa (now 19 Henna Street) in 1867, James Dickson established 'Waikato', a comparatively modest sandstone villa on high ground on the townships most eastern extremity. It is unclear if the name Waikato is derived from the Waikato region of New Zealand or the river of the same name, which flows through the city of Hamilton in New Zealand's north island. By 1867, the rate books record an increase in the net annual value of the property from £65 to £79, indicating improvements to the property which may have taken the form of works to the house or the construction of outbuildings. Dickson's wife, Susan is recorded to have died at Waikato in July 1870, aged 40 years. Soon after, Dickson relocated to London to expand the British arm of Cramond & Dickson. Whilst abroad, he leased Waikato to John Hyland (1873 - 1878) and Edmund Elligett (1879 - 1882). No architect has been linked with the design of the original house nor any of the alterations.

Curiously, the Shire of Warrnambool rate books indicate that between 1883 - 1887 Waikato was held by Charles Stonehouse, who purchased Allotments 41 and 42 from Dickson and rented the property to J.W Crawley. Stonehouse also purchased a small triangular parcel of two acres from the Crown in 1883, being allotment 42A located adjacent to Waikato.

The Dickson family was to be re-united with Waikato, when James Dickson Jr purchased it from Stonehouse, and held it briefly between 1887 - 1893. The second phase of ownership, this time by Dickson's son, coincides with his appointment as the manager of the Warrnambool branch of Cramond & Dickson. Warhurst notes that Dickson Jr became 'one of those leading citizens whose activities contributed to the growth of the commercial heart of the City of Warrnambool, in particular of the larger firms on which residents relied heavily for employment'. In 1891, the rate books show that the property value doubled from a net annual value of the property from £75 to £150, presumably due to major refurbishment or extensions to the residence. The Warrnambool Standard of the same year advertises the lease of Waikato, describing it as 'a well known and beautiful property', comprising twelve rooms, stable, coach house on twenty acres of land.

In 1893, the land (being Allotments 41 - 42 and 42a) was purchased by James Murray, son of James Murray Sr who was an early settler of the district, establishing Glenample station at Port Campbell and nearby Summer Hill at Allansford. On his death in 1885, James Murray Sr was hailed as 'one of the pioneers of the district'. James Murray's brother John Murray was a local Member of Parliament (1884-1916) and Premier of Victoria (1909-1912), 'whose public role was demonstrated in the local district through his support of the introduction of the rail line to Warrnambool [in the 1880s] and his sympathetic treatment of the Aborigines'. Indeed, the Murray family was recorded as maintaining long lasting friendships with local Aborigines, in particular Wilmont, one of the last members of the Tooram tribe, who had resided at both Summer Hill and Waikato.

Between 1893 - 1901, Waikato was leased to various members of Murray's extended family, including his sister Isabella and her husband Walter Helpman. By 1903, the ownership of Waikato passed to his sister Miss Mary Murray. Upon her death in 1920 the Argus described Miss Murray as 'very charitable, and will be much missed by the poor and also by the aborigines of the Framingham Reserve, in whom she always took a keen interest'. James remained at Waikato until his death in 1924, bequeathing the property to his sister Isabella Helpman, who died the same year.

James Ernest McCullough, a produce merchant, purchased Waikato in 1928 from the Murray estate. He resided there until 1945. In 1946 the property was acquired by Robert and Harriet McConnell, however, Robert died soon after. As a consequence, Mrs. McConnell subdivided the property, which comprised approximately 20 acres, into three parcels. The house and an accompanying 13 acres were maintained by Mrs. McConnell, while the remaining parcels were leased to
brothers George and Colin Le Couteur, who established a sawmill and James French, a wood merchant.[19] The Le Couteur brothers eventually purchased the above mentioned parcel, subdivided it into a 17 lot residential subdivision (primarily addressing Raglan Parade) in 1955. [20]

The current owners purchased Waikato in the 1970s, undertaking major works to the residence in 1976 and again in the 1980s.[21] In 2000, the property was subdivided further, resulting in the villa portion being reduced to the current 3148 square metre parcel. The excised land was sold for residential development, creating Waikato Court.[22]

References:


[8] Rate books, 1883 - 1887.


[18] Rate books, 1928.


[21] Plans for these works are held on file by the Warrnambool City Council, accessed 2010.


Relevant Historical Australian Themes

Australian Historic Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Waikato, 18 Waikato Court Warrnambool:

3 Developing Local, Regional And National Economies

3.5.3: Developing agricultural industries

4. Building Settlements, Towns and Cities

4.6: Remembering significant phases in the development of settlements, towns and cities

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.14 Living in the county and rural settlements

Description

Physical Description

This is a large single-storey, rendered masonry house with typical hip roofs which are tiled with cement faux slate (introduced pre-1976). There are two rendered chimneys, but previously there were three, which are opposite the front windows. The rear section of the house, extended in 1976 to create a new family room and kitchen, projects to the north to enclose the west end of the north verandah and form a protected entrance to the house. The house looks out over the valley of east Warrnambool. A photograph taken in the late nineteenth century shows a very simple verandah across the facade and extending about two metres further on each side with the back'wall' covered in creeper. A shallow frieze is created by a rail but without brackets or any other elaboration. The new verandah is even simpler and runs around the east (now the front), north and south (formerly the front) sides of the house. The verandah roof is concave in profile with square timber posts and set slightly lower than the original. The front entrance is a typical panelled door with a transom and side lights. The main wall surface is rendered while all the visible corners of the house have smooth stucco quoins. The windows along the east elevation are not symmetrically laid out. A small oeil-de-bouef window is located where a
narrow window was previously. There is a modern double garage at the rear. There is a small single storey painted stone outbuilding with a steeply pitched roof and large north and east facing windows, located approx 10 m from the north side of the house. The house appears to be in very good condition.

**Physical Condition**

The house appears to be in very good condition.

**Physical Description**

**Extent of registration:**

Lot 1 PS436310, township of Warrnambool

- Single-storey asymmetrical form of the stone villa;
- Hipped roofs with two rendered chimneys;
- Small single storey painted stone outbuilding with a steeply pitched roof and large north and east facing windows.

The modern double garage at the rear is not of heritage significance.

**Comparative Analysis**

The property, Waikato, 18 Waikato Court, Warrnambool can be compared with:

House, 3 Freedom Court, Warrnambool (HO25)

Wollaston Homestead, 84 Wollaston Road Warrnambool

Merri Lodge, 45 Princes Highway, Dennington

Summer Hill, 10 Jubilee Park Road Allansford

Weeripnong, Ferguson Street Warrnambool

Ardlie, Henna Street, Warrnambool

**Statement of Significance**

**What is Significant?**

Waikato at 18 Waikato Court Warrnambool, to the extent of the sandstone villa constructed in 1860 for James Dickson, and the stone outbuilding situated 10 m for the north side of the villa.

Significant elements of heritage value include:
. Single-storey asymmetrical form of the stone villa;
. Hipped roofs with two rendered chimneys;
. Small single storey painted stone outbuilding with a steeply pitched roof and large north and east facing windows.

The modern double garage at the rear is not of heritage significance.

How is it Significant?

Waikato at 18 Waikato Court, Warrnambool is of historical significance to the City of Warrnambool.

Why is it Significant?

Waikato at 18 Waikato Court, Warrnambool is of historical significance:

. as the home of merchant James Dickson and later his son James Dickson Jnr, proprietors of Cramond & Dickson which operated from 1855 to 1974.

. It has further significance as a physical expression of the increasingly successful and upward mobility of the middle classes in Warrnambool, primarily merchants and businessmen. Waikato represents the earliest stages of this, being the residence constructed in the 1860s to express the success of the Cramond and Dickson partnership, reinforced by James Dickson Jr in the 1890s. (Criterion A: Importance to the course or pattern of our cultural or natural history)

Recommendations 2009

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HERITAGE CITATION REPORT

Name  Shop and Residence
Address  185 - 191 Liebig Street WARRNAMBOOL  
Significance Level  Local
Place Type  Shop, Other - Residential Buildings (private)
Citation Date  2009

Recommended Heritage Protection  VHR - HI - PS Yes

Integrity

The building is a significant element of an early streetscape and retains a high level of integrity.

History and Historical Context

The land on which the commercial building at 185 - 191 Liebig Street stands, was purchased from the Crown by Ellen Frazer in 1854. [1] It comprised 1 rood being Allotment 19 of Section 25 in the township of Warrnambool, addressing Liebig Street.

In 1866, Allotment 19 was purchased by Isaac Wormald, who had arrived in Melbourne along with his brother Jacob aboard the Salem in 1858, settling in Warrnambool soon after. [2] They were accompanied by Richard Skilbeck, who documented their journey in 'The Diaries of Sarah Midgley and Richard Skilbeck: A Story of Australian Settlers 1851 - 1864'. [3]
Wormald had married Mary (nee Aberline) from Warrnambool in 1863, however Mary died in 1867. He married Annie (nee Carter) soon after, but tragically, Wormald died a year later in 1868. According to the City of Warrnambool rate books, Isaac Wormald, a blacksmith, had erected a building on the subject site in 1866. Upon his death, the property, which was valued at £300 passed to his wife Annie Wormald, along with their residence located in Banyan Street. Annie remarried Fredrick John Hallam in 1871 and retained Allotment 19 until 1886. Between 1868 - 1886, the property was occupied by tenants including: Jacob Wormald (a pig dealer), John Williams (dealer), her husband Fredrick Hallam (cabinetmaker), Henry Saltau (carter) and Henry and Marfell (produce dealers).

Patrick King Sr. purchased the subject site from Annie Hallam in 1871. King had arrived in Victoria in 1850, having settled first at Ballangeich where he was recorded as an innkeeper. King already held the freehold ownership of the adjacent Tattersall's Hotel, located on the corner of Raglan Parade and Liebig Street, which he purchased in 1885. Although local historical information suggests that King was a publican, the rate books indicate that he leased the hotel to various parties during his period of ownership, including his son, Patrick John King Jr. between 1908 and 1909.

In May 1887, a call for tenders appeared in the Warrnambool Standard for the construction of a 'Hay and Corn Store for Mr P King'. By 1890, the net annual value of the subject site (Allotment 19) increased from £25 to £60, almost certainly indicating substantial improvements to the buildings. Patrick King Sr. let the property, described by the City of Warrnambool rate books as comprising produce stores, to various merchants including: Granville & Coakley (1888), Craig & Williamson (1890 - 1893), John Wilson (1894), William Stevens (1895 - 1906) Samuel Jessen (1907 - 1920) and Henry Jessen (1921 - 1925).

It is unclear when the property passed from Patrick King Sr. (who died in 1917) to his son, Patrick John King Jr. It is known that by 1926, Patrick John King was recorded as occupying the site, operating a grain storage facility. Allan Tampion states that Patrick King remodeled an existing building in 1929 to create the existing row of four double storey shops. This is confirmed by the City of Warrnambool rate books which note the shops on the site by 1930. King retained the operation of the grain storage facility at the rear. The row of shops became known colloquially as 'The King Building'. Between the mid 1930s and 1950s, three shops were occupied by long term lessees, being Henry Rainer, a butcher (191 Liebig Street), Bullock Pty Ltd, grocers (189 Liebig Street) and George Heaney, a fruiterer (185 Liebig Street). While King's son Patrick Vincent King, operated a dental surgery from 187 Liebig Street.

Following the death of Patrick John King in 1934, the property was held in estate. His widow Margaret (nee Gooden) is recorded to have resided in the second-storey residence (above 187 Liebig Street) until her death in 1952. The subject site eventually passed to members of the King family, including Patrick Vincent King and the children of James Raymond King and George France King.

In 1977 the subject site was purchased from descendants of the above mentioned parties by Percival and Edna Stafford, who renamed the property Stafford House. The property continues to function as commercial and residential premises.

References:

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the commercial and residential buildings at 185 - 191 Liebig Street Warrnambool:

3 Developing Local, Regional And National Economies

3.26: Providing health services
3.26.1: Providing medical and dental services
8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.12: Living in and around Australian homes

8.14: Living in the country and rural settlements

Description

Physical Description

The building complex at 185-191 Liebig Street, built in stages, is situated near the south west corner of Liebig Street and Raglan Parade. It is a two storey masonry structure, presumably rendered Warrnambool sandstone, comprising three shops and two entrances on the ground floor with offices and living quarters on the first floor. There are large buildings extending to the rear of no. 185 of a utilitarian character and these are likely to be the remains of the old hay and grain stores, which predate the front wing. The style, materials and detailing of the front wing are typical, if conservative, of the late 1920s. The simple asymmetrical facade is divided into three nearly equal bays and a narrow central bay. This is distinguished by the large arched main entrance with double timber-panelled doors, a pair of double-hung sash windows at first floor level and a curved pediment in the parapet. One notable detail is that the rendered trim at the top of the tiles matches exactly the molding of the formed metal frame of the shop window. The minor entrance is a single storey extension at the northern end comprising a six panelled timber door and a fixed sash textured glass window. The other bays have shops below and above, in the bays on the either side of the main entrance, sets of three double hung sashes. The northern bay has a pair of double hung sashes and a 'blind' window, treated as an aedicule, with a small circular bijou window. The timber windows are boxed and protrude from the facade. There is a polygonal bay window in the north elevation similarly detailed to the others. A cantilevered steel-framed street awning crosses the whole facade with a web truss as the frieze. The corrugated galvanised iron of the verandah roof appears to be original. Black glazed tiles cover the whole facade, with a fine black and white chequered fillet tile at the top and base. The shop at no. 185 is the only shopfront virtually intact, although its tiles have been over-painted, with its large display window and its splayed entrance door with a low pressed metal soffit in good condition. The other two shop fronts have been replaced with late twentieth century aluminium frames without splayed entrances. The original fibrous plaster ceilings survive in the two northern shops and the ceiling probably survives above the suspended ceiling in the southern shop. The other interiors have not been inspected.

There are small single storey service wings at the rear of nos. 189 and 191. The buildings at the rear of no. 185 are, firstly, a large room with clerestory windows and, secondly, a long windowless store with two small doors and one very large modern roller door. The exposed stone northern wall of the store has intensive pitted markings, especially around one of the smaller doors, the origin of which is unknown. All of the roofs, hipped over the shops and gabled over the extensions, are corrugated sheet metal. There was a skillion roofed shed against the back boundary stone wall, presumably for storing carts and other items.

The exterior of the building appears to be substantially intact with a very high degree of integrity (the two altered shop windows being the only substantial losses) and it is in good condition.

Physical Condition

The building is in good condition.
Physical Description

Extent of Registration:

Lot 1 TP12069, township of Warrnambool.

Two and single storey shop complex, including all stucco facing and decoration to street facades and return facades, projecting bay windows, black glazed tiles and white dado fillet tiles, re-entrant arch head entrance to upper floor, 185 re-entrant shopfront (framing, glazing, tiling, pressed metal soffit), cantilevered awning structure, timber framed windows to upper floor and street level timber doors and double-hung windows

Paint finish to 185 wall tiles, later aluminium frame shopfronts to shops and canopy signage not of heritage value.

Sandstone shed to rear not of sufficient intactness to be of heritage value.

Comparative Analysis

The Shop and Residence at 185 - 191 Liebig Street, Warrnambool can be compared with:

100 Liebig Street, Warrnambool

177 Koroit Street, Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of the commercial premises at 185-191 Liebig Street include:

Two and single storey shop complex, including all stucco facing and decoration to street facades and return facades, projecting bay windows, black glazed tiles and white dado fillet tiles, re-entrant arch head entrance to upper floor, 185 re-entrant shopfront (framing, glazing, tiling, pressed metal soffit), cantilevered awning structure, timber framed windows to upper floor and street level timber doors and double-hung windows

Paint finish to 185 wall tiles, later aluminium frame shopfronts to shops and canopy signage not of heritage value.

Sandstone shed to rear not of sufficient intactness to be of heritage value.

How is it Significant?

The commercial/ residential building 185-191 Liebig St, Warrnambool is of historical and aesthetic significance to the City of Warrnambool.

Why is it Significant?

The commercial/ residential building 185-191 Liebig St, Warrnambool is:
of local aesthetic significance, representing a rare example of commercial/residential development in Warrnambool in the inter-war period of the 20th Century. The building is an excellent local example of commercial 'inter-war classical' styling, with many aesthetic features of merit exhibited on the principal facades of the building. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local historic significance as an intact, interwar commercial development illustrating the expanding commercial precinct of Warrnambool during this period. Further, the arrangement of shops below and accommodation above illustrate commercial arrangements common during the period.

Recommendations 2009

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### HERITAGE CITATION REPORT

**Name**  
Ambleside and Stables

**Address**  
192 Koroit Street WARRNAMBOOL

**Significance Level**  
Local

**Place Type**  
House, Stables

**Citation Date**  
2009

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

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**Integrity**

The house appears to be in good condition, intact, with a high level of integrity. The stables have a high degree of integrity and are in fair condition.

**History and Historical Context**

The land on which Ambleside at 192 Koroit Street stands, was first purchased from the Crown by A. McMillan in 1853.[1] It comprised 2 roods being Allotment 16 of Section 17 in the township of Warrnambool, addressing Koroit Street.

According to the *Municipality of Warrnambool Ratepayers Index*, McMillan had sold the land to Ann Hayes in 1862, who by 1868 had constructed a hut, which was let to John Flannery.[2] It appears however that this was only a rudimentary structure as in 1870 the land was described as vacant.[3] From 1871 - 1883 the subject site was owned by
Patrick Kirby, who let the land to various tenants, including James Roberts, a hay and corn dealer.[4]

The City of Warrnambool rate books indicate that the vacant land was purchased by Dr Patrick McNamara in 1883 and described the site as comprising an 'unfinished tenement'. This building is the existing stone villa 'Ambleside'. It was designed by architect, William Patterson - a call for tenders appeared in the Warrnambool Standard on 19th July 1883 for [a] 'dwelling for Dr. McNamara'.[5] A surgery may have been added shortly after construction, as by 1896 the Rate Books record the property as also incorporating a surgery.[6] According to an entry in the Cyclopedia of Victoria, Volume 11 1904, Patrick McNamara was born in Limerick in 1846, arriving in Victoria as a surgeon aboard the Agamemnon.[7] He resided at first in Port Fairy, before permanently settling in Warrnambool in 1880. In conjunction with the operation of his own practice, Dr McNamara also served as an honorary doctor at the Warrnambool Hospital from 1880 until 1896. This role was vital to the running of a regional hospital and saw the honorary doctor undertaking duties such as administering anesthetic for operations and attending emergencies 'when the paid medical officer was unavailable'.[8]

Between 1896 - 1901 McNamara leased Ambleside to Dr. S.V. Theed, who was succeeded by Dr Egbert Connell. Connell eventually purchased the property from McNamara in 1914 and remained there until his death from pneumonia in 1928.[9] Dr Alfred Brauer operated his practice at Ambleside from 1928, as well as serving an honorary role at the Warrnambool Hospital.[10] By 1934, Dr Brauer was recorded as the new owner of Ambleside and commissioned extensive works to the building in 1946.[11] He resided at Ambleside with his family until his death in 1972.[12] Dr. Brauer was an influential and well respected member of the local community. The Brauer family name continues today in one of Warrnambool's secondary schools, Brauer College.

Ambleside was purchased by Ted and Gloria Rafferty in 1981, who returned the building to a private residence. Plans held by the Warrnambool City Council indicate that the Raffertys constructed a pool in the rear yard and commissioned extensive interior works. Subsequent owners include: Malseed (1987 - 1989), Burns (1989 - 1992) who subdivided the rear tennis court off the land (selling it to Warrnambool City Council for a car park) and Crouch (1992 - 1994) a property developer who proposed various new uses for the building included medical rooms and a boutique accommodation. The current owners purchased Ambleside in 1994 and operate a commercial enterprise.[13]

References:


[9] ibid, p. 66; City of Warrnambool rate books 1896 - 1928.
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Ambleside, 192 Koroit Street Warrnambool:

3 Developing Local, Regional And National Economies

3.26: Providing health services
3.26.1: Providing medical and dental services

8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings
8.12: Living in and around Australian homes

Description

Physical Description

This is a single-storey asymmetrical rendered masonry building with Italianate forms and detailing. The stucco decoration is notably rich. The front entrance has a small but elaborate portico with an entablature topped by urns which may not be original. The door is new but the stained glass transom light survives. The polygonal flat roofed bay window is also crowned with two urns. Two windows treated as aedicules flank the front door. They have flat cornices supported on brackets which are distorted triglyphs. The eave is supported by a frieze of paired brackets with panels between, which continues around the east elevation but not the west, notionally more important elevation, suggesting that the west wing may be an addition. But this is unlikely because of the treatment of the double chimney and the roof's ridgeline. The corners are quoined. The shallow hip and gable roof is now clad in red Colorbond. The gable fascia has delicate curvilinear fretwork barge boards and a turned finial. Three rendered chimneys are evident. The west side of the building is also rendered and has a door, presumably the entrance to the doctor's surgery, and two windows. A small mid-twentieth century rear addition is visible down the west driveway. The land falls away towards the rear allowing for a cellar under the rear north-east wing. The exterior of the house retains a high degree of integrity, is largely intact and is in good condition.

A high stone stable with a pitched roof stands in the north-west corner of the block. There is a timber loft door on the east side which, together with the height of the building, suggests that it is two-storey structure. It is original and apparently substantially intact with high integrity but in only fair condition. There is a swimming pool in the back garden with two mature trees, a Cupressus sempervirens (Italian Cypress) and a Liquidambar styraciflua (Liquidambar). The front fence
is not original.

Physical Condition

The house appears to be in good condition, the stables are in fair condition

Physical Description

Extent of Registration:

Lot 1, PS312353

. Single storey asymmetrical form of masonry building, including rendered quoins, bay window, and hipped and gable roof form;

. Rich Italianate decoration including rendered window surrounds, decorative entry portico with pediment and decorative urns, rendered detail and brackets to eaves, decorative timber bargeboard to gable end, timber finial and rendered masonry chimneys;

. Stable building to rear of site;

The front fence is not of heritage value.

Comparative Analysis

Ambleside, 192 Koroit Street Warrnambool can be compared with:

Murweh, 203 Liebig Street Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of 'Ambleside' include:

. Single storey asymmetrical form of masonry building, including rendered quoins, bay window, and hipped and gable roof form;

. Rich Italianate decoration including rendered window surrounds, decorative entry portico with pediment and decorative urns, rendered detail and brackets to eaves, decorative timber bargeboard to gable end, timber finial and rendered masonry chimneys;

. Stable building to rear of site;

The front fence is not of heritage value.

How is it Significant?
'Ambleside' is of historic and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

'Ambleside' is:

. of local historical significance, reflecting the establishment of combined residential and commercial premises in the centre of Warrnambool, and having been used for medical practice over a long period of its life. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)

of local aesthetic significance, demonstrating distinctive and well executed Italianate detailing on a late Victorian era building (*Criterion E: Importance in exhibiting particular aesthetic characteristics*)

**Recommendations 2009**

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HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>Reeves Cordial Factory (former)</th>
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<tr>
<td>Address</td>
<td>198 Koroit Street WARRNAMBOOL</td>
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<tr>
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<td>Factory Outlet, Residence, Shop</td>
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<td>Building, 198 Koroit St, Warrnambool</td>
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**Recommended Heritage Protection**  
VHR - HI - PS Yes

**Integrity**  
The two storey masonry building is intact and has a high degree of integrity

**History and Historical Context**

The land on which the commercial building at 198 Koroit Street stands, was first purchased from the Crown by W. Keith and J. Davidson in approximately 1852.[1] It comprised 2 roods being Allotment 15 of Section 17 in the township of Warrnambool, addressing Koroit Street.

According to the *Municipality of Warrnambool Ratepayers Index*, the land was sold to John Davis by 1859, who erected the existing two-storey dwelling and store on the site by 1865.[2] Davis resided at the subject site with his family and while he is recorded as a storekeeper, he also manufactured cordial and soft drinks; at first in partnership with William Square, from a site located in Raglan Parade.[3] Following the dissolution of the partnership, Davis relocated the business...
to 198 Koroit Street. By 1874, the enterprise was known as the Union Cordial Factory, with an advertisement appearing in the *Standard* confirming that the company manufactured 'all kinds of aerated drinks, notably the celebrated aerated champagne [and] cordial of all descriptions, Warranted First class quality'.[4]

The City of Warrnambool rate books record the existence of an additional building on the site in 1886, presumably the cordial manufacturing building. The exact date of construction of the timber cordial factory however is not known. The rate book entry for 1886 indicates that the subject site comprised two lots: consisting of a workshop let to Davis’ business partner in the Union Cordial Factory, John Fletcher and a tenement occupied by Davis.[5] The rate books also shows that during the 1890s the store addressing Koroit Street was occupied by a series of tenants, who operated independently of the cordial factory at the rear.

Upon the death of Davis in 1899, his probate recorded that Allotment 15 comprised "a small stone building of two storeys occupied partly as a dwelling house by the deceased at his death containing six rooms very small and the front portion of the ground floor is occupied as a shop which is let . to Miss Morrison . the buildings are very old" and valued at £400. In addition, at the rear of the parcel "is erected various wooden erections used as a cordial factory and which is let . to John Fletcher" and valued at £500.[6] Allotment 15 was purchased by John Fletcher in 1900 for £800 and operated as the Warrnambool Cordial Factory.[7]

In 1933, Ralph Reeves purchased Allotment 15, taking over the operation of the cordial factory with his son Reg Reeves, from the late John Fletcher.[8] On one occasion, the *Argus* reported that Reeves along with a rival company, Warrnambool Cordials Pty Ltd, were fined for selling cordial containing excessive preservatives.[9] By 1946, Reg Reeves acquired the business from his father. He demolished the original factory and constructed a new manufacturing plant at the rear of Allotment 15 between 1957 and 1959. These improvements increased the net annual value of the property from £265 in 1955 to £541 in 1960.[10] The Reeves family occupied the dwelling addressing Koroit Street. According to the Warrnambool & District Historical Society, the shop front was not used as a retail outlet for Reeves cordial products.[11] In 1972, Reeves' son-in-law Murray Moon purchased the subject site, having been employed at the cordial factory since 1953.[12]

In 1992 Allotment 15 was subdivided into 3 parcels with the subject site, lot 5 PS323349, comprising the stone residence and shop front addressing Koroit Street.[13]

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the commercial building and residence at 198 Koroit Street:

3 Developing Local, Regional And National Economies

3.13: Developing an Australian manufacturing capacity

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14: Living in the country and rural settlements

Description

Physical Description

This is a two storey rendered masonry dwelling and shop on the north side of Koroit Street. The facade is symmetrical above the verandah. The simple modern verandah, which extends across the facade of this and the adjacent modern shop at no. 196 Koroit Street, is appropriate in form and detail. At street level the front door is located at the west side with two long fairly narrow windows beside it. These may be domestic rather than display windows, having a fixed pane at the base and a transom above. The two first floor windows are similar but the lower panes are divided vertically and the transom panes have simple 1920s leadlight in them. There is a double hung sash window in the east elevation. The uniform quoins terminate at a cornice. The parapet has a demure segmental arched pediment with ball finials at either end. Decoration is limited to a delicate organic stucco design in the pediment and a floral, even Celtic plaque with four quatrefoils between the upper storey windows. Sills are simple squared stucco. The original two-storey structure is reasonably long with an asbestos roof hipped at both ends. There are no chimneys. Behind the building there appears to be an early, probably single storey, stone structure which has had a Mount Gambier stone extension with a saw-tooth roof line constructed over it.

Physical Condition

Good
Physical Description

Extent of Registration:

Lot 5, PS323349

- Two storey masonry building, with pitched CGI roof, stucco facades, parapet and facade dressings, quoins and timber framed windows to upper floor.

- The arrangement of door and window openings facing Koroit Street.

The verandah structure over Koroit Street, ground floor timber windows frames and door, and remnant factory building to the rear is not of heritage value.

Comparative Analysis

The building at 198 Koroit Street, Warrnambool can be compared with:

74 Liebig Street, Warrnambool
78 Liebig Street, Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of 198 Koroit Street, Warrnambool include:

- Two storey masonry building, with pitched CGI roof, stucco facades, parapet and facade dressings, quoins and timber framed windows to upper floor.

- The arrangement of door and window openings facing Koroit Street.

The verandah structure over Koroit Street, ground floor timber windows frames and door, and remnant factory building to the rear is not of heritage value.

How is it Significant?

The two storey 1860s building at 198 Koroit St, Warrnambool is of historic and aesthetic significance to the City of Warrnambool.

Why is it Significant?

The two storey 1860s building at 198 Koroit St, Warrnambool is:

- of local historical significance, reflecting the commercial/residential growth of the town during its early settlement
period. Further, the lack of shopfront at ground floor level illustrates the architectural treatment of non-retail buildings of the period within an inner city context. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

of local aesthetic significance, representing mid-victorian era building styles and decoration *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name                  Former Spring Vale Stone Dairy
Address              2 Logans Beach Road WARRNAMBOOL
Place Type          Dairy, Cool room
Citation Date     2009

Significance Level   Local

Recommended Heritage Protection
VHR - HI - PS Yes

Integrity

While the dairy has been renovated in recent years, it retains a fair degree of integrity.

History and Historical Context

The land on which the Stone Dairy at 2 Logans Beach Road stands was purchased from the Crown by John Slade Manning in 1850. [1] John Manning and his brother Frederick had been farming and occupying the land, on an unofficial basis, from about 1840. [2] The property was named Spring Vale and comprised a stone house, constructed by stonemason Thomas Holland of stone quarried on the property, and approximately 148 acres of agricultural land which produced prize winning crops of wheat, barley and potatoes. [3] By 1861 John Manning leased the land, but resided in the stone house. The property was offered for sale in 1864, when John Manning left Warrnambool and resettled in the Riverina district. [4]
In 1874, John Logan, who held other land in the Warrnambool area, purchased the house and a section of 18 acres subdivided from the Manning property. John Logan and his wife, Mary (nee Gardner) migrated to the Warrnambool district from Northern Ireland and together with their sons, farmed *Spring Vale*, where they bred horses and grew ensilage (or silage). Two large ensilage pits, made by the Logan men, survive on the property today. The ensilage pits were highly regarded in the district for their fine craftsmanship. The dairy was run to supply the needs of the family rather than as a commercial enterprise and was operated by the female members of the Logan family. The Logans consolidated their holdings over time, by purchasing the surrounding land. By 1889, the holding increased to the house and 100 acres of land.

*Spring Vale* was substantially intact as a small working farm complex until about 1954, when the stone house burnt down. The Logan family sold the property in the mid twentieth century, and it was operated as a nursery by for many years, until about 1985. A new house was built about 1990 on the site of the early stone dwelling, and a verandah was added to the dairy. The original roof of the dairy has been replaced recently with Colourbond, and some alterations (in similar limestone) have been made to convert the dairy into a shed /garage and workshop.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the former *Spring Vale* Stone Dairy at 2 Logans Beach Road, Warrnambool:

3 Developing Local, Regional And National Economies

3.5 Developing primary production

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life
8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

**Description**

**Physical Description**

The former dairy at 2 Logans Beach Road (originally *Spring Vale*) is the only structure surviving from the early farmstead, established by John Slade Manning and his family in the 1840s. The farmstead once comprised a stone house, dairy, vegetable and 'home' garden, an orchard and an apple store, which was a room carved out of the stone cliff on the western side of the house. The dairy is a long low stone structure with gabled ends and a new colourbond roof. A new colourbond verandah has been added to the north side of the building. The building retains none of the original dairy equipment and has been substantially 'tidied up' over the past fifteen years. The former dairy is now used as a shed/garage and workshop.

