

**Shire of Flinders Heritage Study**

**INVENTORY OF SIGNIFICANT PLACES**

**December 1992**

(Updated June 1997)

**Report to the Shire of Flinders**

Prepared by

**Context Pty Ltd**

with

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ISBN

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History and Heritage  
Caring for our heritage  
Inventory of significant places

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# INTRODUCTION

## Parts of this report

This volume contains two parts that together make up the *Inventory of Significant Places*:

### **PART A      PRECINCTS**

Precincts in alphabetical order

### **PART B      SIGNIFICANT PLACES**

Individual significant places in alphabetical order by street name and number

## Database

In June 1997, the original 1992 report was converted into a computer database. The database print-out which forms the majority of this report contains the following fields:

**Place name** - or if no name, the type of place)

**Address** - full street address if available

**Property Number** - from the Mornington Peninsula Shire's property record system

**Title** - title description if available

#### **Precinct**

If the place is within a heritage precinct it is indicated by:

- A1    Arthurs Seat
- F1    Flinders Town Centre
- F2    Flinders Pier, Foreshore and Cable Station site
- R1    Ozone Street, Rye
- P1    Portsea
- S1    Sorrento Township and Cliff Top.

#### **Melway Reference**

**Heritage recognition** - lists if place had been included on the Register of the National Estate or the Victorian Heritage Register

#### **Level of significance**

- A - National or state significance
- B - Regional significance
- C - Local significance

**Description** - a brief description of the property

**History** - a brief history of the property

**Significance** - a short statement describing the significance of the place and its relative significance (ie level of significance above)

**Sources** - a list of the main source materials used to compile the description and history

There are also several other fields in the database that are not included in this report:

**Owners name and address** - from the Shire rate records

**Zone** - the Shire of Flinders zones (as below)

- AE    Arthurs Seat Escarpment
- AS    Arthurs Seat
- BC    Bayside Commercial

BR Bayside Recreation  
 BR1 Bayside Residential 1  
 BR2 Bayside Residential 2  
 BU Bayside Urban  
 C The Cups  
 CH Cape Schanck Hinterland  
 CP Central Peninsula  
 CR Cliff Top Residential  
 EB South Eastern Basalt Slopes  
 HD High Dunes Residential  
 HR Hillside Residential  
 KB Kangerong Basin  
 LC Local Commercial  
 POS Public Open Space (often Recreation & Conservation)  
 PP Public Purposes Reserve  
 R Recreation  
 RR1 Rural Residential 1  
 SB Southern Basalt Slopes  
 SU Special Uses  
 SUR Special Urban Residential  
 TB Tideway Boneo Flats  
 TU Tideway Uplift  
 UB Upland Basalt Slopes  
 VC1 Village Centre 1  
 VC2 Village Centre 2  
 VR1 Village Residential 1  
 VR2 Village Residential 2  
 WP Wildcoast Protection  
 WR Wildcoast Residential

A number of places noted during the study but not assessed are included on the computer database but are not included in this report. Contact the Mornington Peninsula Shire Council for more information.

### **Study team**

Chris Johnston	Project manager; assessment; heritage planning
Carlotta Kellaway	Historical research; environmental history
Helen Lardner	Survey and assessment of places; heritage issues & recommendations
Vanessa Walker	Survey and assessment of places
Elaine Wood	Review of planning requirements
Maira Vosper	Database

## **Acknowledgments**

The consultants have been greatly assisted by many people throughout the study, including a number of property owners who have shared information about the history and development of their property. The assistance provided by Peter McWhinney, Statutory Planner, has been of great help to us throughout the study. Ian Brown, Shire Valuer, shared his knowledge of the rate books with members of the local historical societies, enabling them to gain a useful research skill and contribute to the study.

Members of the historical societies in the Shire have also given unstintingly of their time, contributing new research to the study. Particular mention should go to members of the Nepean Historical Society - Betty McMeekin, Peter Collins, and many others - who undertook vast amounts of rate book research to provide us with information needed for the study. The Dromana Historical Society, only recently formed, assisted through the endeavours of Thelma Littlejohn, Keith Holmes, Sandy Christie and no doubt many others. The Flinders Historical Society, saddened by the recent loss of their President Jim Campbell, have now been reactivated, with Di Albricht, Cr Nancy Stephens and Eric Lucas providing great assistance with our work on the Flinders and Shoreham areas. Thanks also to Peter Wilson and Ray Cairns for their assistance with places in Rosebud, McCrae and Boneo.

For many places in Portsea, the survey work done by Nigel Lewis as Heritage Adviser to the Shire has proved invaluable.

Other heritage practitioners have also assisted by providing access to their data bases and files. Special thanks in this regard to Dr Miles Lewis and Philip Goad. The National Trust and Department of Planning and Development have allowed us access to their research files. Judy Scurfield, Map Library, State Library of Victoria has assisted us by providing access to their collection of maps.

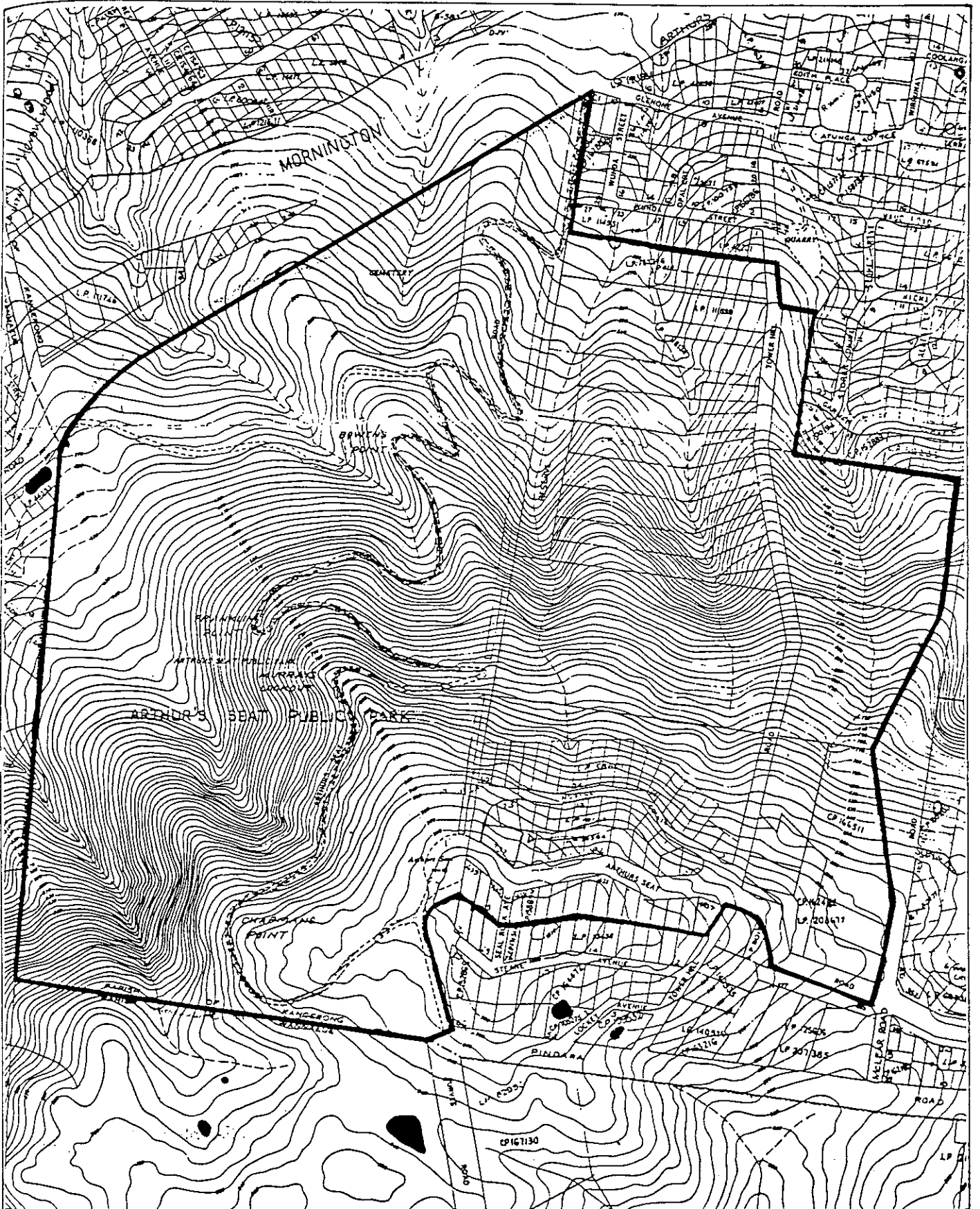
## **PART A PRECINCTS**

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Each precinct includes history, description, heritage characteristics, significance and objectives.