**Physical Condition**

The stone dairy is in good condition.

**Physical Description**

**Extent of Registration:**

Allotment 1a, Section 10 TP818684, Parish of Mepunga, County of Heytesbury.

Later bull-nose verandah and windows/doors on verandah facade are not of heritage value.

**Comparative Analysis**

The former *Spring Vale* Stone Dairy at 2 Logans Beach Road, Warrnambool can be compared with:

The stone barn located at 45 Princes Highway, Dennington

The outbuildings associated with Merri Lodge, 45 Princess Highway Dennington

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic significance of the former Spring Vale Dairy, 2 Logans Beach Rd Warrnambool, include:
. Single storey painted stone dairy building, stone walling, pitched gable roof

Later bull-nose verandah and windows/ doors on verandah facade are not of heritage value.

**How is it Significant?**

The former Spring Vale Dairy, 2 Logans Beach Rd, Warrnambool is of historic significance to the City of Warrnambool.

**Why is it Significant?**

The former Spring Vale Dairy, 2 Logans Beach Rd Warrnambool is:

. of local historical significance, reflecting dairy farming practices and building types typical to such farms in mid 19th century Warrnambool. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name  
Address  
Significance Level  
Place Type  
Citation Date  

Recommended Heritage Protection  
VHR - HI - PS Yes

Integrity

The house retains a high degree of integrity, while the stable shell retains a fair degree of integrity.

History and Historical Context

While a Department of Lands and Survey plan shows that A McKinlay purchased Allotment 20 of Section 2, comprising 2 rood, in the township of Warrnambool from the Crown, the City of Warrnambool rate books indicate that McKinlay was not in possession of the land until 1873. [1] Between 1858 - 1872 Allotment 20, which also comprised a hut, was held by P Von Boden and leased to John Martin from 1865. [2] When McKinlay purchased Allotment 20 in 1873, he retained Martin as a tenant.

Allotment 20 addressed Merri Street, which formed the southern boundary of the original township grid surveyed by William Pickering and Robert Hoddle in 1847. It was situated on high ground overlooking swampland (later to become...
Lake Pertobe) and the Southern Ocean beyond. By 1886, when the site for a railway station was selected (opposite the subject site) a rush to purchase land in the vicinity of Merri Street and Fairy Street prompted an increase in the value of the land. Sayers notes that many believed that 'the coming of the railway would consolidate the place of Fairy Street as the main business centre. [3] Although the construction of key industrial infrastructure including the tramway, gasworks, railway station and yards increased the prominence of the western end of Merri Street, the elevation of Fairy Street as a commercial hub was never realized. A mixture of residential, commercial and light industrial development constituted the general land use of the south-western corner of the township grid during the nineteenth century.

The City of Warrnambool rate books indicate that by 1874, McKinlay subdivided Allotment 20 into two parcels, with Henry Saltau purchasing the subject site from McKinlay in 1875. By 1876 Saltau constructed the existing sandstone residence 'Colmar', increasing the net annual value of the site from £5 to £28. [4] Danish born Saltau was a lighterman who had settled in the Warrnambool district in 1861. [5] In partnership with sons Henry and Marcus he established Saltau and Sons produce merchants, commencing trade from the corner of Liebig and Koroit Streets and later from Kepler Street. [6] Under the leadership of Marcus Saltau, the family business opened a depot in Melbourne and diversified into chartering vessels to haul coal to Warrnambool and backload potatoes and general merchandise to Sydney and Newcastle, and an export trade in onions was set up with Canada and the United State of America'. [7] According to Forth and Yule 'Marcus Saltau was a leader of many community endeavors, being inaugural chairman of the Warrnambool Chamber of Commerce, playing a leading role in the foundation of the Warrnambool Woollen Mill and being largely responsible for the decision by Nestle to build its milk condensery at Dennington'. [8] Saltau was the President of the Warrnambool Hospital Board for over thirty years, was Major of the City of Warrnambool and succeeded Sir Walter Manifold as a National Legislative Council member for the Western Province. [9]

Following the death of Henry Saltau Sr in 1915, the subject site was described as comprising a five roomed house, outhouses and stables valued at £670. [10] The stables survive, with the remains of an early painted sign, 'H Saltau and Sons' just visible on its eastern wall, providing an interesting link to its previous function.

Colmar remained in the hands of Saltau and Sons until 1951, at which time it was purchased by Leslie Harold Fisher for £1,000. [11] Fischer, recorded as a driver, had leased the property since 1917 and resided there until the 1950s. [12] Subsequent owners include: Drake (1960s), Goodwin (1970s) and Bosch (1979 - 1991). The current owners purchased the subject site in 1991. [13]

References:
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone residence at 202 - 204 Merri Street Warrnambool:

4. Building Settlements, Towns and Cities

4.6: Remembering significant phases in the development of settlements, towns and cities

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

No. 202-204 Merri Street, Warrnambool is an asymmetrical rendered masonry house, loosely Italianate in style, set back approximately 2.0m from the street boundary. The facade is dominated by a polygonal bay window with a flat roof. The arched windows are emphasized by deep splayed rendered reveals, cornice and decorative edging. A raised render band extends across the top of the building below the gutter and connects to the quoins at the corners of the building. The hip and gable roof is Zincalume. The front verandah roof is straight with a hip. The original fluted iron columns and iron lace frieze survives. The verandah is tiled with what appears to be vitrified tessellated tiles in two colours. The two front chimneys are rendered and have a flared cornice and prominent base. There is an early, long, painted sandstone extension along the west boundary with a skillion roof running perpendicular to the plan. It has a simple chimney. The east wall of the house is painted but not rendered. The 12 pane double sung sach window in this wall appears to be an early window in an original opening. There is a small, weatherboard skillion addition on the east side of the house with a 1980s addition continuing the roof line. Three Araucaria heterophylla (Norfolk Island Pines) are located along the eastern boundary of the property. The walls of the sandstone stable survive, with its eastern elevation providing a portion of the east boundary of the property.
Physical Condition
The house is in good condition, while the stable shell is in fair condition.

Physical Description
Extent of registration:
Lot 1 TP568284 in the township of Warrnambool

. single storey asymmetrical form of the stone villa, loosely Italianate in style;

polygonal bay window featuring arched windows, rendered reveals, cornice and decorative edging, hipped verandah supported by original fluted iron columns with iron lace frieze and tessellated tiles at base.

Comparative Analysis
The stone residence at 202 - 204 Merri Street, Warrnambool can be compared with:
16 King Street Warrnambool
50 Aitkins Road Warrnambool
162 Banyan Street Warrnambool
904 - 906 Raglan Parade Warrnambool

Statement of Significance
What is Significant?
Colmar at 202-204 Merri Street, Warrnambool, to the extent of the stone villa constructed in 1876 for Henry Saltau, three mature Araucaria heterophylla (Norfolk Island Pines) situated on the east side of the house and the exterior walls of the sandstone stables, which provide part of the eastern boundary of the property.

Significant elements of heritage value include:

. single storey asymmetrical form of the stone villa, loosely Italianate in style;

polygonal bay window featuring arched windows, rendered reveals, cornice and decorative edging, hipped verandah supported by original fluted iron columns with iron lace frieze and tessellated tiles at base.

How is it Significant?
Colmar at 202-204 Merri Street, Warrnambool is of local historical significance to the City of Warrnambool.

Why is it Significant?
Colmar at 202-204 Merri Street, Warrnambool is:

... of historical significance as the home of merchant Henry Saltau Sr and his family between 1870 and 1950. It has further significance as an example of the homes built by the middle class in Warrnambool in the 1870s and illustrates a distinct change in fortune for shopkeepers, merchants and other small business holders whose prosperity grew as the township of Warrnambool did. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name Logans Farmhouse and Dairy
Address 211 Tooram Road ALLANSFORD
Significance Level Local
Place Type Dairy, House
Citation Date 2009

Recommended Heritage Protection VHR No HI No PS Yes

Integrity
The house and dairy both retain a high degree of integrity

History and Historical Context
The first white occupant of Tooram was John McMahon Allan who together with his brother William Osbourne Allan began running stock along the Hopkins River in the 1840s. In the early 1850s they divided the land into two "runs", William Osbourne naming his "Allandale" and John McMahon naming his "Tooram". (Allotments from the original Tooram property form part of the present-day township of Allansford.) In May, 1862 Allan sold the 1250 acre property to John Orlebar, a local landowner, for £ 3/15/0 an acre. [1] Orlebar was responsible for the "domestication" of Tooram; he fenced paddocks, began to grow non-native grasses and introduced dairy cattle. He also built a stone dairy and cheese room and eventually established Tooram as the first important cheese-making farm in the Warrnambool Shire. [2]
During the early 1870s Orlebar sold Tooram to Thomas McLeod Palmer for £10/12/6 an acre. Palmer, a district landowner, "farmed in a grand style and . lived in a grand style". [3] He expanded Tooram's acreage and in 1882 brought Swiss cheesemakers there to improve both the quality and quantity of its cheese output. In the same year, to combat rising labour costs, Palmer also imported 25 Asian labourers from India - 8 Afghans and 17 Indians. The labourers were discontented with conditions at Tooram and there was also religious friction between the Moslems and Hindus of the group. On 17 March, 1883 a quarrel broke out. Palmer attempted to discipline the fighting men with a shotgun, inadvertently wounding one who died later that night. Palmer was charged with manslaughter but was subsequently acquitted. Public pressure made him abandon the experiment with the Asian labourers and, a few years later, he left the district. Tooram fell into disrepair. It was leased to a succession of people who used it for diverse activities, among them a Chinese family who used part of it for a market garden.

In October, 1897 Tooram was auctioned off in 81 blocks ranging in size from 3 to 40 acres. [4] Most of the land was bought by local farmers. One of these was John Logan who purchased 10 acres at £30 an acre and in 1907 another 22 acres at £38 an acre. He also purchased in 1907 a further 54 acres averaging £28 per acre. The property was used primarily for dairying. The current residence appears to date from the late 1890s or early 1900s. James and David Logan worked on the Tooram property in the early days after their father purchased the land, but eventually it was James who rented the land from his father, after returning from the Boer War. He continued to rent the land after his marriage, and in fact was not given the opportunity to buy it until after his father's death in 1917. [5] The purchase price given on May 5th, 1918 was £1750 being for 34 acres 1 rood and 12 perches - being lot 6 on plan of subdivision No. 4728. [6]

James Robert gradually extended his ownership by purchasing small adjacent blocks from small farmers who lived in Allansford and kept their milking cows on Tooram. These included Davies, Lynch, Lock and Shepherd.

References:


Description

Physical Description

This is a single storey asymmetrical late Victorian stone house. The roof form and style of the house is typical of the period, with M shaped roof. The front (oldest?) section of the house has a new zincalume roof, the verandah roof and rear wings are new red colorbond. There are two corniced chimneys. The house faces the road. It is assumed that the verandah originally covered the front section only. It now wraps around the front living room and down the south side of the building. It also appears to extend along the north side of the building and across the north face of the long back wing of the house. There is a decorative arch-headed moulding to the gable end window. The house is very similar in form to a
number of (mainly weatherboard) houses found in the urban areas of Warrnambool.

There are many interesting outbuildings associated with the dairy beside the house.

A small, rectangular detached shed with a slate roof is evident behind the house. There are several connected buildings from various eras and materials beside the road and around the dairy compound. One small rendered masonry building with a steeply pitched asbestos roof and deep projecting eave is of particular interest. A windbreak of mature *Cupressus macrocarpa* (Monterey Cypress) shields the rear yard of the house.

**Physical Condition**

Very Good

**Physical Description**

**Extent of Registration:**

Lot 34, LP4058, township of Warrnambool.

- Sandstone residence facing Tooram Rd, including return verandah.
- Further inspection required to check number and extent of outbuildings as per description

Front fence and additions to rear under separate gable roof not of heritage value.

**Australian Heritage Commission Criteria**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Logans residence at 141 Tooram Road, Allansford:

**3 Developing Local, Regional And National Economies**

3.5 Developing primary production

3.5.2 Breeding animals

**5 Working**

5.8 Working on the land

**8 Developing Australia's Cultural Life**

8.14 Living in the county and rural settlements

**Comparative Analysis**
Logans residence at 141 Tooram Road, Allansford can be compared with:

Tooram, 204 Tooram Road Allansford

Merri Lodge, 19 Princes Highway Dennington

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historical significance of the former Logan's Farmhouse include:

. Sandstone residence facing Tooram Rd, including return verandah.

. Further inspection required to check number and extent of outbuildings as per description

Front fence and additions to rear under separate gable roof not of heritage value.

**How is it Significant?**

The former Logan's Farmhouse, Allansford, is of historical significance to the City of Warrnambool.

**Why is it Significant?**

The former Logan's Farmhouse, Allansford, is:

. of local historical significance, reflecting a previously common, but now rare former dairy farm located in the remaining rural context of Warrnambool. Dairying is a key theme in the historic development of Warrnambool and the former dairy is one of few remaining reflecting this important class of places.

*(Criterion A: Importance to the course or pattern of our cultural or natural history) (Criterion B: Possession of uncommon rare or endangered aspects of our cultural/natural history) (Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name: Stone Cottage
Address: 236 Moore Street WARRNAMBOOL
Place Type: Cottage
Citation Date: 2009

Significance Level: Local

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity: Very High

History and Historical Context

The stone cottage at 236 Moore Street stands on land purchased from the Crown by James Lyall.[1] It comprised 12 acres, 1 rood and 24 perches, being Allotment 1 of Section A in the Parish of Wangoom. It was situated on the prominent intersection of the Great North Road (now Mortlake Road) and the northern boundary of the township of Warrnambool (later Moore Street), within the small hamlet of Russell's Creek.

Lyall constructed a modest town residence, 'Kerry Lodge' (now 2 Mortlake Road) by the mid 1850s. [2] He advertised the sale of Kerry Lodge in the Warrnambool Examiner of 1857. The article described the cottage as being constructed of freestone and comprising four rooms, rear kitchen, servants bedroom, stables, outbuildings and an orchard, located on 2 acres. [3]. The advert also described an additional six housing lots subdivided from the original 12 acre parcel and 'admirably suited for building sites and gardens'. [4] Subsequent adverts appeared in 1860 and 1862 for the sale of the cottage and a reduced 8 acres.
It appears that the subject site, being part Allotment 1 of Section A, addressing Moore Street was excised from Kerry Lodge's original 12 acre parcel, as a result of Lyall's subdivision in either the late 1850s or his subsequent attempts to sell the land in the 1860s. A photograph surviving from c1866 shows both the Russell's Creek bridge and Kerry Lodge (addressing the Great North Road) situated within a rural landscape devoid of development; as such there were no buildings addressing Moore Street. [5]

There is also a very strong possibility that Daniel Gallagher, who was the owner of Kerry Lodge by 1869 subdivided the land, as his father Manus Gallagher is recorded to have resided in a small cottage on the subject site (situated adjacent) at the time of his death in 1871. [6] Manus Gallagher's probate granted in August 1872 describes the subject site as comprising one acre, one rood and thirty five perches of land being lots eight and nine on the planned subdivision of Allotment 1 of Section A in the Parish of Wangoom. A stone house and two wooden outbuildings were situated on the property, which was valued at £200. [7] It is believed that this stone cottage is 236 Moore Street, Warrnambool.

According to the Shire of Warrnambool rate books which survive from 1874, Michael Connor, a laborer was the owner of the subject site by this time. [8] However, the house was now situated on a much smaller parcel, reduced to half an acre. Connor resided at the property until his death in 1892, aged 52. [9] The property passed to his son, Edward Connor (also recorded as Connors) who resided there until 1955. Between 1955 - 1992 the property was held by John and Kathleen Burke. [10]

References:


[10] Shire of Warrnambool rate books; Information provided by Property files held by the Warrnambool City Council, accessed 2010.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone cottage at 236 Moore Street Warrnambool:

4. Building Settlements, Towns and Cities
4.6: Remembering significant phases in the development of settlements, towns and cities

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

This is a single storey symmetrical rendered stone cottage with a steeply pitched hip roof and no verandah. Windows and door reveals are rendered and without decoration. The windows are single-paned double-hung sashes, and the door is modern with a very narrow transom window above. There are no eaves. There is a masonry, skillion roofed addition across the rear of the building and two early timber outbuildings beyond this, in poor repair. The roof sheeting on the main house has been replaced in the last few years and the render is well painted and appears to be in good condition from the street. There are two painted masonry chimneys; one attached to the west wall of the house, the second at the rear of the skillion.

The house is set back approximately 2m from the front/south boundary. It sits on a double block with a rough dry stone wall (constructed from fieldstones with some cement rich mortar) along the front boundary. The date of this wall is not known, but is appropriate for the place.

Physical Condition

The cottage is in good condition. The timber outbuildings are in poor condition.

Physical Description

Extent of registration:

Lot 1 TP8651, in the township of Warrnambool

- single storey symmetrical form of the rendered stone cottage with single masonry chimney;
- central front door flanked by single-paned double-hung sash windows;
- rendered masonry skillion at rear of cottage with single chimney;
- two rear timber outbuildings.

Comparative Analysis

The stone cottage at 236 Moore Street, Warrnambool can be compared with:
Kerry Lodge, 2 Mortlake Road Warrnambool
Stone cottage, 46 Koroit Street Warrnambool
Stone cottage, 37 Stanley Street Warrnambool

Statement of Significance

What is Significant?

The stone cottage at 236 Moore Street Warrnambool, constructed by Manus Gallager circa 1870 and two timber outbuildings

Significant elements of heritage value include:

. single storey symmetrical form of the rendered stone cottage with single masonry chimney;

. central front door flanked by single-paned double-hung sash windows;

. rendered masonry skillion at rear of cottage with single chimney;

two rear timber outbuildings;

How is it Significant?

The stone cottage complex at 236 Moore Street is of local historical significance to the City of Warrnambool.

Why is it Significant?

The stone cottage complex at 236 Moore Street is:

of historical significance as an intact example of a small vernacular semi-rural holding in the former hamlet of Russell's Creek. The arrangement, style and layout of this small complex illustrates a previous way of life, that of a working class allotment established in the later nineteenth century, situated on the northern fringe of Warrnambool. (Criterion A: Importance to the course or pattern of our cultural or natural history)
**Recommendations 2009**

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HERITAGE CITATION REPORT

Name: Colern
Address: 3 Liebig Street WARRNAMBOOL
Place Type: House
Citation Date: 2009

Significance Level: Local

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity
The house is intact and has a high level of integrity.

History and Historical Context

Colern, 3 Liebig Street Warrnambool stands on land originally addressing Artillery Crescent, which was part of the civic precinct and formerly occupied by the offices of the Shire of Warrnambool. Those buildings were demolished when the Shire relocated its offices in 1937.[1] As a result, the vacant land, formerly Allotment 2 of Section 4, was sold to Ernest Stanley Harris on 27 March 1939 for £800 and subdivided into two lots.[2]

Harris, a master builder who was to become one of the largest and most successful builders in the region, immediately began developing both lots in partnership with Colin Dunn, a racing car driver from Warrnambool. Harris and Dunn engaged the distinguished Melbourne firm of architects, R.S. Demaine and Russell to design two pairs of maisonettes on
the land. The western pair was cancelled and a large guest house (or private hotel) was proposed on the western lot (now known as 1A Liebig Street).[3] The two-storey guesthouse was called 'Sandilands', while the adjacent maisonettes were called 'Colern', an amalgamation of Harris and Dunn's first names. Tragically, Dunn was killed in a car crash at Cowes in 1940, only a short time into the project.[4] Both buildings capitalised on the magnificent views across Lake Pertobe to the Southern Ocean beyond.

Harris won the tender for the Marcus Saltau Wing at the Warrnambool Base Hospital, which caused his move to Warrnambool. In 1939, he worked on the new Villiers Wing, an extension of the existing nurses home, designed by Leighton Irwin. Harris and Demaine also worked together on the new Lady Bay Hotel. Harris also built the new Criterion Hotel in Kepler Street although the architect responsible for that design is not certain. A third, much larger multi-storey Nurses Home was constructed at the rear of the existing buildings, designed by R S Demaine and Russell and commenced by R S Harris in 1949 but, through no fault of the builder, not completed until 1953.[5] Further buildings were constructed by Harris including, finally, the multi-storey centerpiece of the 1943 Demaine master plan.[6] The partnership between builder, as both contractor and client, and architect lasted until at least 1958.[7] Harris did much work in the Western District, including important war work, over the next thirty-five years. An almost complete archive of the firm's work survives.

Ernest Harris was a Warrnambool councillor but is perhaps best known for his initiation and long-term support of Lyndoch, a major aged care facility in Warrnambool. Harris bought the land, which included a large old residence, in 1952. From that time, with Stan Berlyn, the vice-president and treasurer, they 'presided over Lyndoch's expansion, which included a major building programme, until the two had a falling out when Harris's firm was not awarded a contract to build the new Lyndoch Day Hospital in 1970.'[8] Forth suggests that the cause was Berlyn's dominant style of leadership which matches the opinion of Jayne Harris who describes her grand-father as 'modest' and 'a quiet leader in the community'.[9] Interestingly, Ernest Harris is not mentioned in By These We Flourish, C S Sayers's history of Warrnambool. He had wound up his construction business by the early 1970s.

Robert Snowden Demaine started his articles at Bates, Peebles and Smart in 1913 as well as studying at the Melbourne University Atelier.[10] He became head draughtsman with Stephenson & Meldrum, a firm which became Stephenson and Turner, the leading hospital architects in Australia.[11] As well as hospital work, Demaine designed single residences, flats, offices and factories. His career prospered so much that in 1945 the Melbourne Argus noted that 'Mr. Robert S. Demaine, newly elected president of Royal Victorian Institute of Architects, is an authority on hospital and industrial building design, and has been responsible for many projects of this kind throughout Victoria. As a commissioned officer he served in Egypt and France in the last war. He was admitted to the institute in 1923, and commenced private practice in 1937.'[12] As state president, he fostered the very important Age Small Homes Service.[13] By late 1952, Demaine was Federal President of the RAIA. In 1964 the firm, then called Demaine Russell Trundle Armstrong & Orton was responsible for BP House in St Kilda Road Melbourne, described by Philip Goad as 'one of the most important office buildings to be built along St Kilda Road in the 1960s'.[14] The firm continues as the Demaine Partnership, which, in association with Edmund & Corrigan, was responsible for the dramatic Building 8 at RMIT, Melbourne.

Robert Demaine was not an innovative architect in his early career, although the incorporation of a garage within the building at Colern is an early example. He also used special recently patented roof tiles on both Colern and Sandilands, a product first used on maisonettes flats he had designed in Toorak which the tile company used in its illustrated advertising. Rather, Colern is a conservative design which combines traditional, even neo-Georgian forms and details with up-to-date but safe motifs such as portholes and corner windows. There is a discreet hint of Art Deco styling. The style seems to have suited his client, Ernest Harris well. While originally designed as two dwellings, with one entrance facing Liebig Street and the other facing Merri Street, the building has long been converted to a single residence. The only other example of such a pair of maisonettes known to survive in Warrnambool is at 259 Lava Street, part of the former Congregational Church complex, designed in 1939 by Marsh Michaelson, architects.[15] Colern became the Harris' private residence and he and his family occupied it until his death in 1998. Some of the original timber windows
have been replaced. Otherwise, the building has been added to sympathetically and remains in excellent condition.

References:


[3] Plans for Colern (but curiously, not Sandilands) held by the City of Warrnambool, accessed 2008. There is some doubt that Demaine designed Sandilands. If he didn't, Harris blatantly plagiarised the detailing, materials and form of Colern.


[13] At least three were built at the Fletcher Jones Factory in Warrnambool in 1952, work supervised by local Architect, Tag Walters according to a plan held by the City of Warrnambool.


[15] Name and date on church foundation stone. E.S. Harris was not the builder of the complex.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Colern, 3 Liebig Street Warrnambool:

8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.12: Living in and around Australian homes
Description

Physical Description

Colern, the former Harris residence is located on the south-west corner of Liebig Street and Merri Street at one of the highest points of central Warrnambool with spectacular views across Lake Pertobe towards the Southern Ocean. It stands beside its fraternal twin, the former Sandilands Private Hotel. It was designed originally as two maisonettes, with one entrance facing Liebig Street and the other facing Merri Street, but was converted to a single residence. The partly one and two storey building is built with salmon coloured bricks, but includes fine details of darker terracotta shingles, used as nominal quoins at ground floor level and in the chimney stacks. The chimneys are subtly tapered, with the bands of tiles dividing the steps above the eaves line. Other special brick detailing includes a slight depressions in the chimney stack below the eaves line and a simple dentiliated frieze immediately under the eaves. The roof is clad with terracotta Marseilles tiles, including angled edge tiles which eliminate the need for capping tiles. The windows are all timber, mostly double hung sashes with each sash divided horizontally by a glazing bar. The Liebig Street elevation, although asymmetrical, is more formally arranged with a porch, a tall hall window above and an attached garage to the north. The hall window and the window of the room above the garage have timber louvre shutters, identical to those which appear in an early photograph of the building. The porch has been altered by the addition of a concrete balustrade above. The Merri Street elevation is less formal with corner windows, picture windows, a porthole window associated with the former entrance and a large upstairs window which has since been altered. There is a garage at the western end of the elevation. The masonry pier and iron railing fence is recent.

Physical Condition

The house is in excellent condition.

Physical Description

Extent of Registration:

Lot 1 TP835814

. Two storey and adjacent single storey dwelling, including tiled roof, flat roof sections, brick chimneys, timber sash windows and entry porch.

Balcony balustrade and front fence not of heritage value.

Comparative Analysis

Colern at 3 Liebig Street, Warrnambool can be compared with:

Sandilands 1a Liebig Street Warrnambool

259 Lava Street, Warrnambool

Statement of Significance

What is Significant?
The elements of heritage value representing the aesthetic (and associative) significance of Colern include:

- Two storey and adjacent single storey dwelling, including tiled roof, flat roof sections, brick chimneys, timber sash windows and entry porch.

Balcony balustrade and front fence not of heritage value.

**How is it Significant?**

Colern, 3 Liebig St Warrnambool is of aesthetic and associative significance to the City of Warrnambool.

**Why is it Significant?**

Colern, 3 Liebig St Warrnambool is:

- of local associative significance, associated with owner Ernest Stanley Harris, master builder and Warrnambool City Councillor as his long term family home. *(Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history)*

- of local aesthetic significance, as a well-executed example of 'Interwar Moderne' domestic architecture within Warrnambool, designed by notable Melbourne architect Robert Snowden Demaine. *(Criterion E: Importance in exhibiting particular aesthetic characteristics) and (Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period)*

**Recommendations 2009**

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Sandstone Cottage, 37 Stanley Street Warrnambool

Recommended Heritage Protection VHR - HI - PS Yes

Integrity

The cottage has a high level of integrity.

History and Historical Context

The stone cottage at 37 Stanley Street stands on land purchased from the Crown by J Dobson at the first land sales, to establish the small hamlet of South Warrnambool on the 12 April 1853.[1] It comprised 2 roods and 28 perches, being Jetty Allotment 2 of Section 2. An early plan of South Warrnambool shows Section 2 as comprising a triangular parcel of land bound to the west by Pertobe Creek and to the south and east by the Merri River. [2] The section was dissected by Stanley Street, with two road bridges situated on each end, erected to allow permanent access to the Lady Bay jetty in the early 1860. [3] It is likely that Stanley Street was named after Nav. Lieut. Henry James Stanley, who prepared a plan of the Warrnambool Harbour in 1870 during a survey expedition of the South Coast of Australia for the London Hydrographic Office (conducted between 1869 - 1871). [4]
According to Sayers, Joseph Dobson 'was by trade a carpenter, who had flourished as a builder since coming to Warrnambool in 1850'.[5] Dobson's early ventures included the construction of the Royal Archer Hotel (1854) of which he was proprietor, the leasehold of Dobson's Family Hotel and winning the tender to erect the first bridge over the Merri River at Dennington (1856 - 57). [6] By 1857 Dobson declared insolvency, following of the bankruptcy of one of Warrnambool's largest merchants, William Bateman and Co., to whom he owed money for materials used in the construction of the Dennington Bridge. [7] In December 1857 and January 1858 an advertisement appeared in both the Melbourne Argus and Warrnambool Examiner announcing the forthcoming auction of the insolvent estates of a number of parties, including Dobson, who were adversely effected by the collapse of William Bateman and Co. Dobson's Jetty Allotment 2 of Section 2 (which was undeveloped) was included in the auction and had been subdivided into 3 parcels described as:

'Lot 59. Freehold allotment, being N.E. corner of Jetty allotment No. 2, section 2, having a frontage of 41 feet to said road leading from the jetty to Pertobe Creek by a depth of 153 feet to a right of way 12 feet wide reserved out of allotment 1 and 2 of section 2, leading to Pertobe Creek from the Government road leading to the Merri River.

Lot 60. Freehold allotment on the W. side of the last part of same jetty allotment No.2, with similar frontage and depth, and similar right of way to the creek.

Lot 61. Freehold allotment on the W. side of the last, being residue of said jetty allotment, No.2, abutting on the western side upon the Pertobe Creek, and having similar right of way at the rear from last named Government road leading to the Merri'. [8]

It is unclear who purchased the subject site, being lot 59, or if it was indeed sold at the 1858 auction. What is known is that by 1864, the City of Warrnambool rate books (which do not survive prior to this time) indicate that Robert Irvine owned lot 59, and that a residence had been built.[9] A plan of the harbour precinct prepared in 1870 also indicates the existence of a small building on Jetty Allotment 2. [10]

Robert Irvine was recorded as a lighter boatman and was employed by merchants (including William Bateman and Co.) to ferry goods and livestock to and from chartered vessels anchored in the harbor. [11] By the 1850s, a tramway connected the central business district to South Warrnambool, running from the southern end of Liebig Street westward to Fairy Street and then south to the jetty located on the Lady Bay. Sayers recalls that 'horse-drawn trucks hauled outgoing goods along the tramway' to lighters and small boats waiting at its terminus. [12]

Upon Irvine's death in 1868, his probate shows that his lighter boat was valued at £200 and that William Bateman and Co. owed him an additional £200 for his services. Unfortunately, like so many of Warrnambool's farmers and townsfolk (including Joseph Dobson), it is unlikely that the Irvine family ever received the outstanding £200, as William Bateman and Co. had declared insolvency in 1856 with liabilities in excess of £100,000. [13]

Robert Irvine's probate also indicates that the subject site, being part allotment 2, comprised a stone cottage valued at £100. [14] The property passed to Irvine's widow Sarah Irvine, who had married Robert Jones by 1872 and leased out the subject site from this time. [15] Following the death of Sarah Jones in 1902, the property passed to Robert Jones. [16] Between 1907 - 1928 Robert Irvine Jr, the eldest son of Robert and Sarah Irvine, was recorded as the owner. Irvine leased the property to a series of tenants during this time. [17] Subsequent owners include: Hall (1928 - 1932), Pruin (1932 - 1937) and Smith (1937 - 1954), Gehrke (1980s), Bulter (1983), O'Toole & Carmichael (1984 - 1985). [18] The stone cottage at 37 Stanley Street remains a private residence.

References:

[1] Department of Lands and Survey, City of Warrnambool, 1948


[13] ibid, p. 76.


[18] Property file for 37 Stanley Street, held by the Warrnambool City Council, accessed 2010.

**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone cottage at 37 Stanley Street:

**3. Developing Local, Regional and National Economies**

3.8.1: Shipping to and from Australian ports

3.8.3: Developing harbour facilities

**4. Building Settlements, Towns and Cities**
4.6: Remembering significant phases in the development of settlements, towns and cities

**8 Developing Australia's Cultural Life**

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

**Description**

**Physical Description**

The cottage at 37 Stanley Street is a small sandstone dwelling dating from about 1860. The cottage is located on the Stanley Street boundary, typical of very early Victorian town dwellings. It has a simple hipped roof, clad in corrugated iron with a single tall chimney on the west side. The facade is symmetrical, with a central recessed arched door flanked on either side by simple double hung sash windows (which appear to have replaced earlier windows). There are quoins at the front corners of the building and around the rectangular window and narrow arched front door. The building has been rendered on the facade below the sill level, the reason for which is unknown (although possibly for damp protection). There is an early timber and stone addition at the rear of the main house. This addition has a separate, lower hipped corrugated iron roof, with a chimney on the west side also. The east side is clad in timber weatherboards, the west side is stone with a small skillion addition in concrete block. This is possibly a very early detached kitchen.

**Physical Condition**

The cottage is in good condition.

**Physical Description**

**Extent of registration:**

Allot. 2 Sec. 2B (Pt) in the township of Warrnambool

- single storey symmetrical form of the sandstone cottage;
- single chimney located on west elevation;
- central recessed arched front door flanked by single-paned double-hung sash windows with sandstone sills;
- sandstone quoins at the front corners of the building and around windows and arched front door;
- timber and stone addition at the rear with single masonry chimney.

**Comparative Analysis**

The stone cottage at 37 Stanley Street, Warrnambool can be compared with:

46 Koroit Street Warrnambool
Statement of Significance

What is Significant?

The stone cottage at 37 Stanley Street Warrnambool, constructed between 1859 - 1864 by Robert Irvine.

Significant elements of heritage value include:

. single storey symmetrical form of the sandstone cottage;
. single chimney located on west elevation;
. central recessed arched front door flanked by single-paned double-hung sash windows with sandstone sills;
. sandstone quoins at the front corners of the building and around windows and arched front door;
. timber and stone addition at the rear with single masonry chimney.

How is it Significant?

The stone cottage at 37 Stanley Street Warrnambool is of local historical significance to the City of Warrnambool

Why is it Significant?

The stone cottage at 37 Stanley Street Warrnambool is:

of historical significance as a surviving intact early 1860s example of a small workers cottage constructed for Robert Irvine, a lighter boatman working on the nearby harbour. It also illustrates building materials and techniques common in Warrnambool in the early Victorian period, where locally quarried sandstone was used for construction and decoration, and many small buildings were built to a standard design. (Criterion A: Importance to the course or pattern of our cultural or natural history)
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HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>Merri Lodge and Garden</th>
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<tr>
<td>Address</td>
<td>45 Princes Hwy DENNINGTON</td>
</tr>
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<tr>
<td>Significance Level</td>
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</table>

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

Merri Lodge retains a high degree of integrity. The garden is in good condition and remains a fair degree of integrity.

History and Historical Context

The land on which Merri Lodge stands was purchased from the Crown in 1847 by Donald Cameron and Duncan Kennedy. It comprised 384 acres, 2 roods and 12 perches on the western bank of the Merri River, which ran through the emerging settlement of Dennington. In 1856, Cameron and Kennedy further diversified their interests, purchasing the Punt Inn (later the Queensferry Hotel), a small hotel established on three acres opposite the punt that crossed the Merri below the site of the present bridge. [1] Cameron and Kennedy also held two very substantial pastoral runs in partnership, Hyde Park, near Cavendish (1845-1849) and Linlithgow Plains (now Devon Park), near Dunkeld (1845-1853).[2]

In the late nineteenth century the property and the de-licensed Queensferry Hotel were sold to John Whiting. Whiting
constructed a large sandstone residence on high land overlooking the Merri River some time after 1880.[3] According to the 'Melbourne Mansions' database, John Whiting and his wife Sarah reached Melbourne in 1853.[4] He tried the goldfields but later joined the merchants Peterson & Co and then J McKenzie & Co. and moved his residence from Fitzroy to Milliara, 22 Wallace Avenue, Toorak, the north corner of Washington Street, Toorak. Whiting commissioned the very important Melbourne architect, Beverley Ussher at least to rework the interiors.[5] Ussher formed a partnership with Henry Kemp in 1899 and together were of national significance in the emergence of the Australian Federation style from the English Queen Anne. Ussher and Kemp designed a residence for John Whiting in Bruce Street, Toorak in 1906.[6] No local architect has been associated with the design of Merri Lodge and it is most likely that Beverley Ussher, or Ussher and Kemp together were responsible for the sophisticated design of Merri Lodge.

Following John Whiting's death in 1913, Merri Lodge along with 120 acres and nearby Farnham Farm, a further 349 acres with a manager's residence, was bequeathed to his sons Arthur and Marcus Whiting[7]. Marcus was appointed manager, overseeing the property but not residing their permanently until the late 1930s. Following the division and sale of Merri Lodge and the late John Whiting's estate in 1937, Marcus Whiting relocated to Bassett homestead near Branxholme.

Mr. Michael Tobin purchased Merri Lodge and accompanying 1459 acres in 1937.[8] His daughter Ellen and husband Patrick Broderick later occupied the property. In 1967, Merri Lodge was purchased by Ivan and Cheryl Eccles and it remained in the Eccles family until 2002, when it was subdivided into two lots, with the house and a 2.41 acre portion purchased by the current owners in 2003.[9]

References:


[4] Lewis and Sawyer, 'Australian Architectural Index', online database, searched under Whiting, 16/6/10, quoting Betty Malone, Discovering Prahran No. 5, p. 21. The online VPRO 'Index for Unassisted Immigration' raises some confusion about the exact details.


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Merri Lodge:

3 Developing Local, Regional And National Economies
3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.14 Living in the county and rural settlements

Description

Physical Description

Merri Lodge is a large single storey sandstone homestead located at 45 Princes Highway, Dennington. It is situated on the northern slope of Whiting’s Hill overlooking a curve of the Merri River. It is accessed from the Princes Highway by a driveway lined with a row of mature Cupressus macrocarpa (Monterey Cypress) trees.

The residence dates from after 1880 and is constructed in the Queen Anne/Federation Style of locally sawn faced sandstone, a rare deviation from the much more usual red brick, with fine tuck pointing. It has a steep articulated roof clad in concrete tiles now painted red although it is likely that the original roof was clad in terracotta Marseille tiles which were popular and readily available at the time. (Some survive on the outbuildings.) A half timbered and shingle gable porch projects from the centre of the facade in line the verandah, serving as the formal entrance. It features narrow double doors, with lead-light glass panels composed of small soft green, pink and yellow squares. A deep verandah supported by turned timber posts wraps around the facade. A small timber sunroom which replicates the form of the half timbered entrance porch, with corner posts and lead light double doors, is located at the termination of the verandah on the eastern elevation. A timber skillion with casement windows has been added at the termination of the verandah on the western elevation in the twentieth century, disrupting the symmetrical composition of the facade. The rear of the house, including the kitchen, has been altered sympathetically. A wing of sandstone outbuildings is located at the rear of the residence, comprising a former laundry, servants’ quarters and stables. The complex is oriented east-west and linked to the residence by a sheltered courtyard to form an L-shaped plan. A twentieth century carport has been constructed at the east end of the stables.

The main interiors are in excellent condition. Many of the original joinery features remain as do some wallpapers from the 1920s (or earlier) to the 1960, all in very good condition. The living room has a high coffered ceiling lined with fine pine boards, now painted. A wide flat arch spans several meters across the south wall to form an inglenook alcove in front of the fireplace. The fireplace has the original mantelpiece but is re-faced with tapestry bricks.

The residence and outbuilding are situated within a mature garden, sheltered by a large Cupressus macrocarpa (Monterey Cypress) hedge. A large Araucaria heterophylla (Norfolk Island pine) and several Howea forsteriana (Kentia palms) feature in the front garden. A tennis court established to the north of the house in the 1930s does not survive. The surviving meat house, located to the west of the house beyond the kitchen wing, has been converted into an aviary.

Physical Condition
Merri Lodge is in excellent condition

**Physical Description**

**Extent of registration:**

Lot 1 PS501641, township of Dennington

- Merri Lodge dwelling - house, including roof and sandstone walls, lead-light windows, timber framed verandah


- Need inspection to determine status and provide description of outbuildings.

Later sheds (steel sheet clad) to rear of property are not of heritage value.

**Comparative Analysis**

Merri Lodge & Gardens, at 45 Princes Highway, Dennington can be compared with:

- Broughton Farm, 179 Caramut Road Warrnambool
- Wollaston, 84 Woolaston Road Warrnambool

**Statement of Significance**

**What is significant?**

The elements of heritage value representing the historical and aesthetic significance of Merri Lodge farm complex and associated significant trees include:

- Merri Lodge dwelling - house, including roof and sandstone walls, lead-light windows, timber framed verandah


- Need inspection to determine status and provide description of outbuildings.

Later sheds (steel sheet clad) to rear of property are not of heritage value

**How is it Significant?**

The 'Merri Lodge' dwelling, outbuildings and associated significant trees are of historical and aesthetic significance to
the City of Warrnambool.

Why is it Significant?

The former Merri Lodge farm complex and associated significant trees are:

- of local historical significance, as an example of an early, small riverside farm established in the 1850s, demonstrating a pattern of freehold settlement in contrast to the broad-acre occupation of the hinterland by squatters. The late 19th Century homestead and outbuildings are also significant as evidence of the continuing development of the farm to the mid 20th century, after which the surrounding farmland was developed as suburbs. (Criterion A: Importance to the course or pattern of our cultural or natural history) (Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history) (Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments)

- of local aesthetic significance as a large sandstone homestead in the Queen Anne/Federation style, featuring classic details such as lead lighting, timbershingles and turnedtimber verandah posts as well as some surviving interior joinery and decoration. It is significant as an example of the work of architects Ussher and Kemp, nationally important leaders in the evolution of the Federation style. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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<td>Tree Controls</td>
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References

Literature title: 16th September 1937
Literature type: General Reference
Literature author: Argus Newspaper
Literature publisher:
Literature year: 1937

Literature title: Pastoral Pioneers of Port Phillip
Literature type: General Reference
Literature author: Billis, R. V & Kenyon, A. S
Literature publisher: Stockland Press
Literature year: 1974

Literature title: 150 Years of Dennington 1856-2006
Literature type: General Reference
Literature author: Dennington Community Association
This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name: Stone Cottage
Address: 46 Koroit Street WARRNAMBOOL

Significance Level: Local

Place Type: Cottage
Citation Date: 2009

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity
The cottage has a high degree of integrity

History and Historical Context
The stone cottage at 46 Koroit Street stands on land first purchased from the Crown by John Ashton on 12 April 1853. [1] It comprised 2 roods being Allotment 18, Section 21 in the township of Warrnambool, addressing Koroit Street.

According to the City of Warrnambool rate books, Ashton constructed a dwelling on Allotment 18 by 1866, which increased the net value of the property to £11. [2] Upon John Ashton's death in 1876, he is recorded as a carpenter, who resided in a two roomed weatherboard cottage on the subject site valued at £125. [3] By 1887, the rate books indicate that Mrs Ann Ashton had purchased the adjacent Allotments 19 and 20, which were vacant. [4] It is unclear if these blocks were purchased for speculation, however, by 1891 the land was recorded as being unsuitable for development and subject
to flooding. [5]

Following the death of Mrs Ashton in 1891, her probate records that the cottage which comprised 'four rooms of stone and wood formally occupied by the deceased' was 'now in the occupation of her Executor William George Ashton' and valued at £400. [6] It is likely that William Ashton was responsible for the stone addition to the front of the cottage, which increased the size of the cottage from a small dwelling to a family home.

The Ashton family resided at 46 Koroit Street until 1939 when the subject site was sold to Ruth Fraser, who held it until 1954. [7] The new owners, Kollpe and Constantinos Mourmoutis, café proprietors, submitted an application to the City of Warrnambool to remove the eastern chimney and to insert a window, however this work was never undertaken. [8]


References:


[3] Probate, John Ashton, file no. 23/010, held by the Victorian Public Records Office


[5] Probate, Mrs Ann Ashton, file no. 51/056, held by the Victorian Public Records Office.


**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone cottage at 46 Koroit Street Warrnambool:

**4. Building Settlements, Towns and Cities**

4.6: Remembering significant phases in the development of settlements, towns and cities

8.12: Living in and around Australian homes
8.14 Living in the county and rural settlements

**Description**

**Physical Description**

The cottage at 46 Koroit Street is located in the eastern end of Koroit Street, on the north side. Its setback from the street is minimal, reflecting its sequence of construction, which occurred in two parts. The later stone section fronts Koroit Street, and an early (c. 1866) timber cottage is now only visible as a skillion and massive stone chimney at the rear. The two roomed stone cottage which fronts Koroit Street is simple and symmetrically arranged, with the (modern) central front door flanked by four pane double hung sash windows. The roof is a simple hip, clad in corrugated iron. A chimney is located at each end of the hipped roof, enhancing the symmetrical appearance of the dwelling. The walls are rendered stone with no decoration or ashlar scoring in the render. The only decoration on the cottage is around the door, where the top of the opening has some rendered molding of keystone shapes in a fan.

A modern two storey rendered masonry garage (c. 1970 and 1997), detailed to appear original is of no significance.

**Physical Condition**

Good

**Physical Description**

**Extent of Registration:**

Lot 1, TP22286

- single storey symmetrical form of the stone cottage;
- two decorative rendered chimneys, arranged at either end of the hipped roof;
- central front door flanked by four pane double hung sash windows;
- decorative molded keystones above doorway;
- rear timber section featuring large external stone chimney.

The two-storey rendered masonry garage is not of cultural heritage significance.

**Comparative Analysis**

The stone cottage at 46 Koroit Street, Warrnambool can be compared with:

37 Stanley Street Warrnambool

236 Moore Street Warrnambool
Statement of Significance

What is Significant?

The stone cottage at 46 Koroit Street Warrnambool, to the extent of the rear timber cottage constructed by John Ashton in 1866 and two roomed stone addition addressing Koroit Street, constructed between 1876 and 1891 by William Ashton.

Significant elements of heritage value include:

. single storey symmetrical form of the stone cottage;
. two decorative rendered chimneys, arranged at either end of the hipped roof;
. central front door flanked by four pane double hung sash windows;
. decorative molded keystones above doorway;
. rear timber section featuring large external stone chimney.

The two-storey rendered masonry garage is not of cultural heritage significance.

How is it Significant?

The stone cottage at 46 Koroit Street is of local historical significance to the City of Warrnambool.

Why is it Significant?

The stone cottage at 46 Koroit Street is:

. of historical significance as a representative example of a small workers cottage occupied by generations of the Ashton family from 1866 up to 1939. The addition of the front stone section to the original timber cottage illustrates a sequence of development and the changes in style, materials and building techniques over the period 1866 - 1891. The cottage demonstrates a previous way of life - a small space lived in by a relatively large family. It is a rare surviving example of a small worker's cottage in the central grid of Warrnambool.

(Criterion A: Importance to the course or pattern of our cultural or natural history)
## Recommendations 2009

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<th>Recommendation</th>
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HERITAGE CITATION REPORT

Name          Timber House
Address       46 - 50 Hopetoun Road WARRNAMBOOL
Significance Level  Local
Place Type    House
Citation Date 2009

Recommended Heritage Protection VHR - HI - PS Yes

Integrity

It is difficult to ascertain the degree to which the house is intact or the level of integrity from the street although it seems to retain most, if not all of its important elements

History and Historical Context

The timber house at 46 - 50 Hopetoun Road stands on land first purchased from the Crown by William Jellie. It comprised 20 acres, being Allotment 118 in the Parish of Wangoom and was one of five agricultural lots held by Jellie at this time (being lots 115 - 119 and totaling 100 acres). [1] These holdings were situated south of the Merri River and were typical of the medium sized cultivation allotments that formed the northern boundary of the township of Warrnambool.

It is unclear how long William Jellie held lots 115 - 119, as the Warrnambool rate books which survive from 1874 show...
that by this time, Jellie had sold his property interests in the Shire. While William's father and brother resided at 'Tarhook', a small holding on the Merri River in the vicinity of the subject site, William settled near Grassmere in the Parish of Purnim. [2] It is likely that the five lots were sold individually or subdivided into further parcels; however it is unclear who the buyers were.

By 1882 Allotment 118 comprised a house on 5 acres, with a net annual value of £20. The property was owned by Robert William Napthine and leased to George Oakley. [3] It is unclear if Napthine subdivided the land from its original 20 acre parcel or was responsible for the construction of the surviving timber residence [although an examination of the buildings fabric suggests that the cottage dates from this period]. Following the death of Napthine at his residence 'Huntingfield' in 1904, the Argus described him as 'one of the earliest settlers in the district, and having achieved success as a storekeeper, subsequently went in for landed pursuits'. [4]

Between 1886 - 1905 James Parker McMeekin held the subject site. McMeekin was an agent and produce merchant, who operated McMeekin Brothers and Co in partnership with his brother William McMeekin and William Rutledge, from Kepler Street in Warrnambool. [5] Following the dissolution of the partnership in 1894, McMeekin relocated to Melbourne where he continued to operate McMeekin and Co from premises located at 547 Flinders Street. [6] In his absence, Allotment 118 was leased to various tenants, most notably Anglican Bishop Henry Cooper and later Helen Buchanan a teacher, who was recorded in the rate books as residing at 'Gladyswood' Hopetoun Road. Upon McMeekin's death in 1904 the subject site was valued at £1280. [7]

Part allotment 118, comprising a house on 5 acres was purchased from the estate of J.P. McMeekin by Augustus Bostock in 1908. [8] According to Sayers, 'the Bostocks were a numerous family who occupied runs in the Western and South Western districts in the early years of settlement, dealing in both sheep and cattle and also playing some part in merchandising and local government'. [9] The Bostocks held positions on the Belfast Shire Roads Board, Shire of Warrnambool, Warrnambool Racing Club and Warrnambool Cricket Club. Along with pastoral pursuits, the Bostock family was also involved in the operation of the Manifold & Bostock Bond Stores (later to become Aitken & Bostock), the Merri Street Flour Mill and the Mortlake Flour Mill. Historical records show that Augustus, along with brothers Ernest and James arrived in Port Fairy on the Essington from Tasmania in January 1845.[10] Between 1854 - 1865, Augustus Bostock leased 'Grasmere' north of Warrnambool. By 1865, Bostock relocated to 'Coomete' at Hexham, which he leased from William Bayles. That same year he married Margaret (nee Aitken). Upon his retirement in 1908, Augustus relocated to the rural outskirts of Warrnambool, purchasing the subject site, a comparatively modest town residence on 5 acres of land. He named the property 'Vaucluse' in reminiscence of the family property 'Vaucluse' at Conara, on the Esk River, Tasmania. [11]


References:


[2] Information provided by the Warrnambool & District Historical Society, 2008; Probate of Robert Jellie, file no. 2/708, held by the Public Records Office Victoria.

HERITAGE CITATION REPORT


[7] James Parker McMeekin, will & probate, held by the Public Records Office of Victoria, file no. 94/443.


[14] Property file for 46 Hopetoun Road, held by City of Warrnambool, accessed 2010.


**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of 46-50 Hopetoun Road Warrnambool:

**8 Developing Australia's Cultural Life**

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

**Description**

**Physical Description**

This large single-storey asymmetrical weatherboard house set approximately 10m back from the road, on a large open block is typical of the very late nineteenth century. Its spacious setting, emphasis on the roofline and picturesque plan anticipate the Federation bungalow but without a corner feature to create a diagonal axis and the usual Queen Anne details. The simple detailing is almost devoid of references to the earlier, more Classical local version of the Italianate style. The L-shaped verandah wraps around the north/west corner of the building. It terminates at the south end at a projecting wing with a gable end and a small bay window. At the west end it passes a large polygonal bay window, marked above the verandah roof level by a segmented hip roof, and is terminated by a weatherboard panel. Other
windows are large double-hung sashes. The front door is located at the south end of the verandah. The floor of the verandah is masonry and possibly original. The verandah posts appear to be round iron pipe, probably McLean's patent columns, with cast iron 'lace' brackets and frieze. The cast zinc capitals are missing from most of the columns. The corrugated iron roof of the verandah has a straight profile. The internal valley of the roof (or possibly a courtyard) has been roofed over. The four chimneys are rendered and remain unpainted. The prominent complex roof is covered with Decramastic® imitation metal tiles. There is a large gable facing the front gate and a third gable evident at the north east corner, now with timber finials and deeper fascia boards (which may have been more decorative originally). The house has been renovated recently and is now in a very good condition. It remains substantially intact with a good degree of integrity. A matching garage or stable of unknown age and form is visible along the south boundary. No substantial elements of the garden seem to survive although the plan of the drive could be the original.

Physical Condition

The house is in good condition following recent renovations

Physical Description

Extent of Registration:

Lot 1 TP111126, in the township of Warrnambool

Main residence only - weatherboard cladding, bay window projections, verandahs and cast iron lacework, roof pitch, finials and timber sash windows and doors.

Roof cladding, roof well infill and outbuildings not of heritage value.

Comparative Analysis

The timber house at 46-50 Hopetoun Road, Warrnambool can be compared with:

Merri Lodge, 45 Princes Highway, Dennington

Broughton Farm, 179 Caramut Road Warrnambool

Lipook, 6 Clancy Court, Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of the dwelling at 46-50 Hopetoun Rd, Warrnambool include:

Main residence only - weatherboard cladding, bay window projections, verandahs and cast iron lacework, roof pitch, finials and timber sash windows and doors.

Roof cladding, roof well infill and outbuildings not of heritage value.
How is it Significant?

The dwelling at 46-50 Hopetoun Rd, Warrnambool is of historic and aesthetic significance to the City of Warrnambool.

Why is it Significant?

The former dwelling at 46-50 Hopetoun Rd, Warrnambool is:

- of local historical significance, reflecting the presence of small farm holdings surrounding and servicing the town of Warrnambool in the mid-late 19th Century. (Criterion A: Importance to the course or pattern of our cultural or natural history)

- of local aesthetic significance, representing particular 1880s return verandah villa design features in a dwelling of substantial scale (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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Stone cottage, 5 Tylden Street Dennington

Recommended Heritage Protection  VHR - HI - PS Yes

Integrity
The cottage and stables retain a high degree of integrity

History and Historical Context

The land on which the stone cottage and stables now stand was purchased from the Crown by T. W. Sellers, as part of the first land sales to establish the township of Dennington, on the 12th March 1856. At the time of the auction T.W. Sellers was employed by the shipping merchants, Bateman & Co, which had premises in Banyan Street and at the wharf and 'dominated the business of the township and district from the early 1850s'. [1] Sellers rose to prominence in September 1856, when Sayers records that 'the town's traders, district farmers and wool growers were shocked to learn that William Bateman Jr had transferred the business to Thomas William Sellers, a young clerk employed by the firm at £6 a week'. [2] By the 4th November 1856 the Warrnambool Examiner records that a disastrous fire swept through the premises of Bateman& Co, whereby 'the valued stock therein presented a mass of smoking ruins'. [3] It was revealed that T. W.
Sellers was the nephew of William Bateman Jr during the ensuing insolvency case against Bateman and Sellers in December 1856. It is unclear if Sellers remained in Warrnambool after 1859, when he was recorded as winning the successful tender for the lease of a weighbridge. Sellers is not recorded in the Shire of Warrnambool rate books which are available from 1874 and thus it is unclear if he constructed the sandstone cottage or if he purchased the land for speculative purposes.

The Shire of Warrnambool rate books show that James Barling, factory employee, purchased the property comprising 1 roods and a house valued at £15, from Leslie Chislett (also recorded as a factory employee) in 1927. [4] James (Jim) Barling (1908-1976) son of Henry and Agnes Barling, resided with his family at the Queensferry Hotel in Dennington from 1924. Henry Barling was a share farmer on the adjoining 'Merri Lodge' estate, owned by the Whiting family. James worked at first as groomsmen for Marcus Whiting before marrying Bridget O'Donohue in 1930. Between the 1930s and the 1950s the Barlings embarked upon several agricultural and commercial ventures in the district and beyond, before permanently returning to Dennington. [5] It is likely that the residence was tenanted during this period. In a history of the Barling family it is recorded that 'on return to Dennington Jim commenced a fruit and veggie run around the district' and maintained a market garden in the rear yard. [6] The Warrnambool City Council property files record that a planning permit was issued for a weatherboard extension to the rear of the house in 1958 and a verandah in 1959. [7] James Barling remained at 5 Tylden Street until his death in 2002.

References:

[4] Shire of Warrnambool rate books, South Riding 1927

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone cottage at 5 Tylden Street Dennington:

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

3. Developing Local, Regional and National Economies

3.12.2: Developing sources of fresh local produce
Description

Physical Description

The cottage at 5 Tylden Street is situated on allotment TP818881, (formally part Allotment 17 & 18, Section 1), township of Dennington. It is oriented to the east facing Tylden Street, with a deep set back. The allotment is now configured into an L-shape, with a subdivision of the south-eastern corner occurring in the late twentieth century (now Lot 1 TP14289). The simple vernacular stone cottage is a single-storey symmetrical building with a transverse gable roof at the front and two hipped roofs at the rear. Two sandstone chimneys protrude from the corrugated iron roof. The facade features a skillion corrugated iron verandah supported by timber posts and paired double-hung sash windows with masonry sills. Set between them is a recessed four panel front door, featuring a glass transom window. The walls are rendered and painted. A rendered block work addition was constructed at the rear in 2007. The cottage is in good condition and retains a high degree of integrity.

The stables are located in the rear yard, oriented north towards Drummond Street. The building is constructed of locally quarried sandstone with a simple gable roof, clad in corrugated iron. A sandstone chimney projects from the apex of the gable on the western elevation. The stables are in a fair condition and retain a high degree of integrity. The backyard also features a large contemporary double garage. The contemporary addition and the garage are not considered to have any heritage significance.

Physical Condition

The stables are in a fair condition and retain a high degree of integrity. The cottage is in good condition and retains a high degree of integrity.

Physical Description

Extent of Registration

TP818881 (formally part Allotment 17 & 18), township of Dennington

. Symmetrical plan form of original dwelling with hipped corrugated sheet metal roofing;

. Rendered and painted masonry walls;

. Vertically proportioned timber double hung sash windows and four panel door (although modified)

. Rendered chimneys;

. Simple rectilinear plan form and gable roof of stables;

. Face sandstone walls to stables and masonry chimney;

The later extension to the dwelling and large modern double garage are not of heritage value.

Comparative Analysis
The stone cottage at 5 Tylden Street Dennington can be compared with:

Cottage 46 Koroit Street Warrnambool
Cottage 58 Koroit Street Warrnambool
Cottage 10 Lava Street Warrnambool
Cottage 26 Lava Street Warrnambool
Cottage 63 Lava Street Warrnambool

The stables at 5 Tylden Street Dennington can be compared with:

Stone Barn 45 Princess Highway Dennington

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of the house and stables at 5 Tylden Street, Dennington include:

. Symmetrical plan form of original dwelling with hipped corrugated sheet metal roofing;
. Rendered and painted masonry walls;
. Vertically proportioned timber double hung sash windows and four panel door (although modified)
. Rendered chimneys;
. Simple rectilinear plan form and gable roof of stables;
. Face sandstone walls to stables and masonry chimney;

The later extension to the dwelling and large modern double garage are not of heritage value.

How is it Significant?

The house and stables at 5 Tylden Street, Dennington are of historic and aesthetic significance to the City of Warrnambool and of some rarity value within Dennington.

Why is it Significant?

The house and stables at 5 Tylden Street, Dennington are:

. of local historical significance, reflecting the pattern of development in Dennington during the mid to late nineteenth century of smaller scale workers cottages and supplementary buildings. (Criterion A: Importance to the course or pattern of our cultural or natural history)
of local aesthetic significance, representing a particular class of residential development that displays simple but elegant detailing and proportions, whilst the stable represents the honest utilitarian style employed for working buildings (Criterion E: Importance in exhibiting particular aesthetic characteristics)

Recommendations 2009

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History and Historical Context

Aitkins Road was not part of the original township survey of Warrnambool, as laid out in 1847 by William Pickering and Robert Hoddle, but was part of the expansion of the city grid from the 1860s. It is approximately 1.5 km west of the centre of Warrnambool, situated on a rise overlooking Victoria Park. A survey of the area undertaken in the 1870s created 40 suburban lots, comprising approximately 1 acre each. [1]

The land on which 50 Aitkins Road, Warrnambool now stands, being part Allotment 29 and 30, Section 65 was purchased by James Murray in 1877. [2] Murray held Allotments 28 - 30, comprising 3 acres until 1888, leasing the vacant land to Patrick Smith, a butcher. Nearby Murray Street was most likely named as a tribute to James Murray. He was an early settler of the district, establishing Glenample station at Port Campbell and Summer Hill at Allansford, and was the father of local member of parliament, John Murray. On his death in 1885 he was hailed as 'one of the pioneers of the district'. [3]
John Lee, purchased Allotments 28 - 30 in 1889, retaining Patrick Smith as a lessee. [4] Following Lee's death in 1893 his probate describes the property as comprising 3 acres enclosed with a paling fence, valued at £255. [5] Like Murray, it is likely that Lee had held the lots for speculative purposes.

John Sutton purchased the property and erected a substantial sandstone villa in 1894. [6] He only held the property briefly, selling it to William Waterson in 1898. [7] Waterson was a coachbuilder, who presumably operated the business from the subject site. He married Agnes (nee Russell) in 1910 and lived at 50 Aitkins Road with his family until 1939. [8] From 1940 Waterson leased the property to Charles Baudinette and relocated to a smart 1920s bungalow at 218 Lava Street. Baudinette's son Lindsay purchased the property in 1949. A year later, the property was subdivided into 6 lots, with the subject site, lot 3, retained by Baudinette. [9]


References:


[8] Victorian Registry of births, death and marriages, register no. 6712; ibid, 1889 - 1939.


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the house at 50 Aitkins Road Warrnambool.

4. Building Settlements, Towns and Cities

8.10.4: Designing and building fine buildings

4.1.2: Making suburbs
4.6: Remembering significant phases in the development of settlements, towns and cities

**Description**

**Physical Description**

The single-storey house at 50 Aitkins Road is located on the north side of Aitkins Road on high ground overlooking Victoria Park. It's painted masonry construction is presumed to be rendered Warrnambool sandstone. The original landholding has been subdivided twice and the house now sits on a parcel of land approximately 1904 square meters.