A list of individually significant places within each precinct then follows.

Arthurs Seat Precinct





**Shire of Flinders Heritage Study  
Arthurs Seat Road Precinct Index**

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Zone</b>	<b>Level</b>
Dromana Cemetery		Arthurs Seat Road	Dromana	PP	C - Local significance
Arthurs Seat Reserve & Tower	441	Arthurs Seat Road	Arthurs Seat	PP	A - National or State significance
House	427	Arthurs Seat Road	Arthurs Seat	SUR	C - Local significance
House	417	Arthurs Seat Road	Arthurs Seat	SUR	C - Local significance
Scion (House)	415	Arthurs Seat Road	Arthurs Seat	SUR	C - Local significance
House	409	Arthurs Seat Road	Arthurs Seat	SUR	C - Local significance
House	407	Arthurs Seat Road	Arthurs Seat	SUR	C - Local significance
Arthurs & Gardens of the Moon	384 - 390	Arthurs Seat Road	Arthurs Seat	SUR	A - National or State significance

**Shire of Flinders Heritage Study**  
**Precincts**

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**NAME:** Arthurs Seat Precinct

**ADDRESS:** Arthurs Seat Road  
Arthurs Seat

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** B - Regional significance

**DESCRIPTION:** The extent of the Arthurs Seat Precinct is defined on the attached map. It includes the Arthurs Seat Public Park and the Lawson buildings. The Eastern boundary follows the creek and property boundaries.

The landmark character of the area is based on the northern and western escarpments to the granite massif. The steepness and relatively well vegetated slopes give the Precinct its characteristic appearance from the Bayside.

The area in the vicinity of Arthurs and the Tower has been divided into residential allotments.

The Arthurs Seat Public Park takes in an area of land extending from the Dromana Cemetery up the fault line of the escarpment to the peak. A curvilinear road provides panoramic views across the Shire and Bay to Queenscliff and Melbourne, on a clear day.

The importance of the route and the views is evident in the series of plaques and markers at lookout points. At the base is the kiosk and start of the Chairlift. The lookout points with memorial plaques and cairns are, in ascending order, Bowens Point, Franklin Point, Murrays Lookout and the major memorial, the Flinders cairn at Chapmans Point.

At the peak is the Arthurs Seat Tower. It is a hexagonal structure set within a hexagonal ground floor which acts as a base. The building has a simple and pure form, a rendered, unpainted finish and very little ornament. Decorative features are the narrow slot windows to the base, arched entry with cast iron doors and concrete lattice work in large arched segments to the Tower. The flat roof of the Tower forms a viewing platform with the parapet providing a protective wall.

Next to the Tower is a plaque commemorating the opening of Arthurs Seat Road on 14 December 1929. It also identifies the first trig. station on this site in 1853, on a plaque presented by Spencer Jackson Esquire.

The Tower has a plaque dated 16 November 1934 which commemorates the work of Captain Matthew Flinders.

The Arthurs Seat Reserve is marked throughout by the use of local granite to create rubble walls, steps, cairns and other landscaping features. The Lawson designed buildings are another unifying thread, distinguished by their use of render, the contrast of curves against wall planes and unadorned surfaces.

As it appears today, the restaurant Arthurs has been substantially altered but retains the basic form of the 1940s Hollywood style Gardens of the Moon.

Arthurs is a two-storey rendered building on the edge of the escarpment with panoramic views of Dromana, Port Phillip Bay and, on a clear day, beyond. It currently includes a restaurant, terraced gardens and a vineyard.

## Shire of Flinders Heritage Study

### Precincts

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Although altered to the downhill side, the main building of Arthurs still exhibits the moderne style. A corner tower and other curvilinear features are set against wall planes. The flat roof, hidden behind a parapet, allows the free form of the design. Ornament was originally confined to functional features, like balustrade. The lack of applied surface ornament served to emphasise the building's form.

The appearance of Arthurs from the road has altered drastically. This is mainly due to the raising of the level of Arthurs Seat Road so that the building is now entered at first floor level. The resulting change in visible form and massing severely detracts from the original design intent.

The other major change is that the building's roof-top decoration has been removed. Originally, it included steps up to a roof-top garden which extended over most of the building. A viewing platform crowned the corner tower. The balustrade which featured bays of a circle and cross superimposed to form a repeated motif, were the decorative highlight of the design. This motif, a trademark of the designer, Howard Lawson, appears in his Beverley Hills, South Yarra, flat development. It also remains as a feature on the house at 24 Steane Avenue and perhaps other Lawson designed residences in the area.

Apart from the roof-top garden, the terraced gardens and promenade adjacent to the main building were a major part of the 1940s scheme. They remain in a severely neglected and deteriorated state which has led to structural difficulties and the loss of render to parts of the brickwork.

Originally a swimming pool existed with a viewing window to the ballroom below. The pool has now been filled to create a garden. The dancing space, linking stairs and an octagonal viewing platform remain, despite a realigning of the side boundary of the terraced garden area. A small rotunda with arched openings and a tent-like roof form has survived in reasonable condition. It was reputed to have acted as a kind of ship's telephone to broadcast the music from the area below. The gardens contained many treasure troves which no longer remain but are well documented in photographs of the development. They include an 'Arthurs Seat', a Blarney Stone, a copy of the Mannequin fountain, Brussels, and a wishing well. Other features like lamps, sections of egg and dart mouldings and some signage have been lost, although they are also documented.

The six identified extant Lawson designed residences have many characteristics in common. They are moderne designs of curved projecting bays, like turrets, set against rectilinear forms. The originally unpainted render and unadorned wall surfaces emphasise the planes. The timber framed windows are rectangular in form and, although grouped in bays, lack the moderne inspiration of the form.

The residences can be divided into two main sections. One group is 407 and 427 Arthurs Seat Road and, the two storey example, 24 Steane Avenue. In these examples, the flat roof projects out to form a substantial eaves line which traces the plan form of the building and steps out to form overhangs.

The other residences designed by Lawson are at 409, 415 and 417 Arthurs Seat Road. Number 415 has been substantially altered by the addition or major alteration of the first floor. The roof line of these examples is quite different in that the roof is concealed behind a parapet. The parapet which is slightly set in relief echoes the plan form, tracing curves and planes.

Almost all of the Lawson buildings have been altered. They do, however, remain as

## Shire of Flinders Heritage Study Precincts

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### HISTORY:

a recognisable thread among the newer styles of holiday homes and residences.

Much of the land on the Arthurs Seat range has been cleared for pastures and orchards. However the steepness of the escarpments to the north and west probably resulted in natural vegetation remaining.

The land is not only in public ownership. Private development proposals have ranged from residential in recent years to the extraction of granite prior to 1969. The resultant quarry scars created a strong public reaction.

The Parish of Kangerong map of 1928 indicates Dromana Park extending in a wedge shaped piece of land, south-west of Dromana Cemetery Reserve. The Park appears to have been gazetted in 1874. The land immediately south-west of the park was subdivided into large allotments which were alienated from the crown in the years between 1863 and 1883. Much of this private land has remained undeveloped on the steeper slopes in the central blocks while the lower blocks have been developed for housing in recent years. The land immediately below Arthurs Seat Road (formerly Jacksons Pass), was developed in the 1930s after the subdivision of Spencer Jackson, who was also associated with developments at the Dromana Hotel and foreshore area.

The Spencer Jackson subdivision was approved by Council in 1930. Arthurs Seat Road joined Scenic Road which was opened in 1929 and wound up the steep slopes from Dromana. It was a popular racing car route in the 1930s. Spencer Jackson, as the Honourable Secretary of the Dromana Foreshore Trust, had helped in raising finances for the construction of the road. Jackson then presented a plaque, which now sits next to the Tower, to commemorate the opening of the road.

The road connected Arthurs Seat to Dromana, one of the busiest parts of the Peninsula. It became the main township for the promotion of the area's tourist and residential development. Lawson later provided the first bus service to the Gardens of the Moon from Rosebud and Dromana.

It appears that Howard Ratcliff Lawson purchased a substantial portion of Arthurs Seat land in 1937/8 from the National Permanent Building Society. In 1938/9, Ernest Henry and Alice Ellen Lawson, Howard's parents were the rated owners.

Howard Lawson, designer, developer and builder, was one of Melbourne's most prolific flat builders. His company, Beverley Hills Co, was responsible for an extensive area of residential flats in South Yarra from the early 1920s to about 1942. Two of the best known of these are Stratten Heights, 63 Alexander Avenue and Beverley Hills, 61-65 Darling Street. He also designed a number of houses in Dandenong Road and around St Kilda.