The house is Italianate in style and asymmetrical in plan. It has an M shaped tiled roof from which two formal rendered chimneys and one simple chimney protrude. The facade features a projecting three-sided bay window, with decorative stucco reveals. It features three large double hung sash windows which sit on a continuous sill. The verandah is located to the east of the bay and is supported by cast iron columns and valance. There is a small bay window at the rear of the house, with a skillion roof pitched from below the main gutter line. A surviving sandstone wall runs the length of the rear yard to the west of the house.

The house is enhanced by a large *Phoenix canariensis* (Canary Island Palm). A high cast iron and masonry wall (probably cement blocks) constructed in the late twentieth century forms the southern boundary to Aitkins Road. The building is in good condition and retains a high degree of integrity.

**Physical Condition**

It is in good condition.

**Intactness**

The house retains a high degree of integrity.

**Physical Description**

**Extent of Registration:**

Lot 1 LP124314, township of Warrnambool.

- Single storey, asymmetrical form with bay window, and hipped roof form;
- Vertically proportioned double hung sash windows with rendered arch head detailing and sill mouldings;
- Rendered chimneys;
- Decorative eaves moulding and paired brackets;
- Sandstone wall to west of dwelling.

Later roof tiles, and later front fence not of heritage value.
Comparative Analysis

The Italianate villa 50 Atkins Road, Warrnambool can be compared with:

Goldicott, 12 Flaxman Street Warrnambool
Italianate Villa, 18 Flaxman Street Warrnambool
Lipook, 6 Clancey Court Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of 50 Aitkins Rd, Warrnambool include:

. Single storey, asymmetrical form with bay window, and hipped roof form;
. Vertically proportioned double hung sash windows with rendered arch head detailing and sill mouldings;
. Rendered chimneys;
. Decorative eaves moulding and paired brackets;
. Sandstone wall to west of dwelling
Later roof tiles, and later front fence not of heritage value.

How is it significant?

The villa at 50 Aitkins Road, Warrnambool is of historic and aesthetic significance to the City of Warrnambool.

Why is it significant?

The villa at 50 Aitkins Road, Warrnambool is:

. of local historical significance, reflecting the development of outer areas of Warrnambool with large villas, demonstrating the prosperity of the middle class in the late nineteenth century. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, being a well detailed villa with restrained Italianate detailing (Criterion E: Importance in exhibiting particular aesthetic characteristics)
### Recommendations 2009

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HERITAGE CITATION REPORT

Name Lipook
Address 6 Clancey Court WARRNAMBOOL
Place Type House
Citation Date 2009

Significance Level Local

Recommended Heritage Protection VHR - HI - PS Yes

Integrity
Lipook retains a high degree of integrity

History and Historical Context

Lipook at 6 Clancey Court stands on land first purchased by Thomas Manifold and George Bostock in 1853. It comprised 10 acres, being suburban allotment 81 on the north-western boundary of the township of Warrnambool.[1] The name is likely to be derived from the Aboriginal word 'Lippuuk' noted by the squatter, James Dawson of Kangertong as meaning 'Laverock Bank, near Warrnambool' in his book, *Australian Aborigines*, published in 1881.

According to Sayers, 'the Bostocks were a numerous family who occupied runs in the Western and South Western districts in the early years of settlement, dealing in both sheep and cattle and also playing some part in merchandising and local government'. [2] The Bostock brothers held positions on the Belfast Shire Roads Board, Shire of Warrnambool,
Warrnambool Racing Club and Warrnambool Cricket Club.

George Bostock settled in Port Fairy c1840, at first working for William Rutledge at his bond store and warehouse on the Moyne River.[3] Historical records show that George accompanied his younger brothers Augustus, Ernest and James, arriving on the *Essington* from Tasmania to Port Fairy in January 1845. It appears that another brother, Thomas Edward arrived at a later date, settling at Darlington and then Hexham. [4] By 1849 George Bostock acquired Eumarella West, a pastoral run south of Hamilton, which he held until 1852. [5] Following its sale, Bostock settled in Warrnambool, forming a partnership with Thomas Manifold that extended into property investment and mercantile interests. Thomas, the leader of the Manifold family, had taken up Grassmere Run north of Warrnambool after leaving the family's prime holding, Purrumbete, near Camperdown in 1844.[6] In 1854 they established Manifold & Bostock Bond Stores and later the Merri Street Flour Mill and the Mortlake Flour Mill.

Following George's death in 1858, his brother Ernest purchased the subject site (allotment 81 and the adjacent allotment 82) and constructed a residence known as 'Lipook' by 1862. Ernest was appointed a Territorial Magistrate for Warrnambool in 1865 and was a manager of Manifold & Bostock Bond Stores, later to become Aitken & Bostock.

By 1866 Ernest relocated to the pastoral run Brisbane Hill near Hamilton, having inherited the property from the late Mrs. Hannah White. [7] A notice advertising the forthcoming auction of Lipook appeared in the *Warrnambool Examiner* of February 1867:

Lot 1, that beautifully situated residence, LIPOOK HOUSE, with about 11 acres of land, situated about a mile from Warrnambool, fronting the Belfast road, and adjoining the north west part of the reserve. The house is substantially built of stone and contains 6 rooms, kitchen, servants room, laundry, two pantrys, two cellars, 2 stalled stable, harness room, and other convenient out-offices. The land is well fenced, and contains a garden which produces some of the choicest flowers. [8]

The *Warrnambool Examiner* records that while the accompanying eight acre allotment was purchased for £256, the residence was passed in at £850.[9] It appears that Lipook was occupied by members of Ernest's family from 1866, where Augustus' wife Margaret gave birth to a daughter and Thomas' wife, Catherine is recorded to have died.[10] In 1870 Ernest Bostock was declared insolvent and returned to Warrnambool. He died soon after in March 1871 aged 36 and is buried in the Warrnambool Cemetery. [11]

Information provided by the Warrnambool & District Historical Society indicates that Lipook was leased to Warrnambool Shire Engineer John W Crawley for a number of years before being sold to Henry Kemmis, who maintained Crawley as a tenant.

John Officer purchased Lipook c1885 and resided there until his death in 1895. The architect, Andrew Kerr, called tenders on his behalf for the construction of stables and a buggy shed in 1887. [14] His probate records Lipook as comprising a 10 acre parcel on which was erected an eleven room stone house, stables and outbuildings, inhabited by the widow of the deceased. [12] The style and detailing of the east wing suggest it was constructed during this period. During the late twentieth century the house was extensively altered and extended to create a large family room and new kitchen.

Lipook has had a succession of owners throughout the twentieth century, including the Bennett (c1911), Trigg (1930 - 40s), Baudinette (1950s) and Clancy families. The property was subdivided and decreased to approximately 1950m2 to accommodate Clancy Court, a late twentieth century housing estate. [13]

References:
HERITAGE CITATION REPORT


[8] Warrnambool Examiner, Sales by Auction , 22 February 1867

[9] Warrnambool Examiner, Auction Results, 1 March 1867


[12] John Officer, Will & Probate, file no. 57/624


**Relevant Historical Australian Themes**

**Australian Historic Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Lipook, 6 Clancey Court Warrnambool:

**3 Developing Local, Regional And National Economies**

3.5.3: Developing agricultural industries

3.19: Marketing and retailing

**8 Developing Australia's Cultural Life**

8.10.4: Designing and building fine buildings

8.12: Living in and around Australian homes
8.14: Living in the country and rural settlements

**Description**

**Physical Description**

Lipook is a large, single-storey house located near the crest of a steep north facing slope. Its painted masonry construction is presumed to be rendered Warrnambool stone but later parts may be rendered brick. The original house, dating from the later nineteenth century, has been substantially modified by alterations and additions. The original landholding has been subdivided and the house now sits on a parcel of land approximately 1950m2 and is now approached from Clancey Street at the rear rather than Raglan Parade, the 'Belfast Road'.

The house is Italianate in style, with an asymmetrical plan and generally Classical details, such as vermiculated quoins, but no eaves brackets. The original front or north elevation has a central entry reached by a formal flight of balustraded bluestone steps, a verandah to the west and a projecting wing to the east. A three-sided bay, with two-paned double hung sash windows and a steeply pitched roof, projects from this room. The truncated hip roof over the room echoes the line of the bay roof. The elaborate front door is typically four panelled with a transom window and side lights. The four front windows are twelve-paned, double-hung sash windows and no sills. The bay windows have masonry architraves and sit on a continuous sill. These differences, reinforced by internal differences, suggest that the east wing is a later addition. The verandah appears to have been modified in the 1930s and its roof is now contiguous with the main roof. The whole roof is covered with modern multi-coloured and glazed terra cotta tiles. Heavy rectangular masonry columns with a stylized Art Deco ziggurat 'capital' create the affect of a loggia. The three chimneys have been modernized at the same time, losing their traditional cornices and now have a fine inset brick detail.

The three wings of the house form a C shape around a rear courtyard. The west wing is the original semi-detached kitchen. Like the house, it has quoins at the corners and around the high east facing windows. The low door is a simpler opening. The truncated hip is replicated at the south end of the east wing, which is a modern extension from the line of quoins still evident in the wall. It has a heavily detailed bay window with a flat roof. A third, lighter fully glazed bay window projects from the east side of the east wing extension with a similar roof to the front bay. A glazed entry porch, between the east and west wings, now acts as the main entrance to the house. There is a new free standing garage on the east side of the house. A high sawn face Warrnambool sandstone wall, probably modern, forms the south boundary to Clancy Street.

The level of the garden appears to follow natural ground level with a broad level area in the front. Two mature *Phoenix canariensis* (Canary Island Palms) flank the front of the house. The circular bed on axis with the front door is a remnant of the original garden layout and may contain early plantings.

**Physical Condition**

Lipook is in very good condition

**Physical Description**

Extent of Registration:

Lot 37 LP211506, City of Warrnambool.
. Single storey 3 wing residence, including verandahs;
. Two mature Phoenix canariensis (Canary Island Palms)
. Sandstone boundary wall to Clancey Court and east return wall.

Later outbuilding, bull-nose verandah to south side of residence and entry gate structure are not of heritage value.

**Comparative Analysis**

Lipook, at 6 Clancy Court, Warrnambool can be compared with:

Merri Lodge, 19 Princes Highway Dennington
Logans Residence, 141 Tooram Road Allansford
Boughton, 179 Caramut Road Warrnambool

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic significance of 'Lipook' at 6 Clancey Court, Warrnambool include:

. Single storey 3 wing residence, including verandahs;
. Two mature Phoenix canariensis (Canary Island Palms)
. Sandstone boundary wall to Clancey Court and east return wall.

Later outbuilding, bull-nose verandah to south side of residence and entry gate structure are not of heritage value

**How is it Significant?**

The residence, 'Liptook' is of historic and architectural significance to the City of Warrnambool.

**Why is it Significant?**

The residence, 'Liptook' is:

. of local historical significance, reflecting farming complexes common around Warrnambool during the early years of settlement. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)
Recommendations 2009

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House, 60 Jukes Street Warrnambool

**Recommended Heritage Protection**

VHR - HI - PS Yes

**Integrity**

Excellent

**History and Historical Context**

The house stands on Allotment 63 (no section number) which was purchased by John Glass Cramond in 1872, along with the adjacent Allotment 64. Cramond, in partnership with John Dickson, established a general store, grocer, drapery and ironmongery in Warrnambool on 20 August 1855.[1] At first, the store traded from a shop in Timor Street, before relocating to the prominent corner of Timor and Liebig Street. Warhurst recalls that 'Cramond & Dickson's came to concentrate on drapery, which was bought in London and exported directly to Warrnambool'.[2] The enterprise prospered and, prior to its closure in 1974, was reputed to have held the Victorian record for the oldest continuing business operating under the original name.[3]
It is likely that the land which is now Jukes Street was purchased purely for speculative purposes. A few isolated Victorian villas survive in the area but none associated with Cramond or Dickson. (John Cramond constructed 'Airlie' a large sandstone villa, now 19 Henna Street in 1867 and James Dickson established 'Waikato', now 18 Waikato Court, a comparatively modest sandstone homestead on high ground on the townships most eastern extremity.) The land was used for Allan Jukes Floral Farm from about 1930 until the 1950s when the land was purchased and subdivided for residential development. Jukes Street was developed after World War Two in response to the population growth experienced in most of Australia, known as the Baby Boom. There was a pent up demand for new houses as service people returned, married and had children. This was exacerbated by the rationing of building materials and restrictions on building size. In addition, major manufacturers, such as the Warrnambool Woollen Mill, Nestle and Fletcher Jones were expanding rapidly and required new workers. As a result, Warrnambool's overall growth was creating new business opportunities and with it business owners and managers, who all wanted new modern houses representing their status and, perhaps, that would be the envy of others.

The house at 60 Jukes Street was built in 1959, well after rationing and other restrictions had ceased. It was designed by Don Hunt, a draftsman who worked for the well-known local architectural firm, Walter and Auty. The original drawings state 'designed and drafted by the South Western District Home Planning Service, 102 Lava Street, Warrnambool, D. Hunt ARESDA',[4] Tag Walter (1909-1987), the son of a local property developer, had practised as an architect from the 1930s. Bruce Auty (1928-1973) was a recent graduate from the Melbourne University Atelier with connections amongst the Melbourne's Modernists active at the time.[5] The house was built for Mr. Neil and Mrs. Joy Ramsay. Neil Ramsay and his brother worked in the building industry and used the vacant land at the rear of the property to store their building equipment and materials. The Building Permit application names Neil Ramsay as the owner and N L Ramsay Pty Ltd, 44 Nicholson Street, Warrnambool as the builder. Joy Ramsay recalls providing clear and detailed instructions to Don Hunt in the design process, with practical benefits she continues to enjoy.[6] She particularly emphasised the central planning of the living area, the role of the kitchen and other service areas, and the views to the Southern Ocean. The cost of the proposed house was £5,000.

The drawings and specifications which constitute the building permit application are of interest for showing some variation between aspiration and construction. The standard cover has the printed words 'Brick Veneer' crossed out and 'Conite' substituted by hand but the rendered timber framed walls were probably always intended to be as constructed. The brick plinth is proposed to be veneered with Castlemaine slate at the front and sides but is actually face cream clinker brick. The central chimney stack is veneered internally. Panels of glazing at the base of the windows are annotated as 'Vitrolite', a type of coloured glass imported from America but the existing plate glass is clear. (Vitrolite glass and Castlemaine slate were used in this way at Tag Walter's own home, 47 Henna Street, Warrnambool.) The drawings also show other up-to-date details such as a 'Hufcor' accordion door between the hall and the dining room, which survives, including the cotton cord laced between the top rail and the ceiling. There is another screening the washing machine and sink in the 'utility room', a post World War Two American term to describe a laundry. All the bedrooms have standard built-in wardrobes. The interiors of the house are unchanged from 1959 and in excellent condition. Subsequently, a workshop was constructed in 1959 and a concrete block garage was constructed in 1978.[7]

The dramatic design may be attributed to an influence from Tag Walter or, more likely, the younger Bruce Auty but must finally be credited to the owners' tastes and values, as well as the opportunity to act as owner/builder. The closest comparison is Tag Walter's own home, his second, at 47 Henna Street, Warrnambool. The house stands out as a better individual example than the notable collection of houses from the same period in Verdon Street, Warrnambool, some of which were designed by Walter and Auty. It can also be contrasted with the Moderne home at 44 Nicholson Street, Warrnambool where the Ramsays previously lived. The house continues to be owned and occupied by the Ramsay family.

References:

HERITAGE CITATION REPORT


[5] Simon Reeves, 'Remembering Walter and Auty', Architect Victoria, Autumn 2010, p. 23. Kevin Borland, one of the more important of these architects, a close university friend of Bruce Auty who drowned in 1973, came to Warrnambool to manage the practice with Tag Walter who came out of retirement.


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the House at 60 Jukes Street Warrnambool:

4. Building Settlements, Towns and Cities

4.6: Remembering significant phases in the development of settlements, towns and cities

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

The dwelling at 60 Jukes Street is a relatively small, free-standing, timber-framed house clad with Conite with large picture windows facing south. It is a particularly fine example of domestic architecture from this period.

Expansive, almost flat, individual roofs at different heights project almost a metre beyond from a monolithic brick chimney core. The roofs appear to float over walls made principally of glass divided by light timber framing. The glazing is divided into a 'De Stijl' composition of irregular symmetrical panels of openable and fixed windows. Solid panels of light weight painted render are included in the geometry of the wall surface. The Castlemaine slate chimney acting as a feature wall enhances the sense of planes internally. Much smaller strip and highlight windows emphasise the size of the picture windows and the floating effect of the roofs.

The rear/north of the house has a more conventional appearance; the exuberant abstract geometry of the facade is greatly simplified. Windows and door openings are cut into walls and the roofs sit solidly over walls and have a greater appearance of symmetry.
There have been no significant changes made to the exterior or interior of the building since its construction. The intactness and integrity of the interiors is remarkable and noteworthy, to a degree which suggests that they could be identified under the Heritage Schedule of the Planning Scheme. The building is in excellent condition.

**Physical Condition**

Excellent

**Physical Description**

**Extent of registration:**

Lot 1 TP244337

Dwelling, including low pitch roof, concealed gutters, angled fascias, timber framed plate glass windows, timber entry door, face brickwork and timber panelling to walls.

Front balcony balustrade and carport/ garage not of heritage value.

**Comparative Analysis**

The house at 60 Jukes Street, Warrnambool can be compared with:

47 Henna Street, Warrnambool

75 Verdon Street, Warrnambool

83 Verdon Street, Warrnambool

97 Verdon Street, Warrnambool

44 Nicholson Street, Warrnambool

24 Walter Crescent, Warrnambool (1949 as a contrast)

765 Raglan Parade, Warrnambool

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the aesthetic significance of 60 Jukes St, Warrnambool include:

Dwelling, including low pitch roof, concealed gutters, angled fascias, timber framed plate glass windows, timber entry door, face brickwork and timber panelling to walls.

Front balcony balustrade and carport/ garage not of heritage value.
How is it Significant?

60 Jukes Street, Warrnambool is of aesthetic significance to the City of Warrnambool.

What is Significant?

60 Dukes St Warrnambool is:

of local aesthetic significance as a dwelling of high design merit reflecting 'International Style' design principles contemporary with its date of construction. Features of merit include the projecting planar roof, substantial plate glass windows and use of masonry blade walls to define internal spaces. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

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Brick Cottage, 66 Bridge Road Bushfield

**Recommended Heritage Protection**

VHR - HI - PS Yes

**Integrity**

The brick cottage retains a high degree of integrity

**History and Historical Context**

The brick cottage at 66 Bridge Road stands on land purchased from the Crown by John Rainey as Section 2 Parish of Purnim in 1856. The original parcel was bound to the north by the Merri River and to the south by the Woodford - Bushfield Road (now Bridge Road). It is likely that Rainey subdivided his property in the late 1850s, as survey plan commissioned for the future sale of the subdivided parcels by James Wallas, shows the division of Section 2 into 5 parcels.

The Shire of Warrnambool rate books, which begin in 1876, indicates that William Darling purchased the subject site and established a house and store consisting of a general drapery, grocery and ironmongery, located on 2 acres addressing the
Woodford Road. [3] A local historical publication notes that Darling settled in the Woodford area in the 1850s, having previously operated a store in Warrnambool. [4] By 1865 the township of Woodford had a scattered population of 200 persons, with a flour mill, tannery, post office and three hotels. In addition to Darlings general store, which was situated midway between Woodford and Bushfield, John Reidy and Mary McCarthy also operated stores within the immediate area. [5]

Following Darlings death in 1879, the property was sold to Horatio Shaddock, a bootmaker. Shaddock only held the property for two years before selling it to John Rule, a local farmer and carrier. [6] When Rule purchased the subject site, it was rated as a house on 2 acres valued at £30.

The Shire of Warrnambool rate books indicated that John Rule prospered, purchasing further acreage and a house in Woodford, occupied by his son David. John Rule resided at 66 Bridge Road until his death in 1916, when the property was valued at £298, consisting of a four-roomed brick cottage on 2 acres. [7]

There have been several phases of ownership between the early twentieth century until 1997 when it was purchased by the current owner. [8]

References:

[1] Bromfield, Map of Warrnambool, 1856

[2] Survey plan c1860s, held in Warrnambool City Council property file.


[8] Property file 66 Bridge Road Bushfield, held by Warrnambool City Council.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the brick cottage 66 Bridge Road, Bushfield:

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements
Description

Physical Description

The brick cottage at 66 Bridge Road is situated on allotment 1 TP22576 (formally part Allotment 2) in the township of Bushfield. It is oriented to the south addressing Bridge Road, with a shallow set back behind a low timber fence. The simple vernacular cottage is a single-storey symmetrical building with a transverse gable roof. The front and sides of the gable are clad in slate, the rear face is clad in Colourbond. The brick walls have been painted. The facade features two widows with introduced timber twelve pane double hung sash timber frames. The windows are surrounded by timber quoins. Set between them is a recessed front door, featuring the original glazed fan light. The chimney breast of the front right room survives, however the chimney has been demolished, perhaps to accommodate a rear skillion which is L-shaped in plan. The western elevation of the skillion is clad in timber with an irregular pattern of casement windows. It has been extended to form a long narrow rectangle. It features two brick chimneys, both painted. The eastern elevation of the skillion, masks the location of the former chimney and is clad in brick. It features a recessed twelve pane double hung sash timber window which faces north. The brick cottage and rear timber extension is intact, in good condition and retains a high level of integrity.

The property comprises an ornamental garden, Cupressus macrocarpa (Monterey Cypress) hedge, detached studio and garage. These buildings are not considered to have any historical significance. The foundations of an early building, possibly William Darling's store are extant to the west of the cottage.

Physical Condition

The brick cottage is in good condition

Physical Description

Extent of Registration:

Allotment 1 TP22576 (formally part Allotment 2) in the township of Bushfield

- Simple plan form of front portion of building with slate clad hipped roof;
- Gable roof timber clad rear section of building including painted brick chimneys
- Double hung multipane timber sash windows;
- Timber dressings to window and door surrounds;
- Original brick construction material (with render / paint finish);

Detached studio and garage not of heritage value.

Comparative Analysis

The cottage at 66 Bridge Road, Bushfield is a unique surviving local example of a dwelling constructed of handmade bricks.
Statement of Significance

What is Significant?

The elements of heritage value representing the historic and aesthetic significance of the cottage at 66 Bridge Road, Bushfield include:

. Simple plan form of front portion of building with slate clad hipped roof;

. Gable roof timber clad rear section of building including painted brick chimneys

. Double hung multipane timber sash windows;

. Timber dressings to window and door surrounds;

. Original brick construction material (with render / paint finish)

Detached studio and garage not of heritage value.

How is it significant?

The cottage at 66 Bridge Road, Bushfield, is of historic and aesthetic significance to the City of Warrnambool. It is also of rarity value.

Why is it significant?

The cottage at 66 Bridge Road, Bushfield is:

. of local historical significance, reflecting the settlement and development of the town of Bushfield in the late nineteenth century. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, representing a vernacular style of some rarity in the district, featuring timber dressings to window and door openings in lieu of stone, and retaining its slate roof and masonry chimneys to the rear section of the dwelling(Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local rarity value, being an unusual example of a brick cottage with applied timber dressings (Criterion B: Possession of uncommon, rare or endangered aspects)
### Recommendations 2009

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HERITAGE CITATION REPORT

Name: Duplex
Address: 69 Kelp Street WARRNAMBOOL
Place Type: Duplex, Other - Commercial
Citation Date: 2009

Significance Level: Local

Recommended 
Heritage Protection: VHR - HI - PS Yes

Integrity
High degree of integrity externally

History and Historical Context

Thomas Oakley Jr purchased the land on which this former duplex of cottage stands, being Allotment 4 of Section 20 from the Crown in August 1869. [1] It was situated on the corner of Kelp and Lava Street and comprised 2 roods.

Oakley (1849 - 1919) had arrived in the Colony of Victoria from Suffolk aboard the British Empire with his parents and two siblings in 1853. [2] The Oakley's settled in Warrnambool from about 1853 and began to acquire property from the late 1860s. While Thomas was the first to purchase property in the township of Warrnambool, his father Thomas Oakley Sr purchased agricultural land on the eastern boundary of the township (now Flaxman Street) in 1876. [3]
Thomas Oakley Jr constructed a seven room stone cottage on Allotment 4, following his marriage to Emma (nee Ashton) in 1871. [4] By 1874 he subdivided the lot into two parcels: excising the northern portion which comprised his residence addressing Lava Street, and developed the southern portion on which he constructed the cottageduplex. [5] It is likely that the Architect for the cottage was William Patterson, who advertised tenders for a 'Stone Cottage, Kelp Street' in September 1873 [6]. A shared carriageway separated the properties and provided rear access.

Oakley occupied half of the duplex for his own purposes (the northern half), where he operated a printing studio. At the time of his death in 1919, the southern half of the duplex was occupied by his son, Cecil Oakley. [7] The Oakley family retained ownership of the duplex until 1923, when it was sold to Charles Swinburne, a publican. [8]

Between 1938 - 1954 the duplex was held by Alfred Gibbins. Plans held by the City of Warrnambool show works undertaken by Gibbins in 1958 to upgrade the existing washrooms and construct two new bedrooms (sleep outs) at the rear of each dwelling. This plan illustrates the internal configuration and the arrangement of the rear skillion of the duplex to be a mirror image, divided by a single party wall.

Mrs Ila Cocking, who was a tenant of 69 Kelp Street from 1948, eventually purchased the duplex in the late 1950s. In 1962, Mrs Cocking constructed a single bedroom unit behind 69 Kelp Street and sublet it to tenants. [9] By 1970 she commissioned demolition works to convert the duplex to a single residence, including the removal of the rear chimney and the shared party wall. [10]


References:
[1] Department of Lands & Survey, City of Warrnambool, 1948
[10] Property file for 69 Kelp Street held by the City of Warrnambool, accessed 2010.
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the former duplex at 67-9 Kelp Street Warrnambool:

4. Building Settlements, Towns and Cities

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description

The building at 69 Kelp Street is a single storey duplex which originally comprised two residences under the one roof, but which has been internally altered to one residence (in 1995). The duplex is setback only a small distance from Kelp Street (about 2.0 m) with plantings of low evergreen shrubs but no fence to define the street boundary. The duplex is comprised of two long hipped roofs, one behind the other, M shaped in profile. The roofs are now clad in Zincalume. A single rendered chimney with a fluted cornice extends from the centre of the ridgeline between the two dwellings. The whole of the original duplex is constructed from massive stone walls (probably from local sandstone) with a heavy render which has been limewashed. The facade is symmetrically arranged, with two entrance doors flanked on either side by a double hung sash windows. Both doors have been replaced in the mid twentieth century, although the rectangular fanlight above each door remains intact. Each door is approached by a modest concrete footpath, and entry is straight off the street (no step). A silled double hung sash window is present on the north and south walls, below the rear hipped roof. No. 69 has various timber additions at the rear, forming a small, north facing courtyard between the original and new building.

Physical Condition

Very good

Physical Description

Extent of registration:

Lot 1 and 2 TP692544, township of Warrnambool.

- Rendered masonry walls with simple, undecorated window and door trims and quoins;
- Double hipped galvanised sheet metal roof including central rendered masonry chimney;
- Symmetrical door and window set out, timber double hung sash windows

Fabric to the rear of the double hipped roof portion not of heritage value.

Comparative Analysis
The former duplex at 69 Kelp Street, Warrnambool can be compared with:

12 - 14 Fairy Street
156- 158 Banyan Street Warrnambool

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic and aesthetic significance and rarity value of 69 Kelp Street, Warrnambool include:

- Rendered masonry walls with simple, undecorated window and door trims and quoins;
- Double hipped galvanised sheet metal roof including central rendered masonry chimney;
- Symmetrical door and window set out, timber double hung sash windows

Fabric to the rear of the double hipped roof portion not of heritage value.

**How is it Significant?**

69 Kelp Street, Warrnambool is of historic and aesthetic significance to the City of Warrnambool. It is also of rarity value to the City of Warrnambool.

**Why is it Significant?**

69 Kelp Street, Warrnambool is:

- of local historical significance, reflecting the growing need for low cost, simple but respectable accommodation in Warrnambool in the late nineteenth century; it is also of significance as the premises for the printing business of Thomas Oakley (the original owner). *(Criterion A: Importance to the course or pattern of our cultural or natural history)*
- of rarity value, being one of few remaining examples of a dwelling of this era, construction type and intactness externally *(Criterion B: uncommon, rare or endangered aspects of our cultural or natural history)*

of local aesthetic significance, representing an early and externally intact example of a simply detailed masonry duplex in Warrnambool *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*
**Recommendations 2009**

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HERITAGE CITATION REPORT

Name: Raloda (Fletcher Jones House)
Address: 72 Jamieson Street WARRNAMBOOL
Place Type: House
Citation Date: 2009

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

The external integrity of the place is high, with the only known alterations being later additions to the east end of the dwelling.

History and Historical Context

'Raloda' is situated on a large parcel of land comprising township allotments 5, 6 and part 7, Section 39, Parish of Wangoom.

The residential area north of Raglan Parade was not part of the 1847 township survey of Warrnambool prepared by William Pickering and Robert Hoddle, but laid out to provide residential allotments north of the city grid from the 1860s. By the 1870s this area was known locally as North Warrnambool and comprised a mixture of large Victorian villas and small workers cottages.[1]
A plan prepared by the *Department of Lands and Survey* shows that T.R Vass purchased lot 5 from the Crown in July 1872. However by July 10 it was transferred to James William Manifold Aitken and Daniel Clarke, who held it until 1900. William Ardlie, a Warrnambool solicitor, held the property briefly before it was transferred to Ann Eliza Barber in 1901. Ann Barber was the spinster daughter of Ardlie's business partner George Barber and is recorded as residing at 'Wingfield', Ardlie Street Warrnambool. [2]

Allotment 6 was purchased from the Crown in August 1872 by John Jones, Henry David Stewart and Christopher Beatie. Trading as Jones and Co the company operated a flourmill and blacksmith in Warrnambool during the late nineteenth century. Allotment 6 was purchased by Anthony Barber in 1892 and was transferred to his sister Ann Eliza Barber in 11 December 1899.[3]

By August 3 1933 David Fletcher Jones purchased lots 5 and 6 from Miss Barber. The City of Warrnambool rate books indicate that existing dwellings were situated on both lots but were subsequently demolished to accommodate the construction of a new residence for Fletcher Jones and his family. [4] Jones purchased allotment 7 much later in 1951, eventually consolidating his holding into two titles and excising part of lot 7 for the construction of a dwelling for his daughter. [5]

David Fletcher Jones (1895-1977) was a prominent Warrnambool clothing manufacturer and philanthropist who was knighted in 1974 for his services to decentralisation and the community. Fletcher Jones (or FJ as he was also known) had worked as a hawker in the Western District and South East South Australia in the 1920s prior to settling in Warrnambool in 1924. At first, Jones operated a small tailoring workroom and leased three adjoining shops in Liebig Street, retailing Men's and Boy's wear, Hosiery, Linen and Manchester. After initial difficulties, the tailoring service and retail stores prospered. To meet the demand for his bespoke men's trousers Jones opened 'The Man's Shop' on the corner of Liebig and Koroit Streets in 1935. Further demand led to an expansion of the enterprise into Melbourne in 1946, with the opening of a retail store at 435 Collins Street.