With his parents, Howard Lawson embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities.

Residential sites appeared to be part of a package deal with the ownership being transferred before the house was constructed. The design and contract to build stayed with Lawson's Company. The houses were constructed between 1939 and 1944.

Lawson's tourist development was in a Hollywood style. It included restaurant, gardens, a pool and fun attractions. The Shire records suggest that part of the Gardens of the Moons probably predated the residential development. In November 1937, 200 pounds worth of additions were carried out. From the scope of the attraction with its many features and novelties, it can be assumed that the complex continued to grow and change probably into the early 1940s.

## Shire of Flinders Heritage Study Precincts

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Contemporary newspaper articles claimed that the Gardens of the Moon were a copy of a park of the same name, newly completed in the United States. The idea of the moon as a fantasy place and exotic destination was popular at the time. 'Luna Park' had been open at Coney Island for some time and the Luna Parks in Melbourne and Sydney were also established.

It was also reported in the newspapers that the Beverly Hills Co. owned five hundred blocks and had twenty one houses built or contracted for construction in the area. There is no evidence that the residential development was ever this extensive.

Today, the Arthurs Seat Precinct continues as a mixture of tourist and residential development. Arthurs, the former Gardens of the Moon, continues in an altered form. People still drive up the winding road, stopping to look at the memorials. However, a chairlift now provides another route to the top of the escarpment for the holiday maker to enjoy. The growth in the number of houses has been accommodated largely to the south and east of the Precinct. The threat of residential encroachment to the northern and western faces of the escarpment is considerable because of privately owned land.

### HERITAGE CHARACTERISTICS

Key characteristics of the Arthurs Seat Precinct which contribute to its heritage value are:

- \* The sense of the geology and natural history of the area with an escarpment overlooking the Bay.
- \* The sense of a bush land environment, landscaped by the curvilinear road, walls, stairs, cairns and other built objects, many in the local granite, which mark significant routes, points and views.
- \* The tourist and holiday-maker character, that gives Arthurs Seat a sense of being a destination for a day trip.
- \* The relationship between the Lawson designed buildings, in terms of their moderne form, unadorned render finishes and use of concrete lattice motifs.
- \* An allotment and building pattern which reflects the continuity of the reserve management and other open space in the area while allowing restricted residential development.

### SIGNIFICANCE:

The Arthurs Seat Area is significant for the way its pattern of development has responded to its geological and natural attributes to create a tourist area based on these characteristics. It is associated with two important local figures, Spencer Jackson and the designer and developer, Howard Ratcliff Lawson. The Lawson buildings and associated structures form part of a precinct unique in Victoria. They illustrate an entrepreneurial scheme for residential development and entertainment facilities on a grand scale. The Precinct currently is a successful mixture of those two uses, in a spectacular natural setting.

### OBJECTIVES:

Conserving the heritage significance of the Arthurs Seat Precinct will require development of policies and guidelines that address the following objectives:

Conserve the appearance of the Arthurs Seat escarpment as an identifiable place by:

- \* requiring planning approval for new development, building or subdivision works;
- \* encouraging owners, including the Shire, to maintain the extent of bush land and

**Shire of Flinders Heritage Study**  
**Precincts**

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vegetation; and

- \* protecting views to the escarpment from other parts of the Shire.

Protect views from the lookouts, the summit and other vantage points by:

- \* not allowing buildings or structures to block them; and
- \* managing vegetation to retain the short distance views while still keeping access to the distant views.

Maintain the existing built character of the area, in terms of its form, scale and materials, by:

- \* conserving the existing built landscape elements, such as walls, stairs, plaques, cairns, lookout platforms etc; and
- \* encouraging the use of built forms that are in sympathy with the historical precedent of design of exceptional quality.

Conserve the existing character of Arthurs Seat Road by:

- \* requiring planning approval for the removal, lopping or works to the vegetation at the sides of the road; and
- \* not widening or realigning the road; and
- \* maintaining the series of lookout and memorial points along the road.

Protect the historical function and allotment patterns which characterise the area by:

- \* encouraging the retention of undeveloped land; and
- \* encouraging the existing functions of both residential and tourist use.

**Shire of Flinders Heritage Study**  
**Precincts**

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**NAME:** Flinders Pier, Foreshore and Cable Station Site Precinct

**ADDRESS:** The Esplanade and Foreshore  
Flinders

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** B - Regional Significance

**DESCRIPTION:** The Precinct consists of two sections - the cliff-top Cable Station site and the foreshore. The Cable Station site, marked by several large trees and other garden plantings, is a key element in the view east from the town centre to the coast. The footings of the Cable Station are clearly visible. It should be assumed that there will be sub-surface remains associated with the Cable Station, and further disturbance of the ground surface should be avoided.

The cliff-top area also contains the Bass and Flinders memorial, a large stone cairn built here in around 1912 in commemoration; it was sponsored by the Education Department. There is also a fine war memorial, appropriately built in the form of a seat, but facing away from the sea and towards the town.

On the foreshore a park has been created where the houses of local fishing families once stood. The pier and sheds are key elements.

The view from the pier towards the Cable Station site clearly reveals the line of the track up to the site of Happy Valley, a variety of exotic plants, with the dark foliage of the cypresses along the eastern end of Cook Street forming a backdrop. Evidence of this path remains and is intended to be reconstructed by the Shire.

**HISTORY:** The land along the Flinders foreshore between the pier and West Head which was first used for market gardening, saw the establishment of the cable station in 1869, and parts were leased by fishing families where they built their homes.

The first market gardeners were said to be the Chinese who probably came from the goldfields in the 1860s.

Fishing was important in the early development of Flinders. Fishing families such as Lucas and Dunne built houses here around 1880; the Finnerty and Chidgey families followed, and a fourth house was built here by Jack Mannix around 1920. The site was ideal for those engaged in fishing, with easy access to their fishing boats and control over their stock of crayfish kept in floating crates. The two sheds at the pier have been used for fishing purposes and selling of the catch. The fishing families' houses were demolished in 1940.

The first pier was built in 1870 by Williams, who also built the Hastings jetty. The pier enabled supplies to be more easily delivered to the town, and provided local farmers with better access to the Melbourne market than did road transport. A variety of goods were shipped out from Flinders Pier (including onions, sleepers from Shoreham, bacon and dairy produce). A shed was built at the same time as the pier to store goods.

The central element was the Cable Station. The second attempt to lay an undersea cable between Tasmania and Victoria was successful, and in 1869 Flinders became the site of an important communication link connecting Tasmania, Victoria and other parts of the colony to London.

Operating the telegraph was an important local activity, requiring the building of a

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government  
Telegraph Office, a substantial stone and brick building (c1869) and a Staff House, known as Happy Valley (c1869) half way up the cliff. The Morse messages were received in a small receiving hut on the beach and decoded by hand, the message being carried to the Staff & Operations house, and then on to the Government Telegraph Office. The jetty and cargo shed were built in 1870 to provide improved transport connection to Flinders.

As the technology advanced, different buildings were developed and functions changed. Most buildings found other uses, often for some years, but virtually all have now been demolished.

A postcard of 1905 shows the pier and shed, the foreshore buildings associated with the cable station, and in the distance towards West Head, houses set amongst the tea tree. While many of these buildings have regrettably been removed, the visual qualities and character remains.

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8. Plaque.
  9. *Back to Flinders*, 1885.
  10. Eric Lucas, pers. comm.



## **Description**

The Precinct consists of two sections - the cliff-top Cable Station site and the foreshore. The Cable Station site, marked by several large trees and other garden plantings, is a key element in the view east from the town centre to the coast. The footings of the Cable Station are clearly visible. It should be assumed that there will be sub-surface remains associated with the Cable Station, and further disturbance of the ground surface should be avoided.

The cliff-top area also contains the Bass and Flinders memorial, a large stone cairn built here in around 1912 in commemoration; it was sponsored by the Education Department.<sup>11</sup> There is also a fine war memorial, appropriately built in the form of a seat, but facing away from the sea and towards the town.

On the foreshore a park has been created where the houses of local fishing families once stood. The pier and sheds are key elements.

The view from the pier towards the Cable Station site clearly reveals the line of the track up to the site of Happy Valley, a variety of exotic plants, with the dark foliage of the cypresses along the eastern end of Cook Street forming a backdrop. Evidence of this path remains and is intended to be reconstructed by the Shire.