New company headquarters, a "Modern New Decentralised Garden Factory" were constructed in Flaxman Street Warrnambool (known as Pleasant Hill) in 1948. [6] Jones founded Fletcher Jones & Staff Pty Ltd in 1947; an innovative staff co-operative scheme termed the 'FJ Family'. After winning the contract to outfit the Australian Olympic Team in 1956, the company expanded its product range beyond men's trousers to women's skirts and slacks. In its heyday, Fletcher Jones & Staff employed 3000 people, operated four factories and over 50 national retail stores. [7]

Beyond his achievements in business, the residence that Fletcher Jones built at 72 Jamieson Street was a significant personal milestone and in his own words, "the first home of our own in Warrnambool". [8] Jones named the property after his three children, Ralph, Lois and David Jones.

The house, a large inter-war cottage 'Arts/ Crafts' style house with a dramatic semi circular bay window was constructed by J D E Walter a prominent builder, property developer and Warrnambool Councillor and Mayor between 1928-29. [9]

It is highly likely that the residence was designed by Walter's son W.J.T (Tag) Walter, who had worked as a carpenter for his father during the early 1930s before establishing his own drafting practice in 1934. Tag Walter was subsequently engaged by Fletcher Jones in 1947 to draw up plans for buildings comprising his 'Pleasant Hill' clothing factory and was associated with the designs for houses for Jones' children; daughter Lois Meurs (adjacent to Raloda in Jamieson Street) and his son David Jones (in Verdon Street Warrnambool). [10]

In 1951 Walter partnered with architect Bruce Auty, operating the successful architectural practice Walter and Auty, which serviced the Western Districts, until the death of Auty in 1973. Walter has been described as "Warrnambool's most
important 20th-century architect”, with projects as diverse as local hospitals, churches, community buildings, motels and American-style car showrooms, diners and private residential commissions. [11]

The variety of project undertaken by the practice during the 1950s and 1960s included hospitals, churches, community buildings, motels, and American-style car showrooms, diners and dwellings. Conservation Architect Simon Reeves suggests that "at the height of Walter & Auty's prestige the firm was responsible for innumerable "American-style suburban dream homes" - large brick veneer residences in a smart Featurist style: low pitched roofs, angled fascias, slab-like chimneys, slate feature walls and decorative grilles..complete with high quality fittings. Fine examples remain today along the west end of Verdon Street, with the standout-Walter's own-still catching eyes at Henna and Koroit”. [12]

Raloda was sold to Gerard and Elaine O'Brien in 1967. It was purchased by Ralph and Gwenneth McEachern in 1974. The current owners purchased the property in 1980 and have undertaken alterations to the rear of the dwelling. [13]

[2] Land title: 443114
[3] Land title, Volume 00935 Folio 866
[4] City of Warrnambool Rate Books, 1933 - 34
[5] Land titles Vol 8197, Folio 727
[13] Land titles: 08678/789; Plans for addition and alterations held by City of Warrnambool property files, accessed 2012

Description

Physical Description
The 1936 dwelling is single storey in scale and masonry in construction, finished with white painted stucco. The roof is hipped in form and clad with corrugated iron sheeting. The roof features two masonry chimneys. The roof is finished with deep eaves, trimmed with timber purlins, columns and scallops, referencing an 'Arts/Crafts' style cottage/bungalow in detail. A prominent, fully glazed, projecting curved bay window features on the front facade and the adjacent entry porch wall is also curved in layout. Timber windows and doors are simple in design and large in area. Rooms to the east side of the front facade are expansive plate glass, with a concrete sun hood over. The interior of the dwelling was not visited.

Physical Condition

The dwelling appears to be in a well-maintained condition, when viewed from the street. (access to site and interior not obtained.)

Physical Description

Extent of registration:

Lot 1 LP77124 township of Warrnambool

Whole of residence, including roof form and cladding, chimneys, stucco walls, plate glass windows and concrete sunhoods, timber detailing to eaves and verandah, verandah wall and rubble stone front fence.

Additions to rear of dwelling (east end, rear) not of heritage value.

Comparative Analysis

Raloda, at 72 Jamieson Street Warrnambool can be compared with:

98 Jamieson Street Warrnambool

58 - 60 Jamieson Street Warrnambool

Statement of Significance

What is significant?

The elements of heritage value representing the historic significance of 'Raloda', 72 Jamieson St, Warrnambool, include:

Whole of residence, including roof form and cladding, chimneys, stucco walls, plate glass windows and concrete sunhoods, timber detailing to eaves and verandah, verandah wall and rubble stone front fence.

Additions to rear of dwelling (east end, rear) not of heritage value.

How is it significant?
Raloda, 72 Jamieson Street Warrnambool is of local historical significance to the City of Warrnambool.

Why is it significant?

Raloda, 72 Jamieson Street Warrnambool is . of historical and associative significance for its association with Sir Fletcher Jones, who constructed the dwelling for his family in 1934 and occupied the site until 1967. Sir Fletcher Jones was a significant local clothing manufacturer, employer and philanthropist within Warrnambool. (Criterion A: Importance to the course or pattern of our cultural or natural history) - historical importance) (Criterion H: Special association with the life or works of a person, or groups of persons, of importance to our history - associative significance).

There is insufficient information available to confirm that 72 Jamieson St was designed by Tag Walter and hence its aesthetic design value cannot be assessed within this context. Further, if the place was the work of Tag Walter, of the architectural practice Walter & Auty, other examples of Walter and Auty's work better reflect their peer acknowledged and recognized modernist architectural ideals- as highlighted by Reeves (see History and Historical Context)

Recommendations 2009

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References

Literature title: "Architect leaves his tag on a booming city", 12 July 2008
Literature type: General Reference
Literature author: Alexander, Mary
Literature publisher: Warrnambool Standard
Literature year: 2008
Literature title: Certificate of title, 443114; 00935/866; 8197/727; 08678/789
Literature type: General Reference
Literature author: Land Victoria
Literature publisher: Corangamite Library
Literature year: 2012
Literature title: City of Warrnambool rate books, held by Corangamite Library, accessed November 2012
Literature type: General Reference
Literature author: Corangamite Library
Literature publisher:
This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
**Merri Banks, 73 Station Street Dennington**

**Integrity**

The house has a fair degree of integrity.

**History and Historical Context**

The land on which 73 Station Street Dennington now stands was first purchased from the Crown by Thomas Smith, as one of the ten allotments he purchased in the first land sales in Dennington, in 1856. Thomas Smith was an important local figure in Dennington, owning much farmland in and around the small settlement. [1] He was born in London in 1800, and immigrated to the colony of Tasmania in 1825. After spending 15 years in Tasmania he settled in the area of what was to become Dennington, near the Merri River, in approximately 1840. He took up residence with a local girl, Ellen Noonan (born in Limerick, Ireland in 1810) whose family was also living in the Dennington area. Thomas Smith worked as cordwainer (shoe maker) as well as pursuing farming and property interests. Thomas Smith and Ellen Noonan had two children (Johanna [in 1844] and Cornelius [in 1846]) prior to their marriage in 1848. [2] They had six more...
children after their marriage (Elizabeth [1852], Robert [1853], Ellen [1855 died as an infant], Mary [1858], Richard and Catherine [both died as infants].

Thomas' second daughter, Elizabeth, married David "Dave" Kelson of Kirkstall in 1880, and they settled on one of Thomas' farms on the corner of Station Street and Coghlan's Road, named Merri Banks. [3] It is believed that 73 Station Street is this property Merri Banks.[4] They had no children and after Elizabeth's death in 1893, Dave continued to farm until his death in 1929. He bought extra land and was responsible for helping many Kelson families settle in the Dennington area. [5] After the death of Dave Kelson in 1929, the farm decreased in size as the township of Dennington increased, until eventually the original single allotment with the farmhouse and outbuildings became a township dwelling. At some time in the mid twentieth century, the original allotment (being allotment 42 in the township of Dennington) was subdivided to form the current land title.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Merri Banks, 73 Station Street Dennington:

3 Developing Local, Regional And National Economies

3.5 Developing primary production

3.5.2 Breeding animals

5 Working

5.8 Working on the land

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description

Physical Description
This is a small single storey, symmetrical house which appears to have had several small additions made over the years. The land of 73 Station Street sits above and enjoys a view over the Merri river. The house does not acknowledge this outlook, rather it addresses Station Street. The original part of the house (fronting Station Street) is traditional in plan, with a central hallway and two rooms on either side. The front door opening is relatively narrow, and a three paneled timber door (dating from the twentieth century) has replaced the original. One of the original timber windows on either side of the front door has been replaced with an aluminum window. Several other windows on the other elevations have been replaced with aluminum windows. The high pitched roof is clad in new Zincalume sheeting, and each section has a separate roof with box gutters between. The age of the low pitched front verandah roof is unknown but it does not appear to be original or of any great age. The front verandah has a bluestone cobble floor.

The house has been clad in Conite and the original windows have been replaced with aluminum. There is a very small skillion room at the south west corner of the house. There is an early small, free standing rectangular shed situated on the diagonal several metres from the north west corner of the house (possibly a kitchen or laundry). This building has also been clad in Conite.

Three old sheds, probably farm buildings from the 1890s, are located behind (to the west of) the house. Two medium sized sheds clad in corrugated iron are immediately behind the house and a large, L shaped timber shed with a new roof, is located further from the house. The sheds are reasonably upright but do not appear to be in good condition.

Physical Condition

The house and the outbuildings are in fair condition

Physical Description

Extent of Registration:

Lot 1, PS532689, Township of Dennington, City of Warrnambool

Merri Lodge farm house - house, including front section - hipped roof form, chimneys and symmetrical cottage form.

The verandah, timber framed windows and front door, rear outbuildings and garden are not of cultural heritage significance.

Comparative Analysis

Merri Banks, 73 Station Street Dennington can be compared with:

White Rock, 75 Rooney's Road Warrnambool

Cottage, 117 Station Street Dennington

Statement of Significance

Merri Banks Farm
Hermes No 45101

Place Citation Report
What is Significant?

The elements of heritage value representing the historic significance of Merri Banks Farm, 73 Station St Dennington, include:

- Merri Lodge farm house - house, including front section - hipped roof form, chimneys and symmetrical cottage form.

The verandah, timber framed windows and front door, rear outbuildings and garden are not of cultural heritage significance.

How is it Significant?

Merri Banks at 73 Station Street, Dennington is of local historical significance to the City of Warrnambool and the suburb of Dennington.

Why is it Significant?

Merri Banks Farm, 73 Station Street, Dennington is

- of local historical significance to the City of Warrnambool as an illustration of the agricultural development of 1880s Warrnambool. (Criterion A: Importance to the course or pattern of our cultural or natural history)

is of further significance as a rare surviving example of a small farm, once on the outskirts of the small township of Dennington, which has now become a part of the urban fabric of Dennington, as a 'suburb' of the greater City of Warrnambool. (Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history)

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References

Literature title: Dennington: 150 years of history 1856-2006
Literature type: General Reference
Literature author:
Literature publisher: Warrnambool : Lions Club of Warrnambool, Dennington Branch Club
This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name: Stone Cottage
Address: 76 Denneys Street WARRNAMBOOL

Significance Level: Local

Place Type: Cottage
Citation Date: 2009

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity
The original house retains a high degree of integrity. The rear addition appears to be in moderate to poor condition.

History and Historical Context

The land on which the stone house at 76 Denneys Street, Warrnambool now stands was first purchased from the Crown by George Slous on 16 September 1873. [1] The land was Allotment 9 of Section 56 in the township of Warrnambool, and was a standard township allotment of 36 perches (.08 hectare) with a frontage of 100 feet (30 m) and a depth of 225 feet (68.5m). George Slous paid twenty two pounds, ten shillings for the land. [2]

Slous owned various parcels of land in Warrnambool from at least 1858, when he appears in the Municipality of Warrnambool rates as the owner of Allotment 5 (pt) Section 3 in Timor Street. This was the location of his general store, which operated first from this site and later from a location in Liebig Street in the late 1860s. [3] Slous also operated as
an insurance agent in Warrnambool in the late 1860s. [4] By 1873 he is recorded as owning two parcels of land in Lava Street and three shops in Liebig Street in addition to the subject site. Slous purchased a number of lots within the emerging township, subdividing the land and creating private roads.

The Shire of Warrnambool rate books shows that John Mayfield purchased the subject site as a vacant allotment in 1881, when it had a net value of £1. Mayfield held the allotment until 1886, when it was sold to George Proudfoot, a carpenter.[5] By 1887, the net value of the property increased to £16 and the description of the property included land and tenement, indicating that Proudfoot had constructed a dwelling.

By 1891 the subject site was purchased by Robert J. Ward, a postal official. It was recorded as Ward's primary residence until 1895, when it was leased to various individuals until 1919. The subject site was owned briefly by William McKean until it was purchased by Angus R. McLean, an engineer in 1924. The rate books show that McLean held the property until his death in the 1960s. [6] The property was sold in the 1970s to Ken and Anne Peterson, who added a bedroom at the rear of the original house in 1976 and re-roofed the dwelling in 1980. [7] The property was sold again in 2005, and remains as a residence.

References:

[1] Department of Lands & Survey, City of Warrnambool, 1948


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the stone cottage at 76 Denneys Street, Warrnambool:

4. Building Settlements, Towns And Cities

8. Developing Australia's Cultural Life

8.14: Living in the country and rural settlements

Description

Physical Description

The single-storey symmetrical stone house located at 76 Denneys Street is on high ground on the north side of Denneys
Street, Warrnambool. It is a small dwelling in the restrained (Classical) style typical of larger residences of the period. The masonry is rendered and scored in an ashlar pattern on the eastern elevation. The roof is medium pitched and now clad in terracotta pantiles or maineilles. Two rendered chimneys with simple splayed cornices are symmetrically placed at each end of the ridge. The facade features window and door architraves and sills. A raised render band extends across the top of the building below the gutter and connects with the quoins at the corners of the building. There are altrastication keystone decoration above the windows. The central door has a segmented arched fanlight. The two frontroomshave single timber double hung sash windows with shallow arches. A rendered plinth runs around the base of the building. There is a large tripartite horizontal window in the west elevation. It has a substantial stone lintel and sits on masonry brackets. The timber extension at the rear is in poor condition. There is a small, late twentieth century garage on the east boundary which is not significant. A timber picket fence runs the length of the front yard, addressing the street. The original stone house is in good condition and retains a high level of integrity.

**Physical Condition**

The original stone cottage is in good condition.

**Physical Description**

**Extent of registration:**

CA 9 section 56, township of Warrnambool.

- Masonry cottage, with chimneys, stucco facade decoration and hipped form roof. Timber front door and timber sash windows.

Concrete roof tiles and lean-to additions to rear not of heritage value.

**Comparative Analysis**

The Stone cottage at 76 Denneys Street, Warrnambool can be compared with:

Stone House, 77 Coulstock Street Warrnambool

Stone House, 41 Kepler Street Warrnambool

Stone House, 47 Kerr Street Warrnambool

Stone House, 5 King Street Warrnambool

Stone House 37 Stanely Street Warrnambool

**Statement of Significance**

**What is it Significant?**
The elements of heritage value representing the historic and aesthetic significance of 76 Denneys Street Warrnambool include:

- Masonry cottage, with chimneys, stucco facade decoration and hipped form roof. Timber front door and timber sash windows.

Concrete roof tiles and lean-to additions to rear not of heritage value.

**How is it Significant?**

The dwelling at 76 Denneys Street, Warrnambool is of historic and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

The dwelling at 76 Denneys Street, Warrnambool is:

- of local historical significance, reflecting the early expansion of residential Warrnambool to the north of the highway. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

- of local aesthetic significance, representing architectural features common to dwellings of the period *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

**Recommendations 2009**

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**HERITAGE CITATION REPORT**

<table>
<thead>
<tr>
<th>Name</th>
<th>Former Warrnambool Motors Car Showroom</th>
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<tr>
<td>Address</td>
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</tr>
<tr>
<td>Place Type</td>
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**Recommended Heritage Protection**

VHR - HI - PS Yes

**Integrity**

What remains of the showroom is intact and with a high degree of integrity.

**History and Historical Context**

Local architect, Bruce Auty (1928-1973) designed the Warrnambool Motors Car Showroom in 1964.[1] It was possibly one of Auty's first major buildings following the dissolution of his partnership with WJT 'Tag' Walter which had began in the early fifties and included many locally significant buildings, most notably key parts of the Fletcher Jones Factory complex. The engineer was either Graham Keith or Ian Richardson.[2] The building firm was Blackney and Thompson.[3]

The showroom was constructed for Tom Lucas, owner of Warrnambool Motors Pty Ltd on land which was already used by his company, Warrnambool Bus Lines. It was built in front of the house formerly owned by a 'famous jockey' and
The new showroom displayed prestigious Fiat, Lancia and British Motor Corporation (BMC) cars. It represents the relatively novel American retail theory about displaying motor cars on highways in glamorous buildings to attract potential buyers, usually businessmen.[5] Its location on the outward bound carriage way of Raglan Parade, incidentally at one of the highest points in the City, is critical. In Victoria the theory was demonstrated first by the former Kellow Falkiner Showrooms, 375-379 St Kilda Road, Melbourne (1928) designed by Harry Norris. Most importantly, after World War Two, it was demonstrated by the strip of car showrooms in Nepean Highway, Gardenvale. In Warrnambool, this role is fulfilled by the car yards and showrooms in Raglan Parade west of Hyland Street. Similar theories were applied to other roadside architecture, such as motels and service stations. The architect, Bruce Auty was responsible for some of these in Warrnambool.

Bruce Auty was a student at the University of Melbourne School of Architecture. One of his fellow students and best friends was the very important Modernist, Kevin Borland who was a key member of the team of architects and engineers who designed and built the Olympic Swimming Pool in Melbourne between 1952 and 1956.[6] Borland and Auty continued to be close friends according to John Perry, an architect employed in Auty's office and according to Geoff Umbers, the senior draftsman, Borland visited Warrnambool frequently. Bruce Auty drowned in 1972. Kevin Borland resigned from RMIT in 1972 and relocated to Warrnambool to manage the work of the practice before it was sold.

The design is of interest especially because of the use of dramatic angled steel frames and a sloping roof. This could be an echo of the Structural Functionalism which was used for some very influential 1950s buildings in Melbourne, most notably the Olympic Swimming Pool, Swan Street Melbourne and the former Anderson's Carpet Showroom, 1360 Toorak Road, Burwood designed by John Ahern and built in 1960.[7] The former Austin Motors car showroom, Nepean Highway, Cheltenham used an octagonal turret motif and another in Warrigal Road, Ashburton, since demolished, used a folded-plate roof.[8] Another comparative example, since demolished, is a showroom described either as Balm Paints, Clayton (1957) by Hassell and McConnell Architects or a car showroom in Brooklyn by Robert Rosh (1957).[9] An alternative source could be the futuristic style of architecture from the West Coast of America called 'Googie' architecture after the chain of Googie's coffee shops in Los Angeles designed by John Lautner which adopted the style in the late 1940s. Robin Boyd commenting on the 'disreputable' style, including the inherent tension between its use of structure for function and for display, in his book, *The Puzzle of Architecture* published in 1965. 'The Googie stylists made shapes for the sake of shocking.'[10] One of the most dominant characteristics of the style was a roof sloping at an upward angle. This is the one particular element in which architects were really showing off, and also creating a unique structure. Many roofs of Googie style coffee shops, and other structures, have a roof that appear to be 2/3 of an inverted obtuse triangle.'[11] As well as providing a dramatic structural solution, the steel frames allowed the maximum use of glass within relatively lightweight timber framing. The western pane is actually a large sliding door for cars. Other materials typical of the 1960s are used such as the rock-face split concrete blocks of the walls. The floor of the showroom is concrete. Importantly, the driveway and crossover survive between the facade and the road pavement.

The partnership of Walter and Auty and subsequently Bruce Auty practicing alone were responsible for other roadside architecture, especially motels.[12] The Riverside Gardens Motor Inn at 65 Verdon Street, East Warrnambool was designed by the partnership and completed about 1958 soon after the Turn Inn Motel, formerly the Freeland Motel, which was Warrnambool's first but not designed by them. Bruce Auty designed several Mid-City motels including that at 525 Raglan Parade, Warrnambool. He designed many for the developer, James O'Grady who had made money from the Poseidon share boom. But the most futuristic motel, the Southern Right Motor Inn, 53-63 Raglan Parade, East Warrnambool was designed by Don Hunt, a draftsman with Walter and Auty, who was moonlighting the design for
George Frew, the founder of the Commodore Motel chain.

The use of the building as a car showroom was soon eclipsed by other bigger buildings further to the west along Raglan Parade. It came to be used as an antique store, a garden supplies store and finally a factory outlet, its 'decline' reflecting changing retail patterns as much as the demise of the glamorous car showroom. The architecture soon became passé but has enjoyed a revival of interest just as many of the best examples are disappearing. The showroom was used for a range of retail purposes. In 2009, under pressure for the redevelopment of the site, the bungalow, the entrance and the tower which linked the original and the new building were demolished.

References:

[1] The Building Permit application held by WCC is dated 1964. John Perry, who worked in the Auty office, and Chris Baudinette, local architects, have confirmed the Auty connection and the 1964 date; personal communication 12th December 2007.


[6] The other members of the team were architects Peter McIntyre and John and Phyllis Murphy with Bill Irwin as the engineer.


[9] The former attribution is by the State Library of Victoria in its Picture Collection; the latter is by Harriet Edquist in 45 Storeys, A Retrospective of Works by Melbourne Jewish architects from 1945, Exhibition catalogue. NGV, Melbourne. March 1993, p. 16.


[12] The information on the architects' motel work is provided by Geoff Umbers; pers comm 19th December 2007.

Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Former Showroom located at 765 Raglan Parade, Warrnambool:

3. Developing Local, Regional and National Economies
Description

Physical Description

The showroom is located on the south side of Raglan Parade. It sits at a slight angle to the road. This is a fine example of Googie architecture which uses exaggerated geometric structural features to define the building. The building structure is expressed by three large steel I-beams which support the sloping roof, and project beyond the glass building front. A steel leg projects at an acute angle from the base of the building and is welded to the end of the roof beams to form a triangle which announces the building to the street. The forward thrust of the structure is balanced by a monolithic masonry panel on the east side (since demolished) which marked the main entry of the building. On the west side, the back of the building is a more conventional face brick structure which attached to the typical bungalow. The showroom itself is a glass box divided vertically and horizontally into large panels. There are two potential door panels on the east side, one on the west side and none in the facade which is divided into eight equal, symmetrical panels. The side walls are divided into equal lower panels with panels of diminishing height above.

Physical Condition

What remains of the showroom appears to be in good condition.

Physical Description

Extent of registration:

Lot 2 PS704729, township of Warrnambool.

To the extent of the steel framed pavilion, with metal deck roof, aluminium window framing and plate glass enclosing building

Aluminium louvres to facade, recent entry doors, masonry additions to rear and steel framed signage pole not of heritage value.

Comparative Analysis

The Former Showroom located at 765 Raglan Parade, Warrnambool can be compared with:
**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic and aesthetic significance of the former Warrnambool Motors Car Showroom include:

- Steel framed pavilion, with metal deck roof, aluminium window framing and plate glass enclosing building
- Aluminium louvres to facade, recent entry doors, masonry additions to rear and steel framed signage pole not of heritage value.

**How Is It Significant?**

The former Warrnambool Motors Car Showroom is of historic and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

The former Warrnambool Motors Car Showroom is:

- of local historical significance, reflecting the rise in importance and dominance of the motor car in post WW2 Warrnambool - as a showroom showcasing modern vehicles, located on the main highway, rather than in downtown Warrnambool. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*
- of local aesthetic significance, representing dominant design styles popular in the post WW2 period in Australia and Warrnambool, utilising modern materials to create an expressive platonic form. Further, the building was designed by Bruce Auty, a key modernist architect practicing in the local area. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name: Stone House
Address: 77 Coulstock Street WARRNAMBOOL
Place Type: House
Citation Date: 2009

Significance Level: Local

Recommended Heritage Protection: VHR No HI No PS Yes

Integrity
Excellent degree of integrity

History and Historical Context

The land on which 77 Coulstock Street stands, being part of allotment 129 was first purchased from the Crown by John Bell on 18/1/1876. [1] The allotment in its original form comprised 1 acre, 1 rood and twenty four perches (1.25 acres), and stretched from Coulstock Street through to Skene Street. [2] Bell also purchased the adjacent allotments 127 and 128 at the same time. It seems possible that Bell purchased the land either as speculation or for the potential building of a new residence.

John Bell and his brother Adam were involved in the operation of the Jetty Mill and the Merri Mill flour mills and grain stores in Warrnambool. [3] John Bell's Probate indicates that allotments 127, 128 and 129 were vacant, when he died in...
1882. [4] The cottage located at 77 Coulstock Street appears to date around the early 1880s, and is likely to have been built by the new owners, following the sale of John Bell's estate. Its location, close to the street, its form, materials and style all support this date. Rate book research would further clarify these issues. The cottage appears to be typical of the style of small symmetrical stone cottage designed by Andrew Kerr, a prominent Warrnambool architect practising at this time. It appears that the land of allotment 129 was subdivided into several smaller parcels in the early twentieth century. Very little is known about the history of the house other than the owner in the 1950s was H. W Goodall, and he erected the existing concrete block fence in 1950 and the existing porch over the front door in 1953. [5]

References:
[2] ibid, 1948

Description

Physical Description

The house at 77 Coulstock Street, Warrnambool is a single storey, symmetrical stone building, dating from about 1870-1880. The house is set back approx 4-5m from the road. It has a concrete block front fence (built 1950s) with a side gate and a path curving up to the steps which lead directly to the front door without a landing. It is a small dwelling in the restrained classical style typical of larger residences of the period. The central door (which is not original) has an arched fanlight. The door is flanked on either side by single timber double hung sash windows with a shallow segmental arch. The stone is rendered and scored in an ashlar pattern, over which old paint is apparent, suggesting that decoration of the render was more decorative than usual. The window and door architraves and sills are also formed by a simple raised rendered moulding. The raised render band extends across the top of the building below the gutter and connects to the quoins at the corners of the building and the rusticated keystone decoration above the windows. A rendered plinth runs around the base of the building. The roof is medium pitched, "M" shaped and clad in corrugated galvanized steel with minimal eaves. Two rendered chimneys with simple splayed cornices are symmetrically placed at each end of the ridge. There is a small amount of damage at the top of the east chimney. The west side of the building is rendered, the east side is not. Raw Warrnambool sandstone is evident beneath a modern paint coat. There is a 1950s timber addition at the rear of the house. A small flat verandah roof is supported on fine steel truss type columns which were added in 1953.

Physical Condition

Good condition

Intactness

Very high
Physical Description

Extent of Registration:

Lot 2 TP424857, township of Warrnambool

Simple symmetrical plan form, hipped roof, rendered quoins and window and door dressings, chimneys including simple mouldings, double hung timber sash windows.

Concrete block fence and lean to addition at rear not of heritage value.

Australian Heritage Commission Criteria

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Stone House at 77 Coulstock Street, Warrnambool:

4. Building Settlements, Towns And Cities

8. Developing Australia's Cultural Life

8.14: Living in the country and rural settlements

Comparative Analysis

The Stone House at 77 Coulstock Street, Warrnambool can be compared with:

Stone House, 76 Denneys Street Warrnambool

Stone House, 41 Kepler Street Warrnambool

Stone House, 47 Kerr Street Warrnambool

Stone House, 5 King Street Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historical and aesthetic significance of the place include:

Simple symmetrical plan form, hipped roof, rendered quoins and window and door dressings, chimneys including simple mouldings, double hung timber sash windows.

Concrete block fence and lean to addition at rear not of heritage value.

How is it Significant?
The house at 77 Coulstock Street is of historical and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

The house is:

- of local historical significance, reflecting the residential development of Warrnambool in the late 19th century and in particular the expanding development north of Raglan Parade at this time. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

- of local aesthetic significance, as an intact example of a simply detailed symmetrical cottage of high integrity, displaying simple but elegant features of the period. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

**Recommendations 2009**

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HERITAGE CITATION REPORT

Name: Stone House
Address: 83 Coulstock Street WARRNAMBOOL
Significance Level: Local
Place Type: House
Citation Date: 2009

Recommended Heritage Protection: VHR No HI No PS Yes

Integrity

The house at 83 Coulstock Street Warrnambool retains a very high degree of integrity.

History and Historical Context

The land on which 83 Coulstock Street, Warrnambool now stands was originally part of allotment 130 of the City of Warrnambool, purchased in 1878 from the Crown by Caroline Edwards.[1] Caroline Edwards was the wife of Thomas Myers Edwards, who had a plumbing and painting business in Timor Street.[2] Coulstock Street was part of the northern release of suburban allotments in the 1870s and 1880s, reflecting the growing population and aspirations of Warrnambool as it established itself as a regional centre.[3]

The allotment, which was originally 1.25 acres (1 acre, 1 rood and 24 perches) was subdivided into two or three lots at some time prior to 1939, when the land at 83 Coulstock Street was purchased by I. C Horan, the Police Magistrate at
Warrnambool. Ignatius Cyril Horan was an important and highly respected member of the Warrnambool community, whose career began in Melbourne as the clerk of Petty Sessions. He then moved to Ballarat and finally to Warrnambool, where he presided over the Warrnambool Supreme Court for many years. Horan contracted the well known Melbourne architect, Archibald Ikin to design his residence in 1940.

Ikin cannot be described as particularly innovative although he won a prize at the Herald Ideal Homes Exhibition in the 1920s for the use of exposed concrete blocks in a house design.[4] Nor was he a theorist although he wrote a book in 1933 titled Ideal Homes for one and all, arranged and designed by Archibald Ikin.[5] Rather, he was a designer able to use the variety of styles current in the Interwar period to serve his clients' interests, like Harry Norris and William H Merritt. Ikin had a successful practice of mostly metropolitan residential work, including several distinctive blocks of flats interpreting the Modernist idiom: the Royal Apartments (1933), 1 Robe Street, St Kilda; [Wyoming?] Flats (1936), 23 Dickens Street, St Kilda; and Apartments (1940), 323 Pidgon and 136 Arnold Streets, Carlton. [6] His Venetian Gothic design for Venezia Court (1934), 355 Beaconsfield Parade, St Kilda is particularly curious. He designed the complex of shops and service station- an unusual combination of building types - at 239-241 Glen Eira Road, Elsternwick in the picturesque 'Old English' style which was very rarely used for buildings associated with the automotive industry. In 1934, he designed his own comfortable but conservative Modernist home at 6 Merton Street, Caulfield, the address on the original drawings for 83 Coulstock Street, Warrnambool. It is not known how Horan came to choose Ikin as his architect.

The Warrnambool City Council Building File holds the original and revised sketches prepared by Ikin, which show not only the design of the house generally but details such as how the 'Breakfast nook' should be arranged, the details of the 'Kitchen Fireplace' [complete with specifications for a 'cooker with short legs').[7] The plans show a large and generous residence, complete with a garage at the rear of the allotment. The original design for the house was two bedrooms, with a sleep out, a den, internal laundry and bathroom, a generous kitchen and large lounge and formal dining room [with a segmental bay window] at the front of the house. The house was constructed with concrete foundations, and the internal and external walls were to be limestone, and the roof clad in terracotta tiles. A large arched 'Spanish Mission' or Mediterranean style porch was also located at the front of the residence. The Warrnambool City Council building file also holds the original architect's contract and specifications for the builder.[8]. 