## **Heritage characteristics**

Key characteristics of the Flinders Pier, Foreshore and Cable Station Precinct which contribute to its heritage value are:

- \* An evocative and powerful connection between the place and its historical development that it is created largely by the lack of development on the foreshore.
- \* The visual qualities of the bay itself, enclosed by the high, vegetated cliffs.
- \* The significance and fragmentary nature of the evidence remaining within the Precinct.

## **Significance**

The Flinders Pier, Foreshore and Cable Station Precinct is historically important for its links with three major themes in the development of the Flinders township - the telegraphic cable link, the fishing industry, and the coastal shipping link provided by the pier. The first theme is of state significance and relates to the site of the cable station and associated structures, providing important evidence of the final connection in the telegraph link between London and all parts of its Australian colony. (This requires verification).

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11. J. Campbell correspondence 19.8.1991.

Although less evidence remains of the fishing industry within the precinct, its historical associations with this locality are strong and well-known in Flinders.

Coastal shipping, the third theme, is demonstrated by the pier and sheds which were developed to support the needs of the township after establishment of the telegraph link. The 1870s curved roof shed is one of the most intact surviving examples in Victoria of this distinctive building form once commonly associated with the ports and docks of the mid nineteenth century.<sup>12</sup>

### **Heritage Objectives**

Conserving the heritage significance of the Flinders Pier, Foreshore and Cable Station Precinct will require development of policies and guidelines that address the following objectives:

Protect the key elements and structures associated with the themes of fishing, the telegraphic line, and coastal shipping by:

- \* requiring planning approval for demolition, removal, and external alteration to buildings and structures; and
- \* consultation with the statutory authorities and government departments responsible for services and land management within the Precinct to seek their co-operation in its protection.

Protect the historical functions which characterise the area by:

- \* encouraging continuing and new uses that support these functions.

Protect any archaeological evidence and areas likely to contain such evidence by:

- \* avoiding activities that involve disturbance to the ground surface or sub-surface; and
- \* prior to any essential activities occurring, engaging a qualified archaeologist to further investigate the area and advise on the requirements to ensure that such evidence is protected or recovered through proper archaeological excavation and documentation.

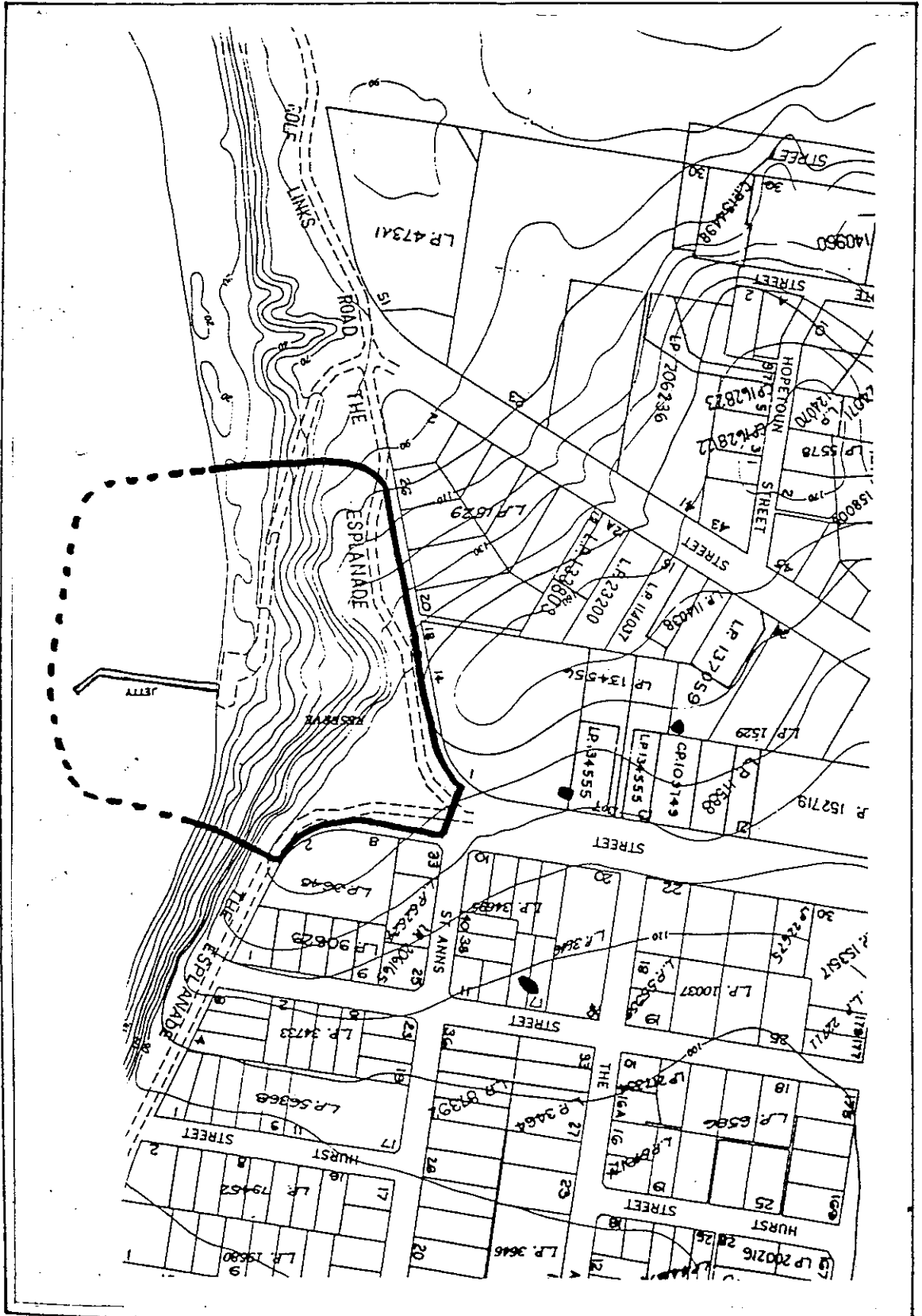
Protect the landscape character of the Precinct by:

- \* restricting the opportunities for new development to occur within the Precinct; where such developments are essential to the continuation of historical patterns of use, ensure that in through location and design any potential impact is minimised; and
- \* retaining the plantings on the Cable Station site and the cypresses in Cook Street; and
- \* retaining views into and out of the Precinct.

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12. N.Lewis, Heritage Consultant's Report.

Flinders Pier, Foreshore and Cable Station Precinct



**Shire of Flinders Heritage Study**  
**Precincts**

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**NAME:** **Flinders Town Centre Precinct**

**ADDRESS:** Cook and Norman Streets  
Flinders

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** C - Local significance

**DESCRIPTION:** The Precinct is centred on the intersection of Cook and Norman Streets, extending south to Bass Street. Like most of the older parts of the Flinders township, the Precinct primarily consists of single-storey timber buildings, simple in form and decoration.

Cook Street is a wide main street, with a central roadway and grassy medians east of Norman Street. The width of Norman Street is enhanced by the park on the former school site; several older trees were probably associated with the school use.

The tree plantings add substantially to the quality of the precinct. The Norfolk Island Pines in Norman Street, and the Norfolk Island Hibiscus in Cook Street help define each road. The pair of Canary Island palms on the median opposite the post office are a dramatic element, marking the intersection and the town centre.

The vista south along Norman Street is emphasised by the vertical form of the Norfolk Island Pines along each side of the street, directing the eye to an important focal point - St. Andrews Uniting Church (Bass Street). At the corner of Norman and Bass Streets, the Victorian timber dwelling, the simple, strong forms of the church and the handsome stone fence and lush garden of Drik Drik create an interesting grouping.

The cable station site, further east along Cook Street, is a Precinct in its own right and contains important evidence of this key aspect of the town's development. The trees remaining on the site are critically important to the view from the town centre.

Along the northern side of Cook Street, the section containing the Flinders Store and former Flinders Cafe is characterised by a pattern of gabled facades, with wide verandahs over the footpath. The pattern is continued further west, although the shops are more widely spaced.

Opposite is the Post Office and identically detailed residence, both well-executed timber buildings from the early years of this century. Another fine timber building is The Cobblers with its delightful timber shop front.