By 1963, Horan had sold the property to a Dr. Miller. Dr. Miller commissioned the prominent Warrnambool architectural firm Walter and Auty, in 1963, to prepare drawings for alterations and additions to the existing residence. A large rumpus room cum sunroom and bathroom, connected by a porch was added at the rear of the property (a long wing extending from the southwest of the existing residence). Dr. and Mrs. Miller lived in the property until Dr. Miller's death. Mrs. Adela Edna Miller sold the property to Stanislaus and Margaret Carroll in 1984, and they commissioned Graeme Schultz Services to prepare drawings for alterations and additions to the upper and lower storey of the house. These included extending the rumpus room to the east, and the addition of a Hardiplank® attic at the rear of the building, within the existing roofline. These drawings are also on file at Warrnambool City Council. The property remains as a residence.

References:


[5] Two copies are held at the National Library of Australia with one published by Robertson & Mullens possibly
dating from the 1920s.


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Stone House at 83 Coulstock Street Warrnambool:

4. Building Settlements, Towns And Cities

8. Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.14: Living in the country and rural settlements

Description

Physical Description

The single-storey masonry house is asymmetrical in plan and designed in a conservative 'Interwar Mediterranean' style. The house is clad in a pinkish limestone, possibly from Mount Gambier. The large terracotta Marseilles tile roof (interestingly not barrel or pan tiles) dominates the facade. There is a distinctive entry loggia of four arches on the east side. The corners are solid piers, the stone voussoirs are rusticated, the columns have spiraled shafts, deep faceted capitals and a conventional base. Semi-circular steps from the garden take up two bays leading to the entrance. The front door comprises two leaves, each with a narrow arched pane of glass, the shape of which is reflected in the double screen doors. The front bedroom has a pair of double hung sash windows. There is a large horizontal picture window in the lounge room beside the loggia. The large centre sash is fixed with the two smaller double hung sashes on each side. (This window is slightly wider than indicated in the original drawings, the increased width provided in the fixed centre sash.) A nominal keystone and voussoirs are indicated over the window. The masonry below the window is smaller than the rest of the house and laid in a random pattern. To the west of the central window there is a shallow segmental bay window comprised of five small double hung sashes and a squat tiled roof squeezed below the eaves of the main roof. (This window is also different from the original drawing.) All the windows have kidney coloured brick sills. The squat chimney of the lounge room and the tall slender chimney of the dining room also have decorative kidney bricks making up the top two or three courses. The original drawings show a conventional plan with three bedrooms, a den and, in the south-east corner, a sleep-out since enclosed. The original bathroom may have been altered and extended in the back porch area.

The house has had major extensions twice. In 1963 a rumpus room was added in a single-storey extension to the south-west corner at the rear. In 1985 an attic was added with a living room and balcony accessed by stairs in the former back porch. Other works at the same time include renovations to the kitchen and laundry to create a family room and an extension to the 1963 rumpus room.

There is a small single car garage built with materials matching the house. It is sited at the end of the drive which runs
along the east boundary. The front fence is now quite grand. Originally it was low with rusticated stone panels between ashlar piers, stepped to accommodate the fall in the land. It is possibly built of the same stone as the house and garage. The wrought iron gates are Art Deco in style, one pair of gates across the drive (one leaf is missing) and a single pedestrian gate at the west end. The fence has been extended with concrete blocks, repeating the contrast in texture but introducing inverted curved tops to the panels. All is now painted.

The house is located at the top of the hill facing north with views over the school sports ovals. It appears to be in excellent condition, intact (including sympathetic alterations in 1963 and less-sympathetic alterations in 1985) with a high degree of integrity externally.

**Physical Condition**

The house at 83 Coulstock Street is in excellent condition

**Physical Description**

**Extent of Registration:**

Lot 1, TP693918

- Asymmetric plan form including projecting arcaded porch, bay window, and generally rectilinear form of original dwelling;
- Hipped terracotta tile roof with rendered and brick chimneys;
- Dressed limestone walls with dark brick window sill and chimney detail;
- Arcaded porch with rusticated arch stones and twisted columns;
- Single garage stylistically referencing the house;
- Low scale stone fence.

Later concrete block addition to front fence and 1960s second floor addition not of heritage value

**Comparative Analysis**

The Stone House at 83 Coulstock Street, Warrnambool can be compared with:

House, 237 Koroit Street Warrnambool

**Statement of Significance**

**What is Significant?**

The elements of heritage value representing the historic and aesthetic significance of the house at 83 Coulstock Street, Warrnambool include:
. Asymmetric plan form including projecting arcaded porch, bay window, and generally rectilinear form of original dwelling;

. Hipped terracotta tile roof with rendered and brick chimneys;

. Dressed limestone walls with dark brick window sill and chimney detail;

. Arcaded porch with rusticated arch stones and twisted columns;

. Single garage stylistically referencing the house;

. Low scale stone fence.

Later concrete block addition to front fence and 1960s second floor addition not of heritage value.

**How is it Significant?**

The house at 83 Coulstock Street, Warrnambool is of historic, aesthetic and associative significance to the City of Warrnambool.

**Why is it Significant?**

The house at 83 Coulstock Street, Warrnambool is:

. of local historical significance, reflecting the type of high quality dwelling desirable to the upper / middle class of Warrnambool in the Interwar period. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

. of local aesthetic significance, being a fine example of an Interwar dwelling with Mediterranean influenced features. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

. of local associative significance, as an example of the work of architect Archibald Ikin, and as the residence of prominent Police Magistrate Ignatius Horan. *(Criterion H: Importance in exhibiting particular associative characteristics)*

**Recommendations 2009**

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**HERITAGE CITATION REPORT**

**Name**  
Wollaston Homestead Complex

**Address**  
84 Wollaston Road WARRNAMBOOL

**Significance Level**  
Local

**Place Type**  
Homestead building

**Citation Date**  
2009

---

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

---

**Integrity**

The intactness of the house is generally low with seriously compromised integrity, although the dining room is an exception and other important details also survive.

---

**History and Historical Context**

The land on which Wollaston Homestead stands was first held by Thomas Manifold, who had taken up Grasmere Run north of Warnambool after leaving the family's prime holding, Purrumbete, near Camperdown in 1844.[1]

Wollaston estate appears on the privately prepared 'Bromfield Plan' of 1856, which illustrates its position as nestled in a sweeping curve of the Merri River, approximately 2.5 km north of the emerging township of Warnambool.[2] The subject site comprised two parcels of 323 acres and 357 acres respectively. The map also indicates the location of a small building, which may be an outstation or dwelling. While only indicative and not named, it coincides closely with the...
surviving house. The oldest surviving fabric of the existing house is typical of a dwelling from the early 1850s. It was a symmetrical two-room cottage with a semi-detached kitchen at the rear. There were probably other outbuildings and something of a garden, orchard and a park beyond.

The Shire of Warrnambool rate books, which survive from 1874, indicate that Wollaston comprised a house and 680 acres. While the property was owned by Manifold during this time, his primary residence was at Grassmere and the land was leased to W. Simpson until his death in 1858 and to James Hood, related to the Hoods of Merrang Homestead, until 1885. It is also likely that the residence was erected by the lessee at Manifold's expense. There is precedent for this arrangement occurring at Motang another Manifold property at Warrnambool.

On the death of Thomas Manifold in 1875, Wollaston (and Motang) passed to his son Walter Synnot Manifold, but he did not reside there permanently until 1886. Walter Manifold married Fanny Maria, daughter of Commander Alexander Smith, RN in April 1885. It is possible, even likely, that the existing house was remodelled for the bride. The exact work is not certain. The first substantial change was the addition of a four room timber extension on the north side. The rooms were all small and appear to have been bedrooms. Two rooms must have had access from the north room of the original cottage and the two other rooms had doors and windows opening to the rear courtyard. No date has been established for this work but its conventional detailing is typical of the later nineteenth century. The next substantial change was more sophisticated. It included the extension of the other front room forward requiring the construction of a new verandah, the addition of a steeply gabled oriel window in its south wall, the extension of the room behind it southward incorporating a large polygonal bay, and extensive interior decoration. The service wing may have been extended at the same time. It is not known if the separate wing, now called 'The Cottage', was built in the north-east corner at this time or, more likely, later. Its form, if not its location, suggests that it was built as superior guest accommodation. No architect has yet been associated with any of these changes.

There is clear evidence about the house and garden in photographs associated with an article on Walter Manifold, his family and the property in Melbourne Punch, dated 21st January 1904. The article was one of about fifty interviews, placing him amongst the fledgling state's social, political and professional elite. It depicts an idyllic but long passed Edwardian lifestyle. Mr and Mrs Manifold are photographed with an older lady and two young guests, the Misses Smith from Wangaratta, sitting amongst pot plants on the new wide timber verandah. There is a glimpse of an original twelve-pane double-hung sash window in the background, the window of the north room of the cottage. A photograph of the southern elevation shows the new verandah with its ground level entrance, the projecting bay window, and the new dining room bay. The walls are covered with a large lattice over which climb well-established plants. Two interior photographs show the drawing room, furnished comfortably in the 'Aesthetic Movement' fashion and one corner of the dining room, focused on the austere Gothic fireplace. Walter Manifold is also photographed beside his electric generator, "One of the Hornsy Akroyd Engines" which produced three and half horsepower and powered not just the house but also the machinery for the farm. The location of the engine shed is not known.

It is not known when the major plantings occurred in the garden but many mature trees and shrubs survive, some at least from the 1880s. There was an orchard to the south overlooked by the dining room window. Close to the house they include typical specimens such as Ulmus spp., Populus spp., a Cedrus deodara (Deodar Cedar), as well as shrubs like Cotoneaster and a Crataegus spp. (Hawthorn) with a deep red flower. Further from the house, on the river flood plain, are two very tall Pinus radiata (Monterey or Radiata Pines) and an intermittent row of Quercus spp., which may be the row of young trees in the photo of cattle in the Punch article. Behind the house is another, much larger Quercus (Oak). Walter Manifold seems to have had an aesthetic eye in the development of his estate as well as a strong practical streak. He commissioned the construction of a thirty metre timber bridge across the Merri River in 1890 to facilitate access to his estate but also picturesquely sited and visible from his home.

Although Manifold bred cattle at Wollaston, a large majority of the property was occupied by share and tenant farmers. In the 1904 interview, he answers the journalist's questions directly and discusses the Wollaston model, in which 2/5th of the farms profit was paid to the share farmer and 3/5th was retained by Manifold to undertake improvements:
'The share farm system (provided you can get hold of the right man) is the best system that I know of, for both landlord and tenant. It enables a man without capital to have the working of a large farm, without the burden of debt on his shoulders; he also has all the improvements done for him, and takes a large share on the profits; the more he exerts himself, the more he makes'. [8]

The tenant arrangement at Wollaston allowed time for Manifold to attend to a demanding public, civic and political life. He was elected to the Legislative Council for Western Province from 1901 until 1924 and was President from 1919 to 1923 until ill health forced him to retire. He was knighted in 1920.[9]

Manifold sold Wollaston Estate in 1914 to Philip Lock of Airlie, Warrnambool, a prominent racehorse breeder, pastoralist and property developer. Lock, in partnership with William Lenehan purchased large pastoral estates, which they subdivided and sold as smaller farmlets. By the early twentieth century, Lock and Lenehan had 'turned over £1,500,000 worth of land'.[10]

At Wollaston, Lock excised the homestead portion and an accompanying 76 acres and sold the remaining 608 acre parcel to the Lands Purchase Board, providing blocks for returned servicemen and their families for closer settlement by 1919.[11]

According to historian Marilyn Lake, of the nineteen Wollaston estate blocks purchased for soldier settlement, almost half were forfeited. Lake suggests that this was a consequence of the inflated land prices due of the estates proximity to the township and port of Warrnambool, and thus the reduced block sizes were not viable for small scale farming.[12] The names Toohey (1906), Hendry (1911) and Hooker (1919) have been associated with Wollaston.[13] By 1920, the homestead and accompanying 76 acres were purchased from the Lock family by John D. Robertson. He remained at Wollaston until his death in 1929. The Shire of Warrnambool rate books indicate the property was let out to various tenants until it was purchased by Benjamin Witham in 1939.[14]

There has been a succession of owners attributed to Wollaston throughout the twentieth century, including John Watt and Lesley Isabel Fisher who held the property from the 1970s until 1985. John Fisher was a general surgeon who worked at the Warrnambool Base Hospital.[15] They were responsible for some further changes to the fabric of the homestead including alterations to the front verandah, the construction of a rubble rock chimney in the rear enclosed verandah and the creation of a new main entrance at the rear. Prior to the sale of Wollaston in 1985, the Fishers carried out a four lot subdivision of the existing 4.53 hectares, excising the homestead parcel and selling off the remaining parcels for residential development. Subsequent owners of Wollaston Homestead include: Dodds (1985 - 2001) and Smith (2001 - 2009) who operated bed and breakfast accommodation at the homestead and further subdivided the subject site in 2005.[16] There are some plantings in the garden close to the house which date from the post World War Two period, including a Betula pendula (Silver Birch) and a Cupressus sempervirens (Italian Cypress). Parthenocissus quinquefolia (Virginia Creeper) was also allowed to grow over much of the front of the house.

References:


[2] Bromfield, Map of Warrnambool, 1856


[5] Thomas Manifold, Probate no. 14/399; P. H. de Serville, 'Manifold, Sir Walter Synnot (1849 - 1928)', Australian...
Another possibility is that the house was renovated to receive the Governor of Victoria, either Lord Hopetoun in 1890 or Lord Brassey in 1896 but their visits have not been corroborated.


ibid, 1977, p. 52 - 53.


*Argus*, 22 May 1908; 4 May 1938

*Argus*, 28 August 1919; Argus Newspaper, 27 August 1914


Warrnambool Historical Society, B&P File but not supported by Shire Rate Books.

Shire of Warrnambool rate books, 1929 - 1939.


Property file for 84 Wollaston Road, held by City of Warrnambool, accessed 2010.

**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Wollaston, 84 Wollaston Road Warrnambool:

**3 Developing Local, Regional And National Economies**

3.5 Developing primary production

3.5.1 Grazing stock

3.5.2 Breeding animals

**4. Building Settlements, Towns and Cities**

4.6: Remembering significant phases in the development of settlements, towns and cities

**5 Working**

5.8 Working on the land
8 Developing Australia's Cultural Life

8.10.4: Designing and building fine buildings

8.14 Living in the county and rural settlements

Description

Physical Description

The homestead at Wollaston comprises two main buildings, the house with at least four phases of development and a separate two roomed detached structure with services. It is situated on Lot 2 PS531010, on a long, angled allotment, which slopes down to the Merri River. All the roofs are corrugated iron, including some old sheets which are possibly the original. The walls are either rendered stone, including the basements under the timber sections, or Conited weatherboards.

The first two-roomed stone cottage faced east and was elevated because of the steep fall in the land. Presumably it was symmetrical about the central passage and had a verandah to accommodate the high level of the front door. At least one room towards the rear, presently used as a kitchen, survives from the same period and this may have been connected to the front wing by another room to create an L-shaped plan. These rooms have very thick walls, some remnant joinery typical of the 1850s and hardwood floorboards. Nothing remains of the original front door and both front 12 pane double hung sash windows have been altered, the north replaced by multi-paned casements and the south lost completely by the later extension of the room. Fireplaces face both front windows and one early mantel survives (presently removed but proposed to be returned).

A timber addition was built on the north side some time in the later nineteenth century. The weatherboards were covered with Conite, possibly before the Second World War. While the form of the addition and some minor details such as the finials, circular ventilators and barge boards of the gables survive, it is now much altered. The whole of the north wall is being reconstructed. The present works show that there were four rooms originally. One faced the east with a pair of tall double hung sash windows which survive. A wall with a back-to-back chimney separated this from the second room which had a window in the north elevation. The chimney was removed in the 1960s. Behind these were two rooms separated by a timber wall which ran east west. Former structural openings are clear in the framing of the west wall, a pair of doors on either side of the internal wall and a window to the south, now reduced to a small louvre window. Presumably the north-west corner room had a window facing north. The ceilings of all these rooms and the walls in the rear rooms were lined with pine boards. The spacing of the noggings in the front room suggests some other sort of light weight lining.

Certain details, such as the circular gable vent and finials occur elsewhere suggesting the same date of construction. The weatherboard room added to the rear of the original kitchen, now covered with Conite, has the same details. The function of this room is not clear. It has a door to the rear but also one to the enclosed verandah. Proprietary galvanised iron ventilators have been introduced, perhaps in the Interwar period, into the roof over this room, the kitchen and the dining room. The style and detailing of these works is conventional for the period.

The next phase of alterations is more sophisticated in its style, adopting the very fashionable Aesthetic style inside and anticipating the Queen Anne style outside. Differences in the stone construction indicate that the front south room was extended forward by about 1.2m and the room behind it by 1.2m and a further polygonal bay. The walls were raised by the addition of timber framing with extra height created by coved ceilings. A projecting oriel window, supported by three timber brackets, was added to the south side of the drawing room and set beneath an equilateral gable. It is walled with vertical boards and the three double hung sashes framed in delicately detailed pilasters. The sashes are distinctive with
very small panes in the upper sashes representing one third of the height of the window overall and the side sashes being half the width of the centre. The gable is lined with vertical boards. The finial is missing. The bay window of the dining room has similar detailing except that the central window is a pair divided by one pilaster. The gable above, the full width of the room, is supported by two large timber brackets. The new window in the east wall of the drawing room has the same glazing details but is divided into three, the outer two constructed as casements and the centre as double hung sashes, again one third and two thirds in height.

Internally the drawing room has suffered from much change in the last fifty years. The 1904 photograph shows a cluttered interior typical of the Aesthetic Movement. Some details are of particular interest including: the wall paper and frieze; the fine lining boards of the coved ceiling and 'wall extension'; and the retrofitted electric light fittings with wiring concealed in tubes over the walls. It is impossible to distinguish the mantelpiece or the door joinery into the hall and the dining room. On the other hand, the dining room survives relatively intact with all of the paneling over the coved ceiling and walls. The corner fireplace is Gothic in style but simply detailed. Two doorknobs and one key escutcheon survive which are beaten brass with a pomegranate motif. The floors in both these rooms are standard tongue and groove pine boards.

At the rear of the front wing and to the side of the service wing there is an L-shaped enclosed verandah. It is not certain if the structure is old but it would follow the same footprint of an earlier verandah. It was much altered in the 1960s by the introduction of two contrasting elements. At the rear, a new main entrance has been introduced, a pair of multi-panelled black doors with windows on either side and, in the side, a rock chimney. The floor is covered with black and white tiles. The kitchen joinery, accessed from the side verandah, dates from the same period.

The separate wing was not inspected.

**Physical Condition**

The condition of the house was also poor before being renovated.

**Physical Description**

**Extent of registration:**

Lot 2 PS531010, in the township of Warrnambool

. dwelling - original two roomed stone cottage (1850s); timber addition, now clad conite and rear service wing (c 1880s), Queen Anne style rendered stone addition (c 1890s) and rear detached timber structure 'The Cottage'.

. all mature trees including the *Ulmus* spp., *Populus* spp., a *Cedrus deodara* (Deodar Cedar), *Crataegus* spp. (Hawthorn), two *Pinus radiata* (Monterey or Radiata Pines) and the *Quercus* spp. (Oak) located at the west of the house

Renovations and additions undertaken to the complex in 2010-2011 are not considered to be of heritage value.

**Comparative Analysis**

Wollaston Homestead at 84 Wollaston Road, Warrnambool can be compared with:

Merri Lodge, 45 Princes Highway, Dennington
Statement of Significance

What is Significant

The elements of heritage value representing the historic, aesthetic and associative significance of Wollaston Homestead Complex and associated significant trees include:

. dwelling - original two roomed stone cottage (1850s); timber addition, now clad conite and rear service wing (c 1880s), Queen Anne style rendered stone addition (c 1890s) and rear detached timber structure 'The Cottage'.

. all mature trees including the Ulmus spp., Populus spp., a Cedrus deodara (Deodar Cedar), Crataegus spp. (Hawthorn), two Pinus radiata (Monterey or Radiata Pines) and the Quercus spp. (Oak) located at the west of the house

Renovations and additions undertaken to the complex in 2010-2011 are not considered to be of heritage value.

Site visit required to confirm integrity, extent and condition of place. Setting is now somewhat compromised.

How is it Significant

Wollaston Homestead is of local historical, associative and aesthetic significance to the City of Warrnambool.

Why is it Significant

Wollaston Homestead is:

. of historical significance for its direct links with the Manifold family, a pioneering pastoral dynasty and specifically with Sir Walter Manifold and his wife Fanny Manifold from 1875 to 1914 when it was their country home. It has further significance for demonstrating a passed way of life, that of the late Victorian and Edwardian elite immediately before the First World War. The established garden immediately around the house and the broader landscape planted as a park supports this significance. (Criterion A: Importance to the course or pattern of our cultural or natural history, Criterion H: special association with the life or works of a person, or groups of persons, of importance in our history)

of aesthetic significance for its sequence of development, demonstrating changes in style, materials and building techniques over the period from the 1850s to the present time. Alterations undertaken in late nineteenth century are of particular significance for the sophistication of the details in the Queen Anne style with an influence from the Aesthetic Movement. (Criterion E: Importance in exhibiting particular aesthetic characteristics)
# Recommendations 2009

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HERITAGE CITATION REPORT

Name: Timber Cottage
Address: 9 Bridge Rd BUSHFIELD

Significance Level: Local
Place Type: House
Citation Date: 2009

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity
The cottage retains a high degree of integrity

History and Historical Context

The land on which the timber cottage stands, being Allotment 7 of Section B, was first purchased from the Crown in 1854 by Mary McCarthy. [1] It comprised a 75 acre parcel addressing the Woodford - Bushfield Road (now Bridge Road) and was bound to the east by Warrnambool-Mortlake Road.

Mary Kirby (nee Tobin) arrived from Ireland with her first husband William Kirby accompanied by their eldest daughter Marianne c1840. They resided in Port Fairy, where Mary gave birth to four more children between 1842-1847. William, who was a publican, drowned in the Merri River in 1847. [2] Mary married John McCarthy of Woodford soon after William's death. [3] By 1848 John McCarthy applied for a publicans license to operate the Travellers Rest Hotel, which
was situated near the Merri River in Woodford. Mary is recorded as holding the license there from 1849 - 1853, before taking over the lease of the Woodford Inn until the mid 1850. [4] A local historical account of Woodford suggests that following John's death in the mid 1850s, Mary McCarthy established a general store. [5]

A plan of the Parish of Wangoom surveyed in 1856 records Mary McCarthy owning the subject site, located adjacent to the emerging township of Bushfield. The Shire of Warrnambool rate books, which survive from 1874, indicate that by this time the 75 acre parcel had been subdivided, with McCarthy now occupying an excised parcel, comprising a residence on 1 acre, valued at £20. [6] It appears that she also retained her shop in Woodford, which was leased to Dirk Tieman. Between the 1870 - 1880s the property was leased to Issac Tate, a laborer. It is unclear when Mrs McCarthy sold the property, as at the time of her death in 1902 she was recorded as living with her daughter Julia Elizabeth Kirby in Melbourne. [7]

It is unclear who owned and occupied the property until 1972 when Doris Hogan sold Allotment 7, Section B to William and Margaret Grundy. It comprised 1 acre and two roods. In the late twentieth century the parcel was subdivided further and a new brick house constructed on Lot 6. [8]

References:


Relevant Historical Australian Themes

Australian Historic Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the cottage at 9 Bushfield Road Bushfield:

8 Developing Australia's Cultural Life

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

Description
Physical Description

The cottage at 9 Bridge Road is situated in the north-west corner of allotment 1 TP21349 (formally part Allotment 7, Section 2) in the township of Bushfield. It is oriented to the north-east facing Bridge Road, with a shallow set back behind a low timber fence. The simple vernacular cottage is a single-storey symmetrical building with a double gable roof, clad with corrugated iron. The facade is clad in weatherboard and features a skillion corrugated iron verandah supported by timber posts and paired double-hung sashes windows. The western and eastern elevations are clad in particle board (cement sheeting). Two stone chimneys are incorporated into the western elevation. A skillion clad in particle board (cement sheeting) is attached at the rear. The backyard also features a cottage garden and contemporary garage. The garage is not considered to have any contributory heritage significance. The cottage is in good condition and retains a fair degree of integrity.

Physical Condition

The cottage is in good condition

Physical Description

Extent of Registration:

Allotment 1 TP21349 (formally part Allotment 7, Section 2) in the township of Bushfield

- Single-storey symmetrical dwelling, double gable roof clad with corrugated iron sheeting;
- Weatherboard clad facade, skillion verandah supported by timber posts and paired double-hung sashes windows;
- Two stone chimneys incorporated into the western elevation.

The rear skillion, garden and garage are not of cultural heritage significance.

Comparative Analysis

The cottage at 9 Bridge Road, Bushfield can be compared with:

79 Station Street Dennington
32 Bridge Road Bushfield
42 Bridge Road Bushfield

Statement of Significance

What is significant?

The elements of heritage value representing the historical significance of the simple vernacular timber cottage at 9 Bridge Road, Bushfield include:
. single-storey symmetrical dwelling, double gable roof clad with corrugated iron sheeting;

. Weatherboard clad facade, skillion verandah supported by timber posts and paired double-hung sashes windows;

. Two stone chimneys incorporated into the western elevation.

The rear skillion, garden and garage are not of cultural heritage significance.

**How is it significant?**

The vernacular cottage at 9 Bridge Road, Bushfield is of local historical significance to the City of Warrnambool and the township of Bushfield/ Woodford.

**Why is it significant?**

The c1860-70 cottage at 9 Bridge Road, Bushfield is:

of historical significance as one of the early workers cottages of Bushfield, evidence of the initial settlement and early development of the town. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

**Recommendations 2009**

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<th>Victoria Hotel</th>
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<tr>
<td>Address</td>
<td>90 Lava Street WARRNAMBOOL</td>
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<tr>
<td>Place Type</td>
<td>Hotel</td>
</tr>
<tr>
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**Recommended Heritage Protection**

VHR - HI - PS Yes

**Integrity**

It has a moderate level of integrity

**History and Historical Context**

The land on which the Victoria Hotel, formerly 160-166 Liebig Street, but now 90 Lava Street stands was first purchased from the Crown by W. M. Aitken in 1854. It comprised 1 rood being Allotment 9 of Section 24 in the township of Warrnambool on the corner of Lava and Liebig Streets.[1] By 1857, the subject site was held by James Murray, an early settler of the district who established Glenample station at Port Campbell and Summer Hill at Allansford. He was also the father of John Murray, local Member of Parliament from 1884 to 1916 and Premier of Victoria from 1909 to 1912. On his death in 1885, James Murray was hailed as 'one of the pioneers of the district'.[2]

Murray had purchased many township and suburban allotments in the early land sales of the 1850s and 1860s, which
established the township of Warrnambool.[3] Most were held for speculation, with the exception of Allotment 9, on which Murray commissioned town surveyor and architect, Andrew Kerr to design a two storey hotel addressing Liebig Street in 1857.[4] Tenders were called in August and by April 1858, Joseph Dobson was granted a license to operate the 'Dobson's Family Hotel', which opened its doors on 1 July 1858. [5]

By 1859 William Adams held the lease and operated it for a short period as a boarding house before gaining a licence. Adams had previously held the license of the Farmers Inn at Woodford from 1857. [6] He changed the name of the hotel to the 'Victoria'. Adams died in 1862 and successive hotelkeepers included Adam Murray (1865 - 1871), David Evens (1871 - 1873), Charles Everett (1874), Robert Wood (1875 - 1878), W.C. Bailie (1879), Francis Yeoman (1880 - 1883), Barthold Sterling (1884 - 1887), Andrew Anderson (1888 - 1890), William Tieman (1891) and Mrs Bell who held the lease of the hotel until 1893.[7]

When Murray offered the hotel for sale in 1871, an advertisement appeared in the Warrnambool Examiner describing it as 'built of stone, in thorough repair, and roofed with slates, the upper storey contains a bedroom and two sitting-rooms; on the ground floor - large dining room, two parlours, pantry, bed-room, tap-room, and store-room, with large underground cellars; there are also servants' rooms (2), and laundry and scullery. At the rear of the premises there is a large building, suitable for public meetings, balls, etc. The stables are in good order, and contain nine stalls, with hay loft.' [8]

On one occasion, in August 1866, the building was mentioned in the Examiner when preparations were being made for a ball. It reported that a 'Bachelor's Ball . will be held at Murray's Victoria and we understand that the yard at the lower end of the ballroom will be closed in and an awning placed over the space, between the ballroom and the hotel so that the fair sex will be excluded from the profane eyes of the vulgar.' [9]

According to the City of Warrnambool rate books, Murray owned the hotel until 1894 when it was sold to a Mrs M Hardy, who only held it temporarily before the premises was purchased by Mrs Annie Henry in 1895. [10] Annie's husband John Henry was recorded as the publican until his death in 1902. [11] Annie Henry was recorded as the hotelkeeper until 1906, when the license was transferred to John O'Malley. A significant increase in the net annual value of the property suggests that major works were undertaken between 1914 - 1916. [12] Following Annie Henry's death in 1919, her probate described the complex as comprising 'a two storied stone building containing thirty rooms known as the Victoria Hotel and two shops' valued at £2200. The adjoining shops addressed Liebig Street, while an additional parcel owned by Henry comprising a 'four roomed stone house' located adjacent to the hotel addressing Lava Street. [13]


Major remodeling of the hotel complex was undertaken during the late twentieth century, reconfiguring the front entrance of the hotel and street address to become 90 Lava Street. These works included the conversion of an adjacent shop into a saloon bar in 1961, internal alterations incorporating a dining room, bistro, kitchen, cool room and storeroom in 1977, the construction of a bottle shop in 1981 (on the site of the stone cottage) and the addition of two retail premises into the Liebig Street frontage in 1985 (160 - 166 Liebig Street). [15]

References:


HERITAGE CITATION REPORT


**Relevant Historical Australian Themes**

**Australian Historic Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Victoria Hotel, 90 Lava Street:

**3 Developing Local, Regional And National Economies**

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

**8 Developing Australia's Cultural Life**

8.4 Eating and drinking

**Description**
Physical Description

The Victoria Hotel appears to be made up of at least three wings: a much altered front wing, a relatively unaltered side wing and a modern bistro at the rear. (The bottle shop is not significant.) The front and side wings appear to be original and to date from 1858, although partly modernized in the Interwar period. The front wing, on the north east corner of Lava and Liebig Streets, is a two storey rendered masonry building which washad bars and service areas on the ground floor and bedrooms on the first floor. The original hipped corrugated iron roofs are obscured by a plain parapet with a small rectangular pediment over the canted corner. There is a first floor verandah on the west (Liebig Street) elevation with a solid balustrade and a simple flat concrete roof supported by steel posts. Doors provide access from the first floor rooms. The first floor windows in this wing have horizontal glazing bars. The tworetail fronts sit below the verandah and have heavy aluminium framed glazing.

The side wing of the hotel is also two storey rendered masonry with painted but unrendered stone at the eastern end. It has no parapet, with the gutters exposed along the boundary line, and a more or less symmetrical arrangement of windows and chimneys. Most of the Lava Street windows are double-hung sashes with the sashes divided in half horizontally, suggesting an Interwar, Art Deco renovation. (One ground floor Lava Street double-hung sash window has an upper sash divided into four panes.) The sign 'Victoria Hotel' in Art Deco iron letters may be Interwar. The door, possibly the original residential entrance, is not central but is consistent with the symmetrical distribution of the windows. The corrugated iron roof is hipped. The quoins on the nominal corners of the building are painted. The modern mock mansard slate roof above door level wraps around the east side of the building to join the late 20th century single storey bistro addition. This is now further in extent from the 1977 drawings for the new dining room show. There is an early two-storey verandah, now enclosed at the first floor level, on the north elevation of the side wing. Although this appears to be a separate building, a close examination of the fabric suggests that the front and side wings are contiguous.

What was probably the whole hotel building survives intact but the front wing has been much altered by its conversion into commercial premises. The complex included outbuildings such as stables and service buildings and a large hall, which are not present now. No garden or other significant vegetation. The building appears to be in good condition.

Physical Condition

Good

Physical Description

Extent of Registration:

Lot 1, SP28079

- the 1858 two storey masonry wing addressing Liebig Street and Lava Street (which was modernized in the Interwar period with the addition of a parapet and pediment over the canted corner and two retail shop fronts at ground level dating from the 1970s), including hipped roof form, rendered facade and vertically proportioned double hung sash windows;

- the symmetrical two storey masonry side wing addressing Lava Street, including corrugated steel hipped roof, chimneys, vertically proportioned double hung sash windows, and quoins.

The rear bistro and bottle shop addressing Lava Street are not significant.
Comparative Analysis

The Victoria Hotel at 90 Lava Street, Warrnambool can be compared with:

The Western Hotel, Kepler Street, Warrnambool

The Whalers Hotel, Liebig Street, Warrnambool

Statement of Significance

What is Significant?

The Victoria Hotel at 90 Lava Street, Warrnambool, comprising the following sections:

. the 1858 two storey masonry wing addressing Liebig Street and Lava Street (which was modernized in the Interwar period with the addition of a parapet and pediment over the canted corner and two retail shop fronts at ground level dating from the 1970s), including hipped roof form, rendered facade and vertically proportioned double hung sash windows;

. the symmetrical two storey masonry side wing addressing Lava Street, including corrugated steel hipped roof, chimneys, vertically proportioned double hung sash windows, and quoins.

The rear bistro and bottle shop addressing Lava Street are not significant.

How is it Significant?

The Victoria Hotel at 90 Lava Street, Warrnambool is of historical significance to the City of Warrnambool.

Why is it Significant?

The Victoria Hotel is of historical significance:

. as the oldest surviving Hotel in Warrnambool, demonstrating the first phase of major commercial building development within the original township grid. The hotel has played an important role as a provider of accommodation, food and beverages and as a meeting place for the community since the late 1850s (Criterion A: Importance to the course or pattern of our cultural or natural history).
Recommendations 2009

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History and Historical Context

Christian's Cottage at 9-11 Japan Street stands on land first purchased by John Alison and Andrew Hayley Knight for £27 in 1847.[1] It comprised 2 roods, being Allotment 3, Section 7 and was adjacent to three additional parcels purchased by the partnership (Allotments 4 - 6) on the corner of Japan and Timor Streets in the township of Warrnambool. Alison and Knight were prominent merchants who operated the Rosebrook flour mill and a warehouse on the Port Fairy wharf from 1849.[2] While Knight resided at 'Korongah' near Rosebrook, it appears that Alison was primarily based in Melbourne. So, it is almost certain that Allotments 3 - 6 were held for speculative purposes.

Between 1852 - 1853 Allotment 3 was owned by Reverend Lachlan McGillivray, Warrnambool's first Presbyterian Minister. While only living in the district for four years, McGillivray constructed the existing stone cottage, where he resided briefly.[3]

In 1853 John Davidson of Rosebank, Woodford acquired the subject site. According to local historian Les O'Callaghan,
upon returning from the goldfields after a successful venture as a storekeeper, Davidson 'invested in properties in both town and beyond. In 1868 he reported that he owned outright over £2,000 worth of property in the township of Warrnambool. He leased out these holdings including, in the mid 1850s, the Rosebank farm [and most likely the subject site].

By 1864, Michael Heaver a police constable resided in the cottage, but only held it until 1873. Subsequent owners include Coleman (1873 - 1883), Hawkes (1883 - 1889) and Merrett (1889 - 1909).[5] In 1909 the property was purchased on behalf of Margaret Conlin, a widow, whose husband David had recently died as a result of a work place accident. According to McLean, monies raised by public subscription contributed to the purchase of 9 - 11 Japan Street for Mrs Conlin and her ten children. John McCauley, Catholic priest and Thomas Burden, journalist, for the Union Trustee Company of Australian initially held the property in trust. The *Argus* recorded fundraising efforts at the time including an event organised by the local branch of the Political Labor Council at the Botanic Gardens.[6] It appears that by 1928, Mrs Conlin had purchased the property outright. By the mid twentieth century, Mrs Conlin's son Joseph, his wife Anastasia and their family resided at the property. [7]


References:


2009, p. 265


Relevant Historical Australian Themes

**Australian Historic Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Christian Cottage at 9 -11 Japan Street Warrnambool:

4. Building Settlements, Towns And Cities
8. Developing Australia's Cultural Life

8.5.2: Helping other people

8.5.3: Associating for mutual aid

8.12: Living in and around Australian homes

8.14 Living in the county and rural settlements

8.10.4: Designing and building fine buildings

Description

Physical Description

Christian Cottage is located at the southern end of Japan Street, near the intersection of Japan and Timor Streets on a large block with a double frontage, the width of the original allotment. It is a single storey symmetrical masonry dwelling with a substantial attic storey above. The masonry walls have been thickly rendered with ashlar scored on all elevations and they are painted white. The roof is a steeply pitched gable, clad in concrete imitation slates. The roof has a central dormer window on the east elevation. This is not original and was probably added in the second half of the twentieth century. The dormer is a flat projection from the ridge line and has three double-hung sash windows and fibre cement lining at the sides. The front door is centered in the lower storey. It has a narrow fanlight above and is approached by a concrete pathway terminating in two low stone steps. The multi-pane windows (not the originals) are arranged symmetrically on either side of the front door. The windows are flanked by reproduction timber shutters. A low rendered chimney protrudes at each end of the roof gable. Curiously, the attic storey windows in the gables at each end are below the chimney which suggests that the flues split within the wall. There is a small skillion addition of indeterminate age at the back of the house and a modern flat-roof single garage at the end of the drive on the south side of the house.

There are two mature Araucaria heterophylla (Norfolk Island Pines) planted symmetrically in front of the house which is set back 12-15m from the street. The current fence is a recent addition.

Physical Condition

Very Good

Physical Description

Extent of registration:

CA 3 PT section 7.

Two storey dwelling, including chimneys, roof form, window and door openings, gable end window openings.

Roof tiles, later roof dormer, multi-pane timber window frames, shutters, rear additions and fencing not of heritage value.
Comparative Analysis

Christian Cottage at 9 -11 Japan Street Warrnambool can be compared to:

Kerry Lodge, 2 Mortlake Road Warrnambool

Motang, 250 Hopkins Point Road Warrnambool

Statement of Significance

What is Significant?

The elements of heritage value representing the historic, rare and aesthetic significance of 9-11 Japan St, Warrnambool include:

- Two storey dwelling, including chimneys, roof form, window and door openings, gable end window openings.
- Roof tiles, later roof dormer, multi-pane timber window frames, shutters, rear additions and fencing not of heritage value.

How is it Significant?

The dwelling at 9-11 Japan St, Warrnambool is of historic, rare and aesthetic heritage value to the City of Warrnambool.

Why is it Significant?

The dwelling at 9-11 Japan Street, Warrnambool is:

- of local aesthetic significance, representing an early and rare example of housing in Warrnambool in the 1850s - reflecting the early years of the development of town. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

- of local historic significance, illustrating the early development of Warrnambool.

Recommendations 2009

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# HERITAGE CITATION REPORT

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**Significance Level**: Local

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

Milestone, corner of Raglan Parade and Foster Street Warrnambool
**Integrity**

The milestone retains a fair degree of integrity.

**History and Historical Context**

The erection of milestones as navigational aids along major transportation routes was common practice from the time of early settlement within the western districts of Victoria. As early as 1858, the Warrnambool and District Road Board erected signposts at the intersections of major roads. [1] An advertisement appearing in the *Warrnambool Examiner* of 24 April 1863 calls for tenders for 'providing, lettering and fixing six milestones on the Belfast Road'. The contractor placing the advertisement was John Rainey, a road contractor from Woodford.

Local milestones were usually constructed from cut and dressed basalt, with the distance between major townships carved into the pyramidal face. They were typically situated on road reserves and viewed from close distance at low speed. Later, timber finger boards were mounted onto timber posts. Local historical sources suggest that many of the milestones positioned along district roads were relocated or buried during the Second World War and later unearthed. [2]

It is unclear if the milestone located on the road reserve on the south side of Raglan Parade is situated in its original position, however, the distance inscribed in the stone is consistent with the general locality.

**References**


**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the milestone located on the corner of Raglan Parade and Foster Street Warrnambool:

3 Developing Local, Regional and National Economies

3.8 Moving goods and people

3.8.7 Building and maintaining roads

**Description**

**Physical Description**

The milestone is situated on the road reserve, located on the southern side of Raglan Parade and adjacent to the intersection of Foster Street, in the township of Warrnambool. It is constructed from basalt which has been cut and dressed into a triangular form. The three faces have beveled edges. The western face has been inscribed crudely with:
TERANG MILES MELBOURNE, while the eastern face has been inscribed with: WARRNAMBOOL 1 MILE and BELFAST 19 MILES. The engraved lettering has been repainted. The milestone has been set in a crude concrete footing, which is surrounded by small basalt blocks.

**Physical Condition**

The milestone is in good condition.

**Physical Description**

**Extent of registration:** The basalt milestone on the road reserve located on the southern side of Raglan Parade and adjacent to the intersection of Foster Street, in the township of Warrnambool; including the structure’s foundations and a curtilage of a 15 metre radius of the milestone.

**Comparative Analysis**

Miles The milestone located on the corner of Raglan Parade and Foster Street Warrnambool can be compared with:

Milestone, located outside 145 Fala Park Road Bushfield

Milestone, located outside 72 Jamieson Street Warrnambool

Milestone, located in front of 144 Mortlake Road Warrnambool

**Statement of Significance**

**What is Significant?**

The Milestone at Raglan Parade (corner Foster Street), Warrnambool, is of heritage value. The elements representing its significance are:

. The (approximately) 600mm high x 450mm wide cut and dressed basalt milestone, set in a concrete footing;

Inscription with the distance of 1 mile to the township of Warrnambool and 19 miles to the township of Belfast.

**How is it Significant?**

The milestone located on the road reserve, located on the southern side of Raglan Parade and adjacent to the intersection of Foster Street is of local historical significance to the City of Warrnambool.

**Why is it Significant?**

The Milestone at Raglan Parade (corner Foster Street), Warrnambool, is:

. of local historical significance as a rare surviving example of an early navigational aid, indicating distance between townships along major transportation routes. *(Criterion B: Possession of uncommon rare or endangered aspects of our*
cultural or natural history)

. Although it may have been removed from its original context and relocated to the current site, it remains an important example of early signage erected by the former Shire of Warrnambool on the former Belfast - Allansford Road, which was a primary transportation route. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

**Recommendations 2009**

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**HERITAGE CITATION REPORT**

**Name**: Former Nestle Factory Managers Residence and Office and *Phoenix canariensis*

**Address**: Drummond Street DENNINGTON

**Significance Level**: Local

**Place Type**: Commercial Office/Building, Staff quarters, Tree

**Citation Date**: 2009

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**Recommended**: VHR - HI - PS Yes

**Heritage Protection**

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**Integrity**

The building appears to be intact externally with a high degree of integrity. The only major change is the closure of the northern windows and the painting of the quoin and other decorative brickwork. The roof tiles may be replacements.

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**History and Historical Context**

The former Nestle Factory Complex (now owned and occupied by Fonterra) stands on land purchased from the Crown by William Rutledge. In 1889 Rutledge’s son William Rupert and partner Thomas Palmer established the Farnham Butter Factory, in a former woolshed on the banks of the Merri River. [1] The venture prospered and by 1890 shares in the company were offered to the suppliers, becoming the highly successful Farnham Co-operative Company. [2]

In 1908, following a State-wide survey, the Nestle and Anglo-Swiss Condensed Milk Company selected Dennington as a
suitable location to establish a milk condensing factory. The company purchased 17 acres of land, being Allotment 47 and part 48, Parish of Wangoom from Mr. C Simpson. The land was located opposite the Farnham Butter Factory which was purchased by the company in March 1909. The 1910 *Warrnambool Standard* Almanac described the acquisition of the Dennington site and the absorption of the Farnham Butter Factory as a 'striking tribute to the milk-producing capabilities of the district and its pre-eminence in the State as a flourishing dairy centre'.[3]

Building works commenced in 1910 and included the construction of a large factory, railway sidings, a terrace of six two-storey sandstone workers cottages and a two-storey manager's residence and office all built to specifications drawn up by Nestle architect R. T. Worth. [4] The first two managers, W. A. Munro and R. Corrie occupied the residence before it was converted into office space. [5] Approximately 150,000 cases of sweetened condensed milk were produced in the first year and between 1914-1918 it was the largest condensed milk factory in the world.[6] A redevelopment of the site in 1919 saw the construction of a staff dining room, sugar processing factory, storerooms and packing wing. A commuter train known at the 'Morning Pilot' ran daily between Warrnambool and the Dennington factory from this time until the 1950s. [7]

The *Warrnambool Standard* records that during the Depression of the 1930s and the advent of World War Two the Nestle factory was one of the township's major industries, 'Nestle did much to help Warrnambool escape the worst of the economic depression. The Dennington factory was the main employer of casual labor and several hundred extra workers were employed during the busy spring and summer months'. [8] This period also saw Nestle develop a transportation depot and a fleet of small trucks to replace the horse drawn lorries.

Not only did the Nestle factory contribute to the growth and prosperity of the city of Warrnambool, Dennington experienced the direct benefits of the Nestle's involvement at a local level, including the sponsorship of community groups and sporting clubs such as the Nestle Cricket Club and the Nestle Rowing Club.

By the mid nineteenth century the factory was producing 520,000 cans of sweetened condensed milk annually and had diversified into the manufacture of milk powder, Nescafe granulated coffee and Milo. At its peak in the 1960s, the factory employed a permanent work force of 720 persons.

In the 1980s, the terrace of six workers' cottages was nominated for and added to the Historic Buildings Register. Subsequently, a permit to demolish the building was issued by the Minister for Planning on appeal. The building was demolished in 1987 and replaced by a perimeter road and security fence.

In August 2005 the Nestle factory was taken over by the New Zealand dairy co-operative Fonterra.

References:


[7]*Warrnambool Standard*, op. cit. p 16
Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the former Nestle Factory Managers Residence and Office:

3. Developing Local, Regional and National Economies

3.8: Moving goods and people

3.12.4: Preserving food and beverages

3.13: Developing an Australian manufacturing capacity

Description

Physical Description

The Nestle factory is situated on Lot 3 TP513976 in the township of Dennington. The complex comprises the former manager's residence and office, original milk condensing factory and additional dairy processing facilities constructed in the twentieth century. The site is bound to the north by the former Warrnambool - Port Fairy railway line, the west by the Merri River and to the south by Drummond Street. The former manager's residence and office is oriented to the east towards the City of Warrnambool.

The former manager's residence has two wings in a T-shaped plan. The front or east wing is symmetrical, of two storeys, with a simple terracotta tiled hipped roof and two face-brick chimneys with rendered cornices. Originally the ground floor was offices and the first floor was the manager's residence, a longstanding building type which goes back at least to the beginning of modern banking in Renaissance Italy. The central entry pavilion protrudes slightly from the facade on both storeys and has a pedimented gable. The shallow ground floor porch has a flat roof. The entrance is flanked by polygonal bay windows with pitched terracotta roofs on the ground floor. Paired double hung sash windows are above these with a triple arrangement above the entrance. Small service windows, suggesting bathrooms, are squeezed between the main windows and the entry pavilion. An open terrace with light modern masonry balusters skirts the facade. The side elevations of the east wing repeat the paired windows on both levels and there is a bay window on the north elevation. There are small double-hung sashes in the west elevation between the corners and the west wing. The first floor is now used as offices.

The west wing, which is still used as offices, is single storey with higher ceilings than the east wing. The windows in the south elevation are four tall pairs divided horizontally into 3 sections, the lower two being double-hung sashes and the top a fixed sash. The windows in the north elevation are similar but grouped as three with smaller windows between. There is evidence that windows in this elevation have been closed. The roof of this wing has a Dutch gable and a polygonal ventilation tower with timber louvres and a metal roof.

Both wings are rendered masonry painted light grey while the window arches, quoins, reveals and sills are brick painted in a contrasting darker grey. The quoins at the corners are also highlighted in grey with terracotta tiled roofs, alternating four and five brick beds. The character of the building is conservative, rather domestic and loosely Arts and Crafts in style. The garden is now limited to native planting in beds and lawns with a number of Phoenix canariensis (Canary Island Date Palms). The interiors of the building were not inspected.
Physical Condition
The building is well maintained and is in good condition.

Physical Description

Extent of registration:
Lots 1-3 TP513976, township of Dennington

. External form of the two storey building and also attached single storey west wing of same style, including walls, tiled roof, chimneys, cupola and entry porch.

. 3 x *Phoenix canariensis* (Canary Island Date Palms) to the east of the subject building

Painted finish to quoins and balustrade edging to path outside building not of heritage value.

Comparative Analysis

Comparative Examples
The former Nestle Factory Managers Residence and Office, Drummond Street, Dennington can be compared with:
Former Union Bank, cnr Kepler and Koroit Street, Warrnambool.

Statement of Significance

What is Significant?
The elements of heritage value representing the historic and aesthetic significance of the former Nestle Factory manager's residence and office include:

. External form of the two storey building and also attached single storey west wing of same style, including walls, tiled roof, chimneys, cupola and entry porch.

. 3 x *Phoenix canariensis* (Canary Island Date Palms) to the east of the subject building

Painted finish to quoins and balustrade edging to path outside building not of heritage value.

Why is it Significant?
The former Nestle factory manager's residence and office is of historical and aesthetic significance to the City of Warrnambool.

How is it Significant?
The former Nestle factory manager's residence and office is:
of local historical significance, reflecting the past and present development and prominence of the South-West Victoria dairy industry and the investment made by the multi-national Nestle and Anglo-Swiss Condensed Milk Company in establishing a major industrial enterprise in the township of Dennington. (Criterion A: Importance to the course or pattern of our cultural or natural history)

of local aesthetic significance, representing the architectural style of the first buildings erected on the site for the Nestle and Anglo-Swiss Condensed Milk Company factory in 1910. It was built to a design by Nestle Architect, R. T. Worth. The building was once supported by a large garden, but is now limited to native planting in beds and lawns with three surviving Phoenix canariensis (Canary Island Date Palms). (Criterion E: Importance in exhibiting particular aesthetic characteristics)

**Recommendations 2009**

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**HERITAGE CITATION REPORT**

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**Recommended Heritage Protection**

- VHR No
- HI Yes
- PS Yes

Grannys Grave, off Hickford Parade, Warrnambool
Integrity

Retains a high degree of integrity.

History and Historical Context

James and Agnes Raddleston settled in the emerging township of Warrnambool in the 1840s, residing in a tent near the present day Pertobe Road cutting. [1] Local historical sources suggest that James was a fisherman, catching crayfish along the Warrnambool coastline. Following Agnes Raddlestone's death in 1848 she was laid to rest in the sand dunes overlooking the Southern Ocean.

One local historical account suggests that in 1848 'Mr Allan, who occupied considerable property on the banks of the Hopkins River .. expressed a willingness to bring the body [of Mrs Raddleston] to the burial ground in his bullock wagon and he suggested that the site chosen should be set aside as a cemetery'. [2] Richard Osburne recalls in an article for the Warrnambool Standard in 1886 that 'a few leading spirits, including Messrs Mark Nicholson, John Moffatt Chisholm, JH Craig, Gilbert Nicol, Charles Denney and others, including myself, got up a subscription and paid for her coffin and also helped bury her on the hummocks, somewhere between the present powder magazine and the sea'. [3]

The location of Mrs Raddleston's grave reflects a general trend at that time for burial grounds to be established outside the formal boundaries of township and settlements. At first, cemeteries were usually developed in association with particular churches or as a result of public meetings of concerned citizens. As historian Celestina Sagazio explains 'in 1854, an Act for the Establishment and Management of Cemeteries in the Colony of Victoria was passed by the Victorian Government forming the basis of cemetery management as we know it today. The Government had the power to appoint and remove trustees and lend or pay money for the establishment of cemeteries. The trustees were charged with the responsibilities to construct structures and avenues; impose rules and regulations to manage and protect the cemeteries; allow ministers of religion free access and religious denominations to build mortuary chapels; have the right to veto and remove inappropriate vaults and monuments; and to keep accounts and statements'. [4] Warrnambool's first public cemetery was established near the banks of the Hopkins River, with the first burial taking place in 1850. It was formally gazetted in June 1854 and remains Warrnambool principal burial ground. [5]

At the time of Mrs Raddleston's burial in 1848, a perimeter fence marked the location of the grave, however it fell in to disrepair and Richard Osburne was unable to find the exact location of the grave by 1886. [6] The Warrnambool Council erected a headstone to mark the grave in 1904. The inscription on the headstone reads: In memory of Mrs James Raddleston, the first white woman buried in Warrnambool. Died 1848, Erected by the Town Council 1904. By the early 1930s, the Warrnambool Progress Association erected a concrete base and permanent guard rail and at a date unknown, the Warrnambool Jaycees restored the grave and the approaches to it. [7] In 1995, a viewing platform was erected as part of the development of a foreshore promenade linking the mouth of the Hopkins River to the breakwater. [8] The first viewing platform was rebuilt and lowered by 30 centimeters after public criticism that it was impeding the view of the grave. [9]

References:


relevant historical australian themes

the australian heritage commission devised the australian historic themes in 2001. the following themes have influenced the historical development of granny's grave, below hickford parade, warrnambool:

4.6: remembering significant phases in the development of settlements, towns and cities

9. marking the phases of life

9.7: dying

9.7.1: dealing with human remains

9.7.3 remembering the dead

description

physical description

the grave is located in the dunes above the beach looking southwest over the southern ocean. the headstone is carved from basalt and shaped to a point. the stone is roughly cut, the words: "granny's grave / in memory of mrs james raddleston / the first white woman / buried in warrnambool / died 1848 / erected by / the town council 1904" are lightly engraved on the stone and has been recently re-painted green. the head stone is set into a rendered masonry grave which sits above the ground and its form is reminiscent of a small hip roof. there is a painted steel pipe rail with corner posts set into the corners of the grave.

the headstone is in reasonable condition with a layer of yellow lichen on the top west face. the handrails are heavily corroded in places and the rust is staining the grave. the grave would appear to be painted concrete which would be unusual for 1904. the grave may date from a later period.

physical condition

in good condition considering exposure to elements.

physical description
**Extent of registration:** To the whole of the headstone, grave and monument, and all of the land within a 10 meter radius of the grave.

**Comparative Analysis**

There are no isolated grave sites within the City of Warrnambool that are comparable to Granny's Grave, c1848. A large number of mid nineteenth century monuments and grave sites survive in the Warrnambool Public Cemetery.

**Statement of Significance**

**What is Significant?**

The grave site and headstone of Mrs. Agnes Raddleston, located in sand dunes below Hickford Parade 400 metres west of the Hopkins River mouth Warrnambool.

Significant elements include:

- basalt headstone erected in 1904,
- set into a rendered masonry grave;
- perimeter guard rail constructed in the 1930s.

**How is it Significant?**

Granny's Grave off Hickford Parade, Warrnambool is of historical and social significance to the City of Warrnambool.

**Why is it Significant?**

Granny's Grave, located off Hickford Parade Warrnambool is:

- of historical significance as an isolated burial site that pre-dates the Warrnambool Public Cemetery and marks an important phase in City's history. It is of further significance as a tangible reminder of the life and death of the early white settlers of Warrnambool. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)
- of social significance for reflecting the customs and traditions of the local community since the mid nineteenth century, particularity for the role of civic leaders and community groups in memorialising the death of Mrs. Agnes Raddleston (*Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*).
### Recommendations 2009

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HERITAGE CITATION REPORT

Name: South Warrnambool Presbyterian Church
Address: MacDonald Street WARRNAMBOOL
Place Type: Church
Citation Date: 2009

Significance Level: Local

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

The Church retains a high degree of integrity but a low level of intactness due to the Conite cladding.

History and Historical Context

South Warrnambool was not part of the original township survey of Warrnambool, as laid out in 1847 by William Pickering and Robert Hoddle, but evolved as a small hamlet associated with the harbour precinct. It is located approximately 1.5 km south-west of the centre of Warrnambool and is bound by the Merri River floodplain to the south, Lake Pertobe to the north and dissected by the Merri River cutting and Pertobe Creek.

Although 'Jetty Allotments' were sold as early as 1853, the proximity and scale of the surrounding Merri River wetlands, estuary and coastal dunes limited the amount of land suitable for housing. These allotments appear on the privately prepared 'Bromfield Plan' of 1856, which show their alignment in relation to the former path of the Merri River, before it was diverted through a 'cutting' to reduce the silting of the river mouth and harbour.[1] Following the realignment of the
Merri River, more land was released in South Warrnambool, including two separate sites reserved for a state school. While there was no land formally set aside for religious institutions, by the turn of the century, there was at least one denomination represented in South Warrnambool.

At first, the Presbyterians of Warrnambool worshiped at St Johns Presbyterian Church (Spence Street Warrnambool), constructed in 1875 to a design by architect Andrew Kerr. The church remained the focal point of both religious and social activity for the city's Presbyterian community in the nineteenth century. However, by the turn of the century, St Johns conducted 'Sunday Mission' outreach services in South Warrnambool under the leadership of Rev Donald Cameron. [2] In 1901, St Johns appointed Deaconess M. Young to conduct Sunday School sessions at the South Warrnambool State School and a 'Women's Weekly Social Gathering'. [3]

By 1906, the South Warrnambool Mission Church Committee of Management was formed, with a view to raising funds for the erection of a place of worship for the local congregation. Prior to the construction of a suitable venue, Sunday Mission services were conducted in the South Warrnambool Methodist Church. [4] Deaconess Young was instrumental in forming the committee and personally collected over £88 towards the erection of a church for the South Warrnambool congregation. Other contributions included £10 collected by Miss G Newcombe for seating, the erection of the pulpit by the Ministering League, the carving of the pulpit and the donation of a pulpit bible by the Junior League, and the provision of floor mats by the Christian Endeavor Group. [5]

In 1906 the South Warrnambool Presbyterian Church (which was called Mission Hall) was constructed on Allotment 7 of Section 30 addressing MacDonald Street at a cost of £227. The Argus newspaper records that a dedication service for the church was held on Wednesday 4 July and was conducted by the Rev. D. A. Cameron and the Rev. A. R. Osborn. The article also describes an 'overflowing attendance', which is not surprising due to the diminutive scale of the building, as illustrated in an 1956 photograph reproduced in Heather Young's history of the church. [6] By 1908 a larger building was constructed to replace Mission Hall.

A memorial fence was erected in 1909 along the MacDonald Street frontage to pay tribute to mission members Dr F. W. Newcombe, J R Bruce, TA Clinton and in particular Miss Millicent Burden. The fence was funded in part by a donation on behalf of the late Millicent Burden, a member of the Girls Guild who died in 1908 aged 22. [7] Although a heartfelt gesture, the committee concluded that the provision of funds for works from this type of donation (£4 of the late Miss Burden's pocket money) was not an appropriate 'method to be conducted in a church and suggested that this year [1909] money be raised by subscription from the congregation'. Future fundraising efforts by the congregation included an 'American Tea' which raised £10 towards painting the church. [8] Another important committee associated with the church was the South Warrnambool Presbyterian Ladies Guild which operated from 1930 and, between 1963 to 1900, was affiliated with the Presbyterian Women's Mission Union (P.W.M.U). [9]

A series of works to the church and hall were undertaken during the twentieth century, including renovations to the interior of the church in 1916, the construction of a new hall in 1928 (which may coincide with the demolition or removal of the original 1906 structure), the cladding of the buildings in Conite, and extensions to the kitchen and hall in 1982. [10] South Warrnambool Presbyterian Church continues to serve the South Warrnambool congregation, although Sunday School classes ceased in 2004.

References:

[1] Bromfield, Map of Warrnambool, 1856


**Relevant Historical Australian Themes**

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of South Warrnambool Presbyterian Church, MacDonald Street South Warrnambool:

**8 Developing Australia's Cultural Life**

8.6 Worshipping
8.6.1 Worshipping together
8.6.2 Maintaining religious traditions and ceremonies
8.6.4 Making places for worship

**Description**

**Physical Description**

South Warrnambool Presbyterian Church is a small Coniterendered church located on a flat grassed block. In addition to the church, a modest Conite rendered hall is located at the rear of the church. The church is oriented east-west and has a simple steeply pitched roof, now clad in Colorbond. The north and south walls have three simple lancet windows with obscure clear glass. There is a small entry vestibule at the east street end with a front door on the north side. The building appears to be in good condition. The building forms are intact although the cladding is not.

**Physical Condition**

The Church is inmoderate condition.

**Physical Description**

**Extent of registration:**
Allotment 7 of Section 30 in the township of Warrnambool

. Simple gable roof, rectilinear form of church and entry porch;

. Vertically proportioned arch head windows.

The rear amenity block and cream brick fence, and the conite cladding to the church, are not of cultural heritage significance.

**Comparative Analysis**

South Warrnambool Presbyterian Church, 11 MacDonald Street South Warrnambool can be compared with:

Allansford Presbyterian Church, Frank Street Allansford

Woodford Presbyterian Church, River Street Woodford

St John's Presbyterian Church, Skene Street Warrnambool

**Statement of Significance**

**What is Significant?**

The South Warrnambool Presbyterian Church at Macdonald Street, South Warrnambool is of local heritage value. Elements of heritage value include:

. Simple gable roof, rectilinear form of church and entry porch;

. Vertically proportioned arch head windows.

The rear amenity block and cream brick fence, and the conite cladding to the church, are not of cultural heritage significance.

**How is it Significant?**

The South Warrnambool Presbyterian Church at Macdonald Street, South Warrnambool is of local historical significance to the City of Warrnambool.

**Why is it Significant?**

South Warrnambool Presbyterian Church is:

. of local historical significance as a representation of the importance and consolidation of Presbyterian faith in the South Warrnambool community and as a site of continuous worship since its construction in 1908. (*Criterion A: Importance to the course or pattern of our cultural or natural history*)
## Recommendations 2009

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Memorial Trough, Marfell Road Warrnambool

Memorial Trough is intact and retains excellent integrity.