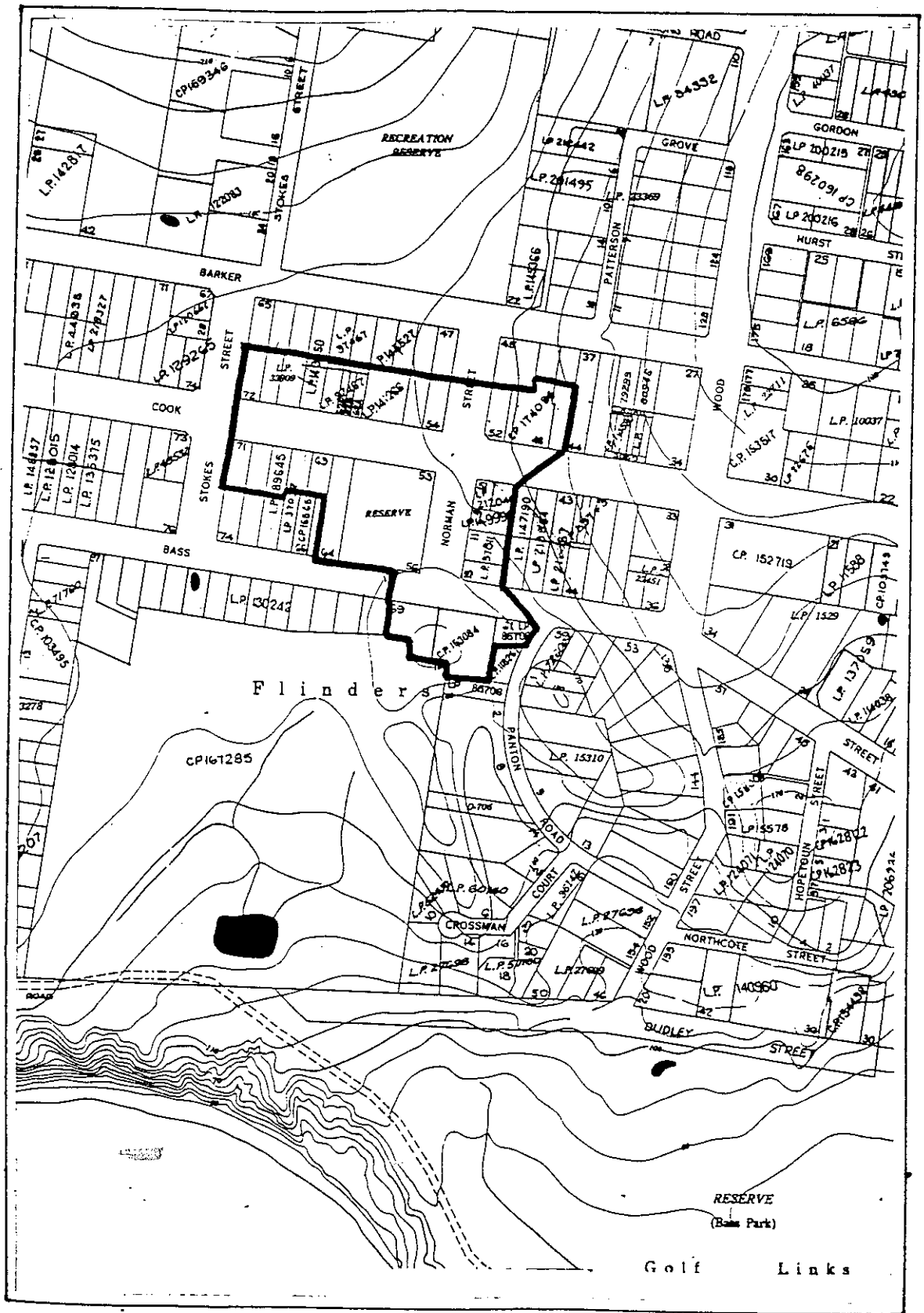
Although retaining a number of buildings and features of heritage value, the Precinct also contains more recent buildings, some of which relate to the overall character of the area in terms of their overall form, scale and materials.

**HISTORY:** Flinders township was first surveyed and town allotments sold in 1866. Sections 1 and 2 on Cook Street, between Wood and Norman Streets, were the first sold, followed the sections to the west in 1877 (Sections 3 and 4) and 1882 (Sections 5 & 6). Larger allotments around the town were selected from 1864.

The town's centre established around the store, first established in 1866 by widow Anne Brent. It also served as the post office until that function was moved to the cable station in 1880, and then to the new post office opposite the store in 1908.

Construction of the school and the Mechanics' Institute on opposite corners of Cook

# Flinders Town Centre Precinct



## Shire of Flinders Heritage Study

### Precincts

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and Norman Streets, further re-inforced the town centre. Land for the Mechanics Institute was set aside in 1866, and the building constructed by James Kennedy. The Institute was later demolished and replaced by the present public hall.

The Flinders school was first known as Rural School 99, becoming a Common School (841) in 1866. It is thought to have occupied the two acre site on the corner of Cook and Norman Streets. Both the school and the residence were of brick, a relatively unusual material in Flinders but common in school construction. The school was expanded to accommodate increasing numbers in the 1920s, but by 1941 it was proposed to amalgamate the school into Red Hill Consolidated. The school buildings were later demolished, with the Education Department handing the site back to the Lands Department for the development of a civic centre. Today the site is open parkland, creating a space in a streetscape previously filled by buildings, and opening views to Bass Street to the south. A former shelter shed remains.

Bullock's built their store to the west of the school, having purchased two sites on this side of Cook Street in the 1877 land sale. Their store, apparently of wattle and daub, was demolished some years ago; only the underground tank with its domed cap remains.

Other important functions developed outside this town centre. The first licensed premises were north east, on a large allotment on the corner of Barker and Wood Street. By 1890 a hotel had been built in the main street, on the site of the present Flinders Hotel which is visible from but not within the Precinct.

Tourism became increasingly important in the township in from the 1920s, with the golf course said to have been an important attraction. The former Flinders Cafe, close to the north-east corner of Cook and Norman Streets, served refreshments to travellers in a large dinning hall, as well as providing accommodation in bungalows on the adjoining site (now vacant).

Other stores established along Cook Street to meet local needs as well as those of the tourist trade. Phil Draper and his brother took over the old bakery in Cook Street in 1936, moving their operations to its present site three years later. A house and dwelling now known as Arleston served as a butcher's shop from the 1920s.

Many of the earlier buildings in the town were built by James Kennedy who settled in Flinders in 1860, working as a road contractor and builder. Examples within the Precinct are believed to include - the small cottage, now behind a shop, which served as a residence for the administrative staff of the cable station, and a shop and dwelling known as The Cobblers. He was the builder of the Mechanics' Institute (since demolished).

#### HERITAGE CHARACTERISTICS

Key characteristics of the Flinders Township Precinct which contribute to its heritage value are:

- \* Sense of a town centre created today largely by the plantings.
- \* Retention of early town centre functions, especially the Flinders Store and Post Office.
- \* Overall consistency in built form, scale and materials.
- \* Generous width of the roadways, enhanced by the parkland and street tree plantings, providing vistas south to the church and east to the cable station site.

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\* An allotment and building pattern reflecting the original town subdivision pattern.

### **SIGNIFICANCE:**

The Flinders Township Precinct is significant for the important evidence it provides of a pattern of development of that would have characterised the small, isolated coastal towns that grew up around the Peninsula from the 1860s. It retains evidence of early land uses and allotment patterns, demonstrating considerable continuity from the time of first subdivision. This is overlain with other uses and buildings that illustrate other important aspects of the town's development - the cable station era, tourism and as a local service centre.

### **OBJECTIVES:**

Conserving the heritage significance of the Flinders Township Precinct will require development of policies and guidelines that address the following objectives:

Conserve the significant built elements within the Precinct by:

\* requiring planning approval for demolition, removal, external alteration and new buildings and works; and

\* encouraging owners and occupiers to maintain the appearance and structural integrity of their buildings.

Protect the historical functions and allotment patterns which characterise the area by:

\* encouraging continuing and new uses that support these functions; and

\* encourage the use of building forms that reflect the original allotment divisions along the street.

Maintain the existing built character of the area, in terms of its form, scale and materials, by:

\* restricting the height of new buildings to one storey;

\* encouraging use of building forms and materials that are in sympathy with the character of the area and adjoining structures; and

\* building commercial buildings to the front property boundary, with car parking to the rear.

Conserve the street plantings along Cook and Norman Streets by:

\* requiring planning approval for the removal, lopping or works within 3 metres of street tree plantings;

\* maintaining the existing trees;

\* replacing any losses with advanced specimens; and

\* minimising any risks to their form or longevity by re-routing new or replacement services (including overhead and underground services).

Protect views to St. Andrews church and the cable station site.