History and Historical Context

The Memorial Horse Trough is situated on the road reserve outside the grounds of the former Lyndoch homestead and adjacent to the Hopkins River road bridge on Marfell Road, Warrnambool. It was commissioned by Madame Fiocchi de MacMahon as a memorial to the memory of her mother Jane Ann Rolfe (nee Lake) and her stepfather George Rolfe.

George Rolfe, a Melbourne merchant, purchased the land on which Lyndoch stands in the 1870s.[1] He constructed a summer residence on the site and a number of outbuildings and infrastructure including a windmill, boat shed and reservoir. He named the property Lyndoch and farmed the land along with his other agricultural holdings, including Shipley and Fairy Hill. A permanent work force was employed to maintain the property and large garden, including staff...
John and Jane Ann (known as Annie) Lake. Annie Lake married George Rolfe in 1891 following the death of her first husband, John Lake, in 1889. George and Annie Rolfe resided at Lyndoch permanently from this time. [2]

Following the death of George Rolfe in 1919 and the subsequent death of Annie in 1921, the Rolfe estate passed to Annie's daughters, Florence and Annie Lake (now Madame Fiocchi de MacMahon), who had married Fiocchi de MacMahon, the Italian Consul in 1920 and relocated to Italy. [3] Miss Florence Lake died in 1946 leaving the property to Annie. Prior to the sale of Lyndoch in 1952, Annie Fiocchi de MacMahon commissioned the design and installation of a memorial to honour the legacy of her mother and stepfather.

The specifications and design of the memorial were prepared in Italy by architect, Almanno Lawley and adapted in Australia by Warrnambool architect, W. J. T (Tag) Walter and Melbourne based memorial sculptors, George F. Atayeo and Sons. The design incorporated a horse trough, drinking fountain and three flagpoles. Keith Thomas of K. D. Thomas Memorials of Warrnambool constructed the memorial from red granite blocks imported from Finland. [4] The memorial was unveiled in April 1949 by the Bishop of Ballarat, Dr. W. H. Johnstone and the gift was accepted by the then Major of Warrnambool, Cr. J. B. Dwyer in the presence of Madame Fiocchi de MacMahon, relatives of George Rolfe, local dignitaries and guests. [5]

The installation of horse troughs on prominent streets within rural towns in Victoria was a common occurrence within the early twentieth century. The most prolific example is that of philanthropists George and Annis Bills in the late 1930s. The Bills bequeathed a large portion of their estate to animal welfare, including the provision of thousands of horse troughs to be installed throughout Australia to improve the plight of horses. Horses were still important modes of transportation during the early twentieth century and their welfare was often neglected. Local councils applied to the trustees of the Bills estate for a horse trough and 'once approved the troughs were dispatched and installed by teams of men employed for the purpose'. [6]

Relatively few of the standard design troughs survive and only one is extant in the City of Warrnambool (located on the northern side of Coulstock Street Warrnambool, outside the Pony Club). The finely crafted and elaborate memorial horse trough located on Marfell Road is a rare example of its type, especially when compared with the Bills cast cement trough. The decrease in the use of horse drawn transport as a result of the proliferation of motor cars, saw a decline in the installation and use of horse troughs from the 1940s onwards.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the memorial horse trough, Marfell Road Warrnambool:
8. Developing Australia's Cultural Life

8.9: Commemorating significant events

9. Marking The Phases of Life

9.7.3 Remembering the dead

Description

Physical Description

The memorial horse trough is situated on the road reserve on the north side of Marfell Road Warrnambool. It is set against the southern boundary of the grounds of the former Lyndoch homestead. The memorial consists of a symmetrical arrangement, comprising a red granite trough and inscribed tablet mounted on a low granite wall, which is flanked by two large columns constructed of granite blocks. The vertical face of the wall and the monolithic columns have a honed surface. The back/north face of the columns tapers from top to bottom. There are two galvanized steel gates located on each side of the columns, providing pedestrian access to the Lyndoch grounds. The gates are supported by posts and a heavy bronze chain.

The engraved memorial plaque reads: In memory of / The Squire of Lyndoch / And his beloved wife / Jane Ann Rolfe / Erected by their daughter Annie / 23rd of April 1949.

The memorial is intact and in excellent condition. It retains a high degree of integrity.

Physical Condition

The memorial horse trough is in excellent condition.

Physical Description

Extent of registration:

To the extent of the whole of the memorial horse trough, including the columns and gates and a curtilage of approximately 2 metres to the east, south and west of the structure.

Comparative Analysis

The memorial horse trough located in Marfell Road Warrnambool can be compared with:

The Bills Horse Trough, Coulstock Road (outside the Pony Club) Warrnambool.

Statement of Significance

What is Significant?
The Memorial Horse Trough located in Marfell Road Warrnambool, is of heritage value.

Significant elements include:

- Red granite rectangular horse trough and inscribed tablet mounted on a low granite wall, including memorial plaque and inscription;

- two large columns and two smaller granite block columns, forming two pedestrian gates;

A nominal curtilage as proposed in the original citation should be retained - being 2 metres to the east, west and south of the trough.

**How is it Significant?**

The Memorial Trough located in Marfell Road, Warrnambool is of local historical and aesthetic significance to the City of Warrnambool.

**Why is it Significant?**

The Memorial Trough located in Marfell Road Warrnambool is:

- of historical significance as a rare and unusual memorial for two individuals, Annie and George Rolfe. It provides a tangible link between the Rolfe family and the Lyndoch property and is of particular historical interest for its private commission, by their daughter Madame Fiochhi de MacMahon (nee Lake) in 1949. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

- It is of further historical significance as a very rare example of a private memorial in Warrnambool (outside of the Warrnambool cemetery). *(Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history)*

The Memorial Trough has aesthetic significance as a well-executed example of 'modernist' design, as applied to a memorial, and as an important location landmark. *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*

**Recommendations 2009**

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## HERITAGE CITATION REPORT

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**Significance Level**  
Local

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

### Integrity

The Warrnambool Public Cemetery retains an excellent degree of integrity.

### History and Historical Context

At first cemeteries were usually developed in association with particular churches or as a result of public meetings of concerned citizens. 'In 1854, an Act for the Establishment and Management of Cemeteries in the Colony of Victoria was passed by the Victorian Government forming the basis of cemetery management as we know it today. The Government had the power to appoint and remove trustees and lend or pay money for the establishment of cemeteries. The trustees were charged with the responsibilities to construct structures and avenues; impose rules and regulations to manage and protect the cemeteries; allow ministers of religion free access and religious denominations to build mortuary chapels; have the right to veto and remove inappropriate vaults and monuments; and to keep accounts and statements'. [1]
passing of the Municipal Institutions Establishment Act in 1854 became the basis of Victoria's local government. Local councils were given control over amenities including roads, bridges, streets, sanitation and public health. The Public Health Act was also passed in 1854 and it was envisaged that local councils would also have the responsibility for management of public cemeteries. 'Under the provisions of the Public Health Act 1889 the Minister for Health and the Department of Public Health became responsible for the management of cemeteries and the responsibility has remained within the Health portfolio since that time' [2]

The Warrnambool Public Cemetery was officially gazetted in June 1854 and originally comprised 20 acres. Although the first burial was recorded as early as 1850, the 'rules and regulations for the Warrnambool Public Cemetery' were not published in the Victorian Government Gazette until 1855. [3]

The first appointed trustees of the Warrnambool Public Cemetery were James Montgomery, Samuel McGregor, Thomas Denny and Thomas Tierney. [4] Each represented one of the major Christian denominations and they were charged with the responsibility of laying out the cemetery, enclosing the land with a fence, erecting a suitable gate and setting out the rules and regulations for burials, the scale of fees and maintaining a burial register. [5] The Victorian Government Gazette published the 'Receipts and Expenditure of the Warrnambool Cemetery for the 1st of January to the 31st of December 1860' and noted that there were 98 interments, 27 private burials and 9 headstone and tombs were erected during this period. [6]

The design of the Warrnambool Cemetery generally follows the traditional configuration of public cemeteries and was laid out in sections according to the major denominations. The original 20 acre parcel was effectively divided in half, with the earliest burials commencing in the south-east corner of the eastern portion of the cemetery (proceeding in a northerly direction), while the western half of the cemetery remained vacant until the late twentieth century. It is likely that the first perimeter fence, a timber 'post, rail and batten fence' erected in 1854/5 delineated the active burial ground (the eastern parcel) from the reserve (the western parcel). [7]

In the 1880s, the north - east corner of the west parcel was purchased for the Warrnambool - Terang railway line, reducing the cemetery from 20 acres to 17 acres, 2 roods and 2 perches. [8] By 1885, architect Andrew Kerr called for tenders for the erection of a pair of entrance gates and it is likely that the existing sandstone fence which runs along Otway Road and Simpson Street dates from this period also. [9] While the entrance gates do not survive, their location is marked by two mature Araucaria heterophylla (Norfolk Island Pines) which are now situated in the centre of the cemetery. Adjacent to the Norfolk Island Pines is a timber rotunda. It is almost certain that this is the 'Shelter Shed' which features in the Warrnambool Standard of 21 August 1889, in which Shire Engineer J. W. Crawley calls for tenders for its construction. [10] An examination of its architectural fabric suggests that the building dates from the 1880s. Another important building located adjacent to the former entrance gates is the Sexton's cottage. Robert Whittet was appointed as the first Sexton of the Warrnambool Cemetery in 1855, working and residing there until 1866. George Proudfoot was Whittet's replacement and received a salary of £90 per annum. [11] Warrnambool architect George Jobbins called for tenders for the erection of a new Sexton's cottage in November 1878. This cottage survives today and is occupied as the caretaker's residence. [12]

The cemetery contains the graves of local pioneering families, and more recently, former residents of the Warrnambool district who are buried in existing family plots or interred in the lawn section (post 1980s) or the cremation wall. One notable grave is that of John Murray, former Victorian Premier, who was elected a Member of the Legislative Assembly for Warrnambool district in 1884 and served in this position for 32 years. He was given a state funeral upon his death in 1916.

The Warrnambool Public Cemetery is currently managed and maintained by the Warrnambool Cemetery Trust.

References:


[10] Ray Tonkin's Architects Index, 1971


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Warrnambool Public Cemetery, Otway Road Warrnambool

9 Marking The Phases of Life

9.7 Dying

9.7.1 Dealing with human remains

9.7.2 Mourning the dead

9.7.3 Remembering the dead

Description

Physical Description

The Warrnambool Cemetery is situated to the east of the township of Warrnambool, in an unusual location, above the Hopkins River. Most cemeteries which were picturesquely located adjacent to water bodies were relocated in the *Cemeteries Act* of 1854. It is bound to the north by Bostock Street, to the west by Gladstone Street, to the east by Simpson Street and to the south by Otway Road. It is rectangular in plan, comprising 17 acres, 2 roods and 2 perches. It is dissected in half by a central bitumen road which runs north from Otway Road, terminating in a cul-de-sac outside the...
former entrance gates, marked by two mature *Araucaria heterophylla* (Norfolk Island Pines) and a octagonal timber rotunda. The eastern portion of the cemetery contains the earliest graves, a majority facing eastwards towards the rising sun, as is the tradition. The graves located in the western portion of the cemetery are the most recent and are more widely distributed with large grassed spaces in between.

The Sexton's cottage is located at the centre of the cemetery at the end of the cul-de-sac and is accessed from all three bitumen roadways. It is a single storey asymmetrical stone cottage, in a picturesque Gothic style with a strong ecclesiastic association. The walls are painted sawn faced sandstone with tuckpointing. The corners are quoined and rendered. Wide rendered architraves surround the windows which have a slightly curved head. The stone work appears to be in excellent condition. There are two chimneys which are painted sawn stone with a decorative cornice. The verandah has unglazed, slightly rough (not vitrified) diagonally laid 3 inch x 3 inch (approx) red and white pavers. The front door and side door into the office from the verandah solid timber tongue and groove boards also fixed diagonally to form a diamond pattern between the stiles. The lock/ bolt on one of the doors is apparently original. The heavy timber valance to the front verandah has a cut out trefoil motif. There is a small skillion addition at the south west corner of the house. The Sexton's cottage is surrounded by a substantial stone fence.

Pedestrian access to the cemetery is gained through a wrought iron gateway addressing Simpson Street. Vehicular access is gained via three entrances, the most formal entrance is off Otway Road and is marked by a single *Araucaria heterophylla* (Norfolk Island Pine). Two secondary roads run off Gladstone Street and Bostock Street. The roadway network also accommodates pedestrians. A large sandstone wall, approximately 1600mm high, runs the length of the Otway Road and Simpson Street boundary (delineating the earliest burial ground). The stone wall terminates in a curve at the corner of Simpson Street and Bostock Street, where a bluestone retaining wall continues along much of the northern boundary.

The Cemetery is in good condition and retains an excellent degree of integrity.

**Physical Condition**

The Warrnambool Public Cemetery is in excellent condition.

**Physical Description**

**Extent of registration:**

CA21E, township of Warrnambool.

- Graves, memorials and headstones dating from the 1850s;

- Sexton's Cottage, including painted stone walls, chimneys, decorative timber verandah detailing, timber double hung sash windows, timber t&g board doors, and masonry fence;

- Sandstone perimeter fence;

- Timber ‘shelter shed’ including overall plan form, timber panelling, eaves brackets, and multipane windows;

- Mature *Araucaria heterophylla* (Norfolk Island Pine) trees;

and the land being Allotment 21E, within the township of Warrnambool.
Comparative Analysis

The Warrnambool Public Cemetery can be compared with the:

Tower Hill Cemetery, Princes Highway Illowa
Port Fairy Cemetery, Princes Highway Port Fairy
Grannys Grave, Hickford Parade Warrnambool (single gravestone and burial site)
The Sexton's cottage can be compared with:
Former Ellerslie College, 241 Koroit Street Warrnambool
Corio, 38 Nelson Street Warrnambool (architect George Jobbins)
Former Gasworks Managers Residence, Merri Street Warrnambool
St Johns Presbyterian Church Parsonage, 25 Princess Street Warrnambool
The rotunda can be compared with:
Bandstand located in the Warrnambool Botanic Gardens, Botanic Road Warrnambool

Statement of Significance

What is Significant?

The Warrnambool Cemetery is of historical, aesthetic, and social significance to the City of Warrnambool. The elements of heritage value representing this significance include:

. Graves, memorials and headstones dating from the 1850s;

. Sexton's Cottage, including painted stone walls, chimneys, decorative timber verandah detailing, timber double hung sash windows, timber t&g board doors, and masonry fence;

. Sandstone perimeter fence;

. Timber ‘shelter shed’ including overall plan form, timber panelling, eaves brackets, and multipane windows;

. Mature Araucaria heterophylla (Norfolk Island Pine) trees;

How is it Significant?

The Warrnambool Cemetery including Sexton's Cottage, perimeter wall, 'shelter shed' and landscape features is of historical, aesthetic and social significance to the City of Warrnambool.

Why is it Significant?
The Warrnambool Cemetery is:

. of local historical significance, reflecting the ongoing traditions and beliefs regarding burial practices within the community since the 1850s. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, containing a number of important grave sites, markers, headstones and memorials, within a picturesque setting on the Hopkins River; it also contains the architecturally sophisticated Sexton's Cottage and timber shelter shed, sandstone perimeter wall, and significant landscape features including mature Norfolk Island Pine trees. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local social significance, reflecting the changing customs and traditions within the community regarding burial and mourning practices.

**Recommendations 2009**

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Recommended Heritage Protection: VHR No HI No PS Yes

Integrity

High degree of integrity

History and Historical Context

Plummer's Hill Road appears on the privately prepared 'Bromfield Plan' of 1856, which illustrates its position running in a northerly direction from the Belfast - Woodford Road for approximately 2.2 kilometers before intersecting Blighs Road. [1] Although not a major thoroughfare, Plummer's Hill Road would have provided access for local traffic to properties north of the township of Woodford without having to cross the Merri River. In a local historical account of the district, Isabel Tate notes that 'at a meeting of the [Warrnambool] Shire Council on 6th August 1868, it was reported that settlers in the Plummer's Hill area, Woodford, wished to contribute to the upkeep of Plummer's Hill Road. This was on condition that council contribute a similar amount of £15'. [2] It is likely that the sandstone culvert, which provided permanent access over the Yarp Turk Creek, was constructed by the Warrnambool and District Road Board following the 1868
negotiations between the Warrnambool Shire and property owners.

The use of sandstone rather than bluestone is unusual. The culvert has recently been deconstructed and rebuilt with a wider carriage way.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the Masonry Arch Culvert:

3 Developing Local, Regional and National Economies

3.8 Moving goods and people

3.8.7 Building and maintaining roads

Description

Physical Description

The masonry culvert over the Yarp Turk creek is located on Plummer's Hill Road, approximately 700 metres from the township of Woodford.

The arch culvert is constructed of Warrnambool sandstone and comprises eight courses and a rendered capped parapet. The abutments are angled and splayed. There is an intact keystone projecting from the face of the culvert at each end of the tunnel. The embankment is stabilized with rough cut bluestone boulders.

Overall Width: 2.8m at widest point of capping

Overall Height: 2.9m from concrete base to top of capping.

Tunnel Arch Height: 1.45m high.

Tunnel Length: 6.45m (below the existing road) but recently widened.

A tinted cement rich mortar has been used on the west side to re-render the capping and re-point much of the west vertical face of the culvert. The new render on the capping is failing in places as is the crude re-pointing. Where the mortar has failed the sandstone is damaged and eroded. Some lateral movement is evident on the west side. The east side is in better condition. Much of the tuck pointing remains but is easily removed in places. There is some graffiti carved into both sides.

The culvert has recently been deconstructed and rebuilt with a wider carriage way.
Physical Condition
Very good condition

Physical Description
Extent of Registration:

. Ashlar stone walls, splayed abutments and stone copings, both sides of carriageway

Altered drainage culvert under road not of heritage value.

Comparative Analysis
Circular bluestone culvert, Mt Eccles - Macarthur Road Macarthur (Moyne Shire)

Statement of Significance

What is Significant?
The elements of heritage value representing the historic and aesthetic significance of the Plummer's Hill Rd arch culvert bridge, Woodford, include:

. Ashlar stone walls, splayed abutments and stone copings, both sides of carriageway

Altered drainage culvert under road not of heritage value.

How is it Significant?
The Plummer's Hill Rd arch culvert bridge, Woodford, is of historic and aesthetic significance to the City of Warrnambool.

Why is it Significant?
The Plummer's Hill Rd arch culvert bridge, Woodford, is:

. of local historical significance, reflecting the facilitation of transport needs in the early years of settlement of the district. *(Criterion A: Importance to the course or pattern of our cultural or natural history)*

of local aesthetic significance, representing a well executed, local ashlar sandstone culvert bridge structure, incorporating classically derived stylistic elements in form and decoration *(Criterion E: Importance in exhibiting particular aesthetic characteristics)*
### Recommendations 2009

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Edwards Bridge over the Pertobe Creek, Stanley Street South Warrnambool

Edwards Bridge retains a fair degree of integrity.

History and Historical Context

South Warrnambool was not part of the original township survey of Warrnambool, as laid out in 1847 by William Pickering and Robert Hoddle, but evolved as a small hamlet associated with the jetty and harbour precinct. It is located approximately 1.5 km south-west of the centre of Warrnambool and is bound by the Merri River floodplain to the south, Lake Pertobe to the north and dissected by the Merri River cutting and Pertobe Creek, which merge in the vicinity of the Stanley Street bridge.

Although 'Jetty Allotments' were sold as early as 1853, the proximity and scale of the surrounding Merri River wetlands and sand hummocks limited the amount of land suitable for housing. These allotments appear on the privately prepared
'Bromfield Plan' of 1856, which show their alignment in relation to the former path of the Merri River, before it was diverted through a 'cutting' to reduce the silting of the river mouth.[1] The diversion of the Merri River commenced in 1859 and by 1870 comprised a narrow channel commencing at Swinton Street in Merrivale, which travelled in a gradual south-easterly direction for approximately 3 km before merging with Pertobe Creek (below the current Lake Pertobe) and veering south into Stingray Bay. [2]

A timber bridge was constructed over Pertobe Creek to allow permanent access to the harbour precinct in the 1860s. [3] The bridge was designed by Andrew Kerr, at that time the Town Surveyor for Warrnambool. Kerr called for tenders for the construction of this bridge in the Warrnambool Examiner of 1863 and called for 'the erection of a Pile Bridge across Pertobe Creek in the line of the street from the jetty' and the 'formation and metalling of the approaches'. [4] William Dawkins, a builder was awarded the tender of the construction of the bridge, while David Foster the tender for the approaches. [5] The bridge was situated either side of Stanley Street, which was the main thoroughfare connecting South Warrnambool to the jetty and later the breakwater. It is likely that Stanley Street was named after Nav. Lieut. Henry James Stanley, who prepared a plan of the Warrnambool Harbour in 1870 during a survey expedition of the South Coast of Australia for the London Hydrographic Office (conducted between 1869 - 1871). [6]

By October 1894 a further tender was called for the 'construction of a new bridge over Merri River at Stanley Street Warrnambool' by town engineer John Clarke Ross. [7] This bridge replaced the timber pile bridge constructed in 1863 and survives in part today. It is unclear who was awarded the tender for this work, but it is likely that the bridge was constructed to a design by Ross (who also designed the timber truss Hopkins River Bridge in 1893). The City of Warrnambool holds a copy of these plans, which date from 1 November 1894. [8]

According to an article published in the Warrnambool Standard of 2002, the Stanley Street bridge was renamed following a request by members of the Edwards family for the bridge to be named 'Edwards Bridge' in memory of their forebears connection to South Warrnambool. [9]

References:

[1] Bromfield, Map of Warrnambool, 1856


[8] Structural plans for the Stanley Street Bridge South Warrnambool 1 November 1894, held by the City of Warrnambool, accessed 2008.


Relevant Historical Australian Themes
The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Edwards Bridge, Stanley Street Warrnambool.

3 Developing Local, Regional And National Economies

3.8 Moving goods and people

3.8.3: Developing harbour facilities

3.8.7 Building and maintaining roads

3.11: Altering the environment

3.11.1: Regulating waterways

Description

Physical Description

Edwards Bridge spans Pertobe Creek either side of Stanley Street in South Warrnambool. It was constructed in 1894 to a design by town engineer John Clarke Ross. It comprises five spans between timber abutments and across 2 cross braced, five pile piers. Inappropriate repairs have comprised the integrity and condition of the angled abutments. The bridge has been extensively modified and now carries both car traffic (two lanes) and a single pedestrian footpath. The footpath extension is fixed to the south side of the bridge and is supported by single wooden piers mounted in cement footings. The deck of the footpath is finished in bitumen and is slightly lower than the original bridge. The traverse timber decking of the original road bridge survives, but has been covered with bitumen. The timber balustrade survives and features a top rail and mid rail supported by original hardwood posts which are approximately 20 x 20 cm and located at 2.5m intervals. The bridge carries several service pipes. There is a water level marker on the south side attached to the middle pile. While the original drawings call for the piers to be sunk 12 ft deep, over time concrete footings has been poured around the base of a number of piles to stabilize the bridge (possibly coinciding with the construction of the pedestrian bridge). The bridge is in fair to good condition and retains a fair degree of integrity.

Extent of registration:

Timber pylons, cross bracing, timber deck (under bitumen), timber handrail, timber abutments.

Later inappropriate repairs, service pipes to side of bridge are not of heritage value.

Physical Condition

Edwards Bridge is in fair to good condition

Comparative Analysis

The Road Bridge at Stanley Street, Warrnambool can be compared with:

Hopkins River Bridge, Hopkins River Road Warrnambool (since demolished)
Dennington Road Bridge, Dennington
Cassidy's Bridge, Caramut Road Warrnambool

Statement of Significance

What is Significant?

Edwards Bridge is of historical and aesthetic significance to the City of Warrnambool, and has rarity value. The elements of heritage value include:

. Timber pylons, cross bracing, timber deck (under bitumen), timber handrail, timber abutments.

Later inappropriate repairs, service pipes to side of bridge are not of heritage value.

How is it Significant?

Edwards Bridge is of historical and aesthetic significance to the City of Warrnambool, and is of rarity value.

Why is it Significant?

Edwards Bridge is:

. of local historical significance, reflecting the expansion of residential and commercial areas within outlying areas of Warrnambool, allowing the efficient movement of people and goods between the town, harbour and outer residential areas. (Criterion A: Importance to the course or pattern of our cultural or natural history)

. of local aesthetic significance, representing a good example of a long span timber bridge, retaining a fair proportion of its original structural elements. (Criterion E: Importance in exhibiting particular aesthetic characteristics)

of local rarity value, being one of few remaining timber bridges in the locality. (Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history)

Recommendations 2009

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HERITAGE CITATION REPORT

Name: Former St Andrews Anglican Church
Address: The Esplanade DENNINGTON
Significance Level: Local
Place Type: Church, Church Hall
Citation Date: 2009

Recommended Heritage Protection: VHR - HI - PS Yes

Integrity

Medium intactness

History and Historical Context

Land was reserved in Dennington for an Anglican church in the original survey of 1855 although no plans for a structure were considered until about 1896, after the arrival of the Farnham Dairy Factory in 1889 and the development of a township around it. [1] Archdeacon Peacock of the Warrnambool Parish saw the importance of the workers at the factory, as well as those Anglicans settling in the area, to have their own place of worship. In 1896, plans for a church hall were considered, and the first Dennington Anglican service was attended by sixty people on the 22nd of December 1907. [2] The location of this service is not known, as the first building on the site was a portion of the Woodford Mechanics Institute, relocated and renovated in August 1909. Funds were raised to build a hall on the site in 1912. In September of that year, the church was demolished when a large iron tank was blown off the top of the nearby 'Nestle's Condensory'.

Former St Andrews Church and Hall
A new church was proposed, and donations were sought from the congregation. Dr. Gratton Wilson of Farnham Park was one of the largest contributors to the new church which opened in December 1914, dedicated by the Vicar Rev. TP Bennet.

The cost of the new building was 251 pounds. The church was described in the Parish paper as "a simple edifice, both suitable and dignified, a plain exterior with attractive, high wide pointed windows and a comfortable porch of entrance. Within there is an impression of light and space which is very pleasant. The plastered walls are tinted a pale, fresh green and the windows are filled with cathedral glass a shade darker. The cool colour of wall and ceiling is relieved by narrow cross-bars of blackwood, which is a most effective finish. A platform runs across the whole upper end with a vestry partitioned off on each end. The second step will (it is hoped) be provided with a brass communion railing and the third rises to the altar, which is a handsome and appropriate one of unpolished oak. A crimson carpet finishes the sanctuary".

The exterior of the church was repaired and painted, and new paths were laid out around the structure in 1921. A brass communion rail, provided by Christ Church Warrnambool was installed, a pulpit was purchased and a fence erected around the site in 1923. These improvements were brought as evidence to Christ Church that they [Dennington congregation] were ready to take over management of the land and the church buildings at St. Andrews.

The church continued to run services and Sunday School in the same building until 1964, when the new hall was built. This was initially constructed to provide more adequate accommodation for the Sunday School. As it was only required at specific times, for many years it was let to a pre-school kindergarten.

The church was renovated, reblocked and reopened in 1982. [5] However, decreasing numbers of parishioners meant that the church was sold to Nestle, and the last service was held at the church in January 2003. The church and hall were used by Nestle for training staff, and community groups were also able to utilize the facilities for meetings. When Nestle sold their milk manufacturing plant at Dennington to Fonterra in 2005, the church and hall passed into Fonterra's ownership.

References:


Relevant Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of the former St. Andrews Anglican Church, Dennington:
8 Developing Australia's Cultural Life

8.6 Worshipping

8.6.1 Worshipping together

8.6.2 Maintaining religious traditions and ceremonies

8.6.4 Making places for worship

Description

Physical Description

The former St. Andrews Anglican Church is a small symmetrical structure, located opposite the former Nestle milk manufacturing plant (now Fonterra) in Drummond Street, Dennington. It sits on a large parcel of land, being allotments 7, 12, 13 and 14 in the township of Dennington, comprising just over one hectare of land. The church and hall sit in the north portion of the land, at the corner of The Esplanade and Drummond Street, Dennington.

The church and hall are orientated north-south, and surrounded by a large expanse of grassed area to the west and south. The church, which dates from 1914 is a simple structure, probably originally weatherboard, but now clad in Conite. It is a very modest example of the Carpenter Golic style. The nave of the church is approximately 12m x 7m with a steeply pitched steel (now Colorbond) roof with gable ends. The front entry porch is a smaller version of the main body of the church. Decorative half timbering in the gable ends of the church and porch form a row of pointed arches of diminishing size with a quatrefoil above on the large gable. The timber front door is located on the east side of the porch and appears to be original. It has a Gothic arch shape with vertical boards fitted between the stiles and rails. The windows, which were originally gothic arches, were replaced by the current triple hopper windows, probably in the 1960s when the hall addition and cladding were added.

The hall, connecting corridor and rear toilets were possibly designed by local architect, Tag Walter. The use of interesting textured materials such as fluted timber board cladding on the facade of the new, central entry corridor and split face Besser blocks with random protrusions on the north face of the hall suggests Walters involvement with the building. The 5m wide corridor is located 12m back from the front of the church, the hall begins approximately 2m further forward clearly articulating the different buildings and their hierarchy. The connecting corridor is low with double glazed central front doors. High light windows the full length of the corridor and the hall suggest that the slim minimally pitched roof floats above the walls. It is assumed that the roof is supported by fine steel web trusses, a Stramit system or similar. A toilet and storage block wrap around the back of the church. Perforated Masonite sub-floor vents are weathering badly. The east and west walls of the hall are clad in asbestos cement sheet. One sheet on the west side has been replaced. The interiors of the buildings was not inspected.

Physical Condition

Good condition overall.

Physical Description

Extent of Registration:
Lot 3 TP826200, Township of Dennington.

External form and materials of the church including simple rectilinear plan, gable roof form and entry porch, multipane windows of vertical proportions, and simple decorative timber fretwork;

Excluded: External form and materials of the Church Hall.

Comparative Analysis

The former St Andrews Church located at 21 Drummond Street, Dennington can be compared with:

St Andrews Presbyterian Church 11 MacDonald Street, Warrnambool

St Carthages Catholic Church 122 Grauers Road, Allansford

Statement of Significance

What is Significant?

The former St Andrews Anglican Church is of historical and social significance to the City of Warrnambool.

The elements of heritage value representing this significance include the external form and materials of the church including simple rectilinear plan, gable roof form and entry porch, multipane windows of vertical proportions, and simple decorative timber fretwork;

Excluded: external form and materials of the Church Hall

How is it Significant?

The former St Andrews Anglican Church is of historical and social significance to the City of Warrnambool.

Why is it Significant?

The former St Andrews Anglican Church is:

of local historical significance, representing the growth and evolution of Dennington township through the establishment of a permanent place of worship for the Anglican congregation. (Criterion A: Importance to the course or pattern of our cultural or natural history)

of local social significance, representing a focal point for the local Anglican community in Dennington from the early twentieth century. (Criterion E: Importance in exhibiting particular aesthetic characteristics)
**Recommendations 2009**

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<td>Aboriginal Heritage Place</td>
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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.