Create a more distinctive character for the parkland on the former school site by:

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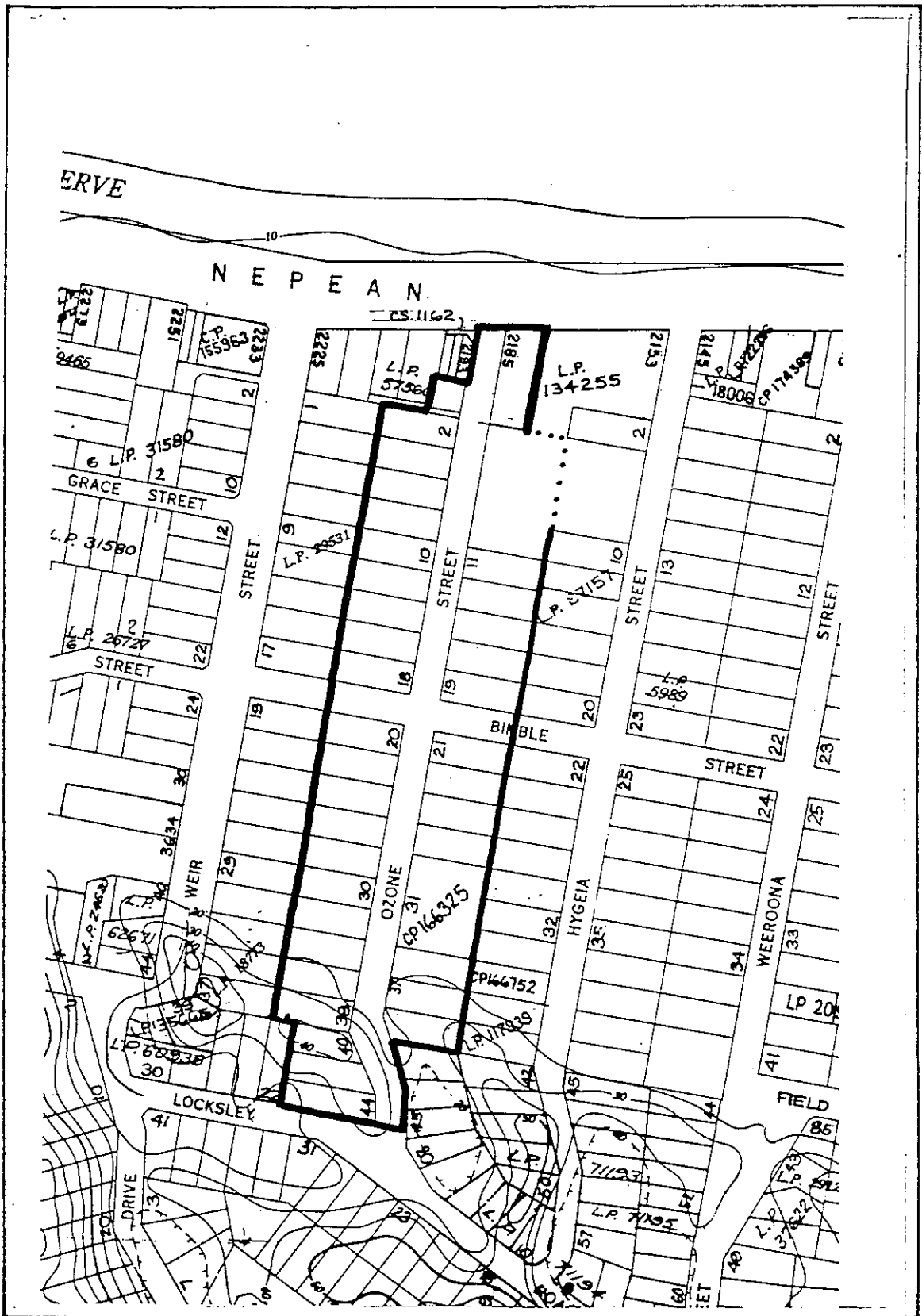
- \* developing a new planting scheme that builds on the positive qualities of the park;  
and
- \* retaining the historic plantings associated with the school.



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Flinders Town Centre Precinct Index**

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Zone</b>	<b>Level</b>
House	15	Norman Street	Flinders	VR2	C - Local significance
Fleur Baix	71	Cook Street	Flinders	VC2	D
House	68	Cook Street	Flinders	VC2	C - Local significance
The Cobblers	67	Cook Street	Flinders	VC2	B - Regional significance
Highbury	65	Cook Street	Flinders	VC2	C - Local significance
Arleston (fmr Butcher shop)	64	Cook Street	Flinders	VC2	C - Local significance
Bakery & Restaraunt	58 - 60	Cook Street	Flinders	VC2	C - Local significance
Shop (fmr Flinders Cafe)	52	Cook Street	Flinders	VC1	C - Local significance
Post Office	51	Cook Street	Flinders	VC1	B - Regional significance
House (P.O. Residence)	49	Cook Street	Flinders	VC1	C - Local significance
Flinders General Store	46 - 48	Cook Street	Flinders	VC1	C - Local significance
Fmr Bullocks store tank		Cook Street	Flinders	*	D
Old School site		Cook Street	Flinders	PP	D
St Andrew's Uniting Church	65 - 67	Bass Street	Flinders	VR2	C - Local significance
Drik Drik	63	Bass Street	Flinders	VR2	B - Regional significance

Ozone Street, Rye Precinct



**Shire of Flinders Heritage Study**  
**Precincts**

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**NAME:** Ozone Street, Rye Precinct

**ADDRESS:** Ozone Street  
Rye

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** C - Local significance

**DESCRIPTION:** Ozone Street is similar in visual character to the neighbouring streets which were developed at the same time. It is open in layout, with grassy wide verges and houses set at varying distances from the property boundaries.

The houses are predominantly constructed of weatherboard with varying styles dating from the turn of the century. Most of the houses have been altered over the years with additions to verandahs and skillions to the rear. Six houses on the street have been identified as significant.

The street extends from the Nepean Highway southwards at a constant gradient for most of its length. The road is intersected by Bimble Street and then turns in a 'dog leg' towards Observation Hill, terminating at the intersection with Locksley Road. It is possible that Ozone Street was one of the historical routes approaching Observation Hill but further research is required.

**HISTORY:** Ozone Street has particular significance as a precinct for its representation of residential development spanning the period from lime producing origins to a holiday village.

In the 1850s, Rye replaced Portsea and Sorrento as the centre of the lime industry. In that decade, Owen Cain established a kiln on land due south of the Devine Brothers' kiln at White Cliffs, east of the Rye township. N. Page had a kiln behind Ozone Street which was probably taken over by Patrick and Dennis Sullivan around 1853. Further inland again were three more kilns occupied by E. Skelton, J. Spinner and P. Sullivan

From 1860, the first land in the area was purchased from the Crown. Owen Cain alienated large tracts of land in 1860, 1863 and 1865, later building his family home, Tyrone there.

J. Purves alienated land to the east of the township, bordering Weeroona Street which ran alongside the Tootgarook property. Weeroona Street joined Brown's Road inland, forming a loop with Dundas Street. The earlier kilns in the area were linked to the Rye jetty by an extended Napier Street. Later, Weeroona Street was the main carting track for the Sullivan, Spinner and Skelton kilns.

Purves land probably remained undeveloped until late last century. The subdivision of Wier, Hygeia, Ozone and Weeroona Streets appears to have occurred at the turn of the century. The streets were named after popular steamers associated more with tourism in the region.

Observation Hill is situated inland from Ozone Street. It was probably used for a look-out for viewing and possibly signalling incoming ships. A look-out was erected by Ford at Portsea for this reason.

Rye jetty continued to load firewood after lime production ceased after the 1880s. Wood was loaded for transport to Melbourne as fuel. Ozone Street was developed as a track cut through the forest of tea tree.

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A number of early families resided in Ozone Street. The Myers family was an important pioneering family in the area. Crawford Myers is reputed to have built the house at number 24 Ozone Street over 80 years ago, cutting a track up from Nepean Highway which now forms the road.

The Swan family lived at 30 Ozone Street, a well-preserved weatherboard cottage which could date from the turn of the century. The Swans arrived in Rye as early as 1854, operating a kiln in the area with one member of the family working for Blair at his kiln in Napier Street. The family also owned a store at the corner of Napier Street and Nepean Highway as well as a house further inland on the main street.

The Mackie family lived at 12 Ozone Street which was built by a family member over 70 years ago and continues to be occupied by the same family.

#### HERITAGE CHARACTERISTICS

Key characteristics of the Ozone Street Rye Precinct which contribute to its heritage value are:

- \* Ozone Street is part of a characteristic straight subdivision layout which is typical of street design at the turn of the century.
- \* Ozone Street bends in the vicinity of Observation Hill which is believed to be a landmark with historical associations with the lime industry.
- \* Ozone Street's historical significance as a track cut into the Back Beach for tea tree harvesting is enhanced by remaining native roadside plantings.
- \* The houses along Ozone Street are mostly constructed of weatherboard and have been altered and extended over the years, reflecting in many cases, the continued use by the one family.
- \* Fence types vary in materials but are consistently low, allowing clear views of the houses as is traditional in the area.

#### SIGNIFICANCE:

Ozone Street Rye Precinct is significant for its demonstration of a period of growth in the town corresponding to the transition in local industry from lime production to holiday location.

A significant proportion of the housing on the street is significant as a representation of dwellings constructed in inexpensive materials often by owner-occupants. Many of these houses have additional social significance relating to their long associations with original families.

#### OBJECTIVES:

Conserving the heritage significance of the Ozone Street Rye Precinct will require the development of policies and guidelines that address the following objectives:

Retain houses and their relationship to the street by:

- \* encouraging low fences in traditional materials; and
- \* preventing unsympathetic building development in front of or adjacent to significant houses.

Retain aspects of the streetscape which contribute to the heritage character of the area by:

- \* retaining any street plantings; and

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**Precincts**

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\* preserving views to the houses in any Council works on the adjacent roadside.

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Ozone Street, Rye Precinct Index**

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Zone</b>	<b>Level</b>
Cottage	17	Weir Street	Rye	BR1	D
House	30	Ozone Street	Rye	BR1	C - Local significance
House	29 - 33	Ozone Street	Rye	BR1	D
House	25	Ozone Street	Rye	BR1	C - Local significance
House	24	Ozone Street	Rye	BR1	C - Local significance
House	17	Ozone Street	Rye	BR1	C - Local significance
House	12	Ozone Street	Rye	BR1	C - Local significance

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**Ozone Street, Rye Precinct Index**

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<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Zone</b>	<b>Level</b>
Cottage	17	Weir Street	Rye	BR1	D
House	30	Ozone Street	Rye	BR1	C - Local significance
House	29 - 33	Ozone Street	Rye	BR1	D
House	25	Ozone Street	Rye	BR1	C - Local significance
House	24	Ozone Street	Rye	BR1	C - Local significance
House	17	Ozone Street	Rye	BR1	C - Local significance
House	12	Ozone Street	Rye	BR1	C - Local significance

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**Precincts**

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**NAME:** Portsea Precinct  
**ADDRESS:** Back Beach Road  
Portsea  
**EXTENT:** See map  
**LEVEL OF SIGNIFICANCE:** B - Regional significance

**DESCRIPTION:** The image of Portsea which dominates visitors perceptions of the town today is largely characterised by the cliff-top houses where families such as the Laycocks, the Baillieus, the Myers and others have retained property which has been in these families since the turn of the century. Beach-side holiday camps and inexpensive holiday accommodation which accompanied the inter-war and post-war booms in towns such as Dromana, Rosebud, Rye and even Sorrento, did not impact upon Portsea. Consequently, this exclusive enclave survived relatively intact until recent decades. Most of these places have been individually recognised outside this Precinct.

As an early limeburning village, Portsea's heritage is most clearly evident in an area encompassing the pier and a cluster of foreshore buildings, extending southwards along Back Beach Road. Within this precinct, are a number of later buildings which reflect the changing character of the area towards a wealthy district.

The Portsea foreshore has an important relationship with a small group of commercial buildings and houses between the Highway and the beach. A village atmosphere is sustained by the unusually open relationship between individual elements in the landscape such as the pier, Quayside (a limestone cottage facing the beach which appears to be a former shop), the Portsea Hotel and the limestone shop on the Highway.

Farnsworth Cottage and Seacliffe are located near this cluster and provide a link with Back Beach Road. Marlborough House, near the corner of the Nepean Highway, is an important landmark. Built in 1909, it is strategically located near the shops and foreshore and sources of local transport.

There are a number of houses situated to the east of the Portsea Hotel which have historical significance and which relate to this town centre area due to their proximity to the Highway and the hotel.

The section of Nepean Highway adjacent to this area, is particularly significant for its historic plantings which have survived to create a spectacular canopy entrance from the Sorrento direction. The impact of some of the cypress plantings closer to the beach has been reduced due to more recent public landscaping projects.

Back Beach Road is significant as a residential strip providing evidence of a different phase of development. It appears that the road, which developed as a track for transporting lime from Ford's property to the Portsea foreshore, was subdivided on the western side before the 1870s. There are four limestone cottages dating from the 1880s, including The Humpy, Craigy Bryn, Oleander Cottage and Glasnevern. Killalde, off Back Beach Road, dates from a similar period, as does Lochee, built by a local fisherman in the 1890s, on Blair Road at the intersection of Back Beach Road. Later buildings such as The Grange and Quamby are more substantial and were built for wealthier families at the turn of the century.

Back Beach Road is similar to many of the older roads which lead inland from Port Phillip Bay, in its hilly topography and generally overgrown verges which create a sense of seclusion around the adjacent properties.



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There is a section of subdivision between Nepean Highway and Delgany Avenue which has uniform allotment frontages. At the intersection of Back Beach Road and Blair Road, in the vicinity of a number of houses of historical significance, the size of blocks varies, with a number of very large allotments connected with The Grange and Quamby among some later houses.

Included in the area, mainly for its aesthetic interest, is the recreation reserve off Blair Road, opposite Quamby, which appears on the 1932 Military maps as a water-hole, but today is the site of a picturesque oval at the bottom of a steep embankment.

#### **HISTORY:**

Portsea is usually recognised for its historical associations with the beach-side retreats of wealthy Victorian families. However, the precinct today has several characteristics in its landscape which provide evidence of an earlier history of limeburning and fishing.

Portsea, like Sorrento, was settled early in the history of the Peninsula by limeburners. One of the first to establish himself, was John Sandle Ford, who arrived in 1840 and took up leases on land from 1842, between land of his fellow limeburners, William Devine and Dennis Sullivan. Ford's early activities probably had the most significant impact on development in the area until the 1880s. It was Ford who named the area after a suburb of Portsmouth.

By 1855, Ford had established himself at the south bend of Portsea Back Beach Road, where the Ford House and outbuildings exist today. He had established a well, stockyard and paddocks around his first house, with his kilns located opposite. It is assumed that similar arrangements were to be found at the sites occupied by the Skeltons, about midway between Point McArthur and Point Franklin, by the Sullivans, closer to the Bay than Ford, and the Devine Brothers' kilns. Ford was fortunate in retaining the title to his land, while his father-in-law, D. Sullivan was dispossessed when the Quarantine Station was established in 1852 (now located in the Nepean National Park).

Ford purchased a section of his land in 1860, with later purchases revealed by the Parish of Nepean Plan in the years 1863 and 1864, and by his son William towards the Back Beach in 1867.

Ford built the first Portsea Pier around 1860 (which has since been rebuilt twice), and nearby, a limestone building which he later converted to a bar and named the Nepean Hotel in 1872. He also developed salt baths between the Pier and Point Franklin which no longer remain.

Ford retained much of his land until the 1870s but could not afford to develop it. Offers from other notable entrepreneurs in the area, such as C. G. Duffy, J. J. Casey and J. Service were refused and may have resulted in a different township had they succeeded.

Farming was another significant land use in the Portsea area, with John Nepean Farnsworth, (son of John Farnsworth who built and designed several buildings in the area such as The Anchorage, Seacliffe, St. Aubins and The Roost), leasing land for agricultural purposes between Campbell and Franklin Roads in the early decades of this century. Farnsworth and his brother were also managers of a horse-drawn transport business from Portsea which was later developed by other family members to a bus and then automobile business. The brothers also founded a ferry service between Queenscliff and Portsea in 1953.

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Fishing was also a major local industry in Portsea in the early years, as it was in other coastal villages. A fisherman's village known as Watson Brothers Fishing Camp was established for over one hundred years at the Weeroona Bay foreshore. The site is located within the Lord Mayor's Children's Camp but no buildings remain. The Nepean Historical Society holds photographic records of the collection of wattle and daub huts with limestone chimneys.

### HERITAGE CHARACTERISTICS

The key characteristics of the Portsea Precinct which contribute to its heritage value are:

\* The open relationship between the Portsea Pier, Quamby, the Portsea Hotel and the limestone shop is an important aspect of the historic village character of the area. It is accentuated by the lack of fencing and infill development at this important beach area.

\* The canopy of cypresses at this section of the Nepean Highway has landmark significance, creating an intimate atmosphere which is highlighted by the close proximity of a number of nineteenth century limestone buildings, including Glencove on the eastern side of the Hotel, and Farnsworth cottage on the western slope, adjacent to Seacliff, the first of the cliff-top residences in the western cliff-top area.

\* Farnsworth Cottage and Seacliff have a special relationship to each other for historical reasons, symbolising a link between the early town centre and the large cliff-top residences. Marlborough House, on the opposite side of the highway, could also be considered as a symbolic landmark for similar historical reasons.

\* Back Beach Road contains a number of historically significant limestone cottages dating from the 1870s to the turn of the century. These residences demonstrate a consistency of design over the period, based on the symmetrical cottage form.

\* The residences on Back Beach Road have differing setbacks and are mostly well concealed from the street by garden and street plantings, creating a shady 'ramshackle' lane, which reflects its origins as a lime-carting track.

\* The recreation reserve off Back Beach Road is of aesthetic importance and has historical significance as the site of a water-hole.

### SIGNIFICANCE:

The Portsea Precinct, containing the Portsea township and Back Beach Road area, is historically significant for its associations with early limeburning and fishing activities and for its demonstration of developments associated with the growth of the area as a resort destination for a relatively wealthy population.

The beach-front and Nepean Highway streetscape have particular aesthetic significance relating to early subdivision layout and street tree plantings.

There are several buildings which contain design significance pertaining to their demonstration of changes in local building techniques and architectural integrity. Many of these places have social and historical importance associated with early owners and occupants.

### OBJECTIVES:

Conserving the heritage significance of the Portsea Precinct will require the development of policies and guidelines that address the following objectives for each Area within the overall Precinct.

Retain the heritage significance of the Portsea Pier by:

\* preserving its structure and the undeveloped nature of the surrounding beach-front.

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Retain the existing Portsea village character by:

- \* retaining an open relationship between the built elements by restricting fence heights or discouraging boundary demarcation;
- \* preserving views from the beach to key heritage buildings such as Quayside and the Portsea Hotel; and
- \* maintaining public use of the space adjacent to the beach and pier which is currently public reserve.

Enhance the heritage streetscape features surrounding the commercial cluster at Portsea by:

- \* preserving the existing canopy over the Nepean Highway which is created by the roadside plantings; and
- \* limiting the impact of new landscaping, particularly with respect to car parking around the shops on the beach side of Nepean Highway.

Retain the heritage characteristics of the Back Beach Road streetscape by:

- \* preserving the roadside plantings where possible which contribute to the informal character of the street;
- \* preserving overgrown character of the roadside verge; and
- \* maintaining the recreation reserve which has historical significance as the site of a water-hole.

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Portsea Precinct Index**

Place Name	St No	Street	Locality	Zone	Level
Quayside	2	Docrell Lane	Portsea	LC	B - Regional significance
The Grange & lodge	31 - 39 & 41	Back Beach Road	Portsea	BR	C - Local significance
Glasnevern	34	Back Beach Road	Portsea	BR	C - Local significance
Oleander Cottage	52	Back Beach Road	Portsea	BR	C - Local significance
Quamby	44	Blair Road	Portsea	BR	B - Regional significance
House	48	Blair Road	Portsea	BR	D
Hilary	55	Blair Road	Portsea	BR	D
Killade	66	Blair Road	Portsea	BR	C - Local significance
Craigy Bryn	20	Back Beach Road	Portsea	BR	C - Local significance
House	36	Delgany Ave off Back Bch	Portsea	BR	C - Local significance
Site-Watson Bros Fishing Camp		Weeroona Bay Foreshore	Portsea	POS	S - Site of archaeological potential
Portsea Pier		Foreshore	Portsea	-	C - Local significance
Glencove	3732	Point Nepean Road	Portsea	CR	C - Local significance
Wanda	3738	Point Nepean Road	Portsea	CR	C - Local significance
House	3742	Point Nepean Road	Portsea	CR	C - Local significance
Portsea Hotel	3746	Point Nepean Road	Portsea	CR/LC	B - Regional significance
Shop	3766 - 3768	Point Nepean Road	Portsea	LC	C - Local significance
House	3789	Point Nepean Road	Portsea	BR	C - Local significance
Cottage (Farnsworth)	3790	Point Nepean Road	Portsea	CR	B - Regional significance
Pitstone	3795	Point Nepean Road	Portsea	BR	C - Local significance
Seacliffe	3796	Point Nepean Road	Portsea	CR	B - Regional significance
Lochee	57	Blair Road cnr Back Beach	Portsea	BR	B - Regional significance

**Shire of Flinders Heritage Study**  
**Precincts**

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**NAME:** Sorrento Precinct

**ADDRESS:** Ocean Beach Road and adjoining streets  
Sorrento

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** B - Regional significance

**DESCRIPTION:** The Sorrento Precinct is a complex area, and its analysis involved dividing the Precinct into the following Areas:

Hurstwood Road Area  
Cliff Top Residential Area  
Foreshore Area  
Main Street Area  
St. Pauls Road Residential Area

For each Area, there is a brief history, description and statement of significance. The heritage objectives for each Area are included at the end of the whole Sorrento Precinct.

**HISTORY:** The Sorrento township and surrounding landscape has a number of facets of great historical importance. Apart from its symbolic associations with the first European settlement on the Peninsula, (and in Victoria) it has physical evidence of its early history in the fishing and limeburning industries, and is most easily recognised as the popular resort town of the late Victorian and Federation eras.

The Sorrento area is probably one of the most developed areas on the Peninsula with respect to landscape as well as building development. As the first area of European settlement, the indigenous landscape was rapidly transformed by the cutting of Sheoak and tea tree for fuel and limeburning. The Back Beach Reserve most closely resembles the native vegetation of this area.

Sorrento's subsequent development as a resort town in the 1880s and early 1900s further transformed the landscape with a diverse mix of building development which compares with Portsea, which has remained a more exclusive enclave. In both these townships, the comparative wealth of property owners altered the profile of the land due the plantings of exotic species in significant clusters. Many gardens contain established conifers and oaks and other deciduous species. The plantings at Sorrento Park are a good example of this nineteenth century attempt to gentrify the landscape according to popular Victorian tastes.

The event of the first European landing at The Sisters in 1803-04, alternatively described as the Collins Settlement, leaves no visible physical evidence and there is some dispute as to the exact location of the graves as marked by the Monument to First Settlers. However, the site remains of symbolic significance.

The settlement, which restarted in the 1830s, saw the establishment of a fishing industry, mainly along the Sorrento foreshore, with quarrying and limeburning, occurring at points along the coast and also inland. Some grazing and agricultural activity accompanied these pioneer industries. Evidence dating from the 1830s to the 1850s, such as sod huts, limestone chimneys, wells, graves, fortifications and the first jetty built of Sheoak, no longer remain although some of the cliff-top residences are reputed to have been built around early structures built by fishermen, as in the case of Vuehill. The earliest building to be identified in recent times was the Clark cottage,

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built in the 1850s on the site of the Koonya Hotel (formerly Mornington Hotel), which was unfortunately demolished in the 1950s.

The most enduring evidence dating from these years relates to the early clearing of tracks between kilns and loading points on the beach which were eventually gazetted as roads as in the example Hotham Road from Ted (Timothy) Sullivan's kiln to the bay near the S-bend. (Ozone, Street Rye is another example which has been listed as a heritage precinct).

The first Crown Land sales of the 1860s signified the beginning of a permanent transformation in the landscape and evidence of these developments remains today. Many of the pioneer settlers who had been limeburning and fishing in the area since the 1840s, took up land permanently. T. Sullivan bought land at the site of his kiln in Hotham Road, as did J. Ford. F. McDonnell bought the site of the bush kilns which had previously been operated by Kenyon and Rowley since the late 1830s, and this later became known as Kettle and Suddery's kilns on the land now comprising part of the golf club.

A collection of fishermen had congregated at the foreshore, near Erlandsen Avenue, in the 1850s. In 1866, C. Stonner, one of the group purchased adjacent land from the Crown and later subdivided while fellow fishermen E. Erlandsen and H. Watts bought land nearby.

It was not until the mid twentieth century that holiday residential development consolidated inland from Erlandsen Avenue, west of St. Pauls Road.

The early land sales resulted in scattered development across the area with a clustering of buildings occurring near Hotham road and Melbourne Road in the 1860s. Today the Hurstwood Road area best describes the characteristics of the earliest stages of development of the township.

The 1870s was an era of intensive development in Sorrento in the realisation of the potential of the area as a resort town. The deliberate efforts of C. G. Duffy and George Coppin were of particular importance and many of these developments constitute the heritage character of Sorrento today. It is useful to describe these areas separately according to location: the cliff-top residential area, the foreshore area, and the main street at the town centre. The Back Beach is a fourth area worth considering which has remained in use as a park but which requires further survey and historical research.

### **HERITAGE CHARACTERISTICS**

See each Area within the Sorrento Precinct.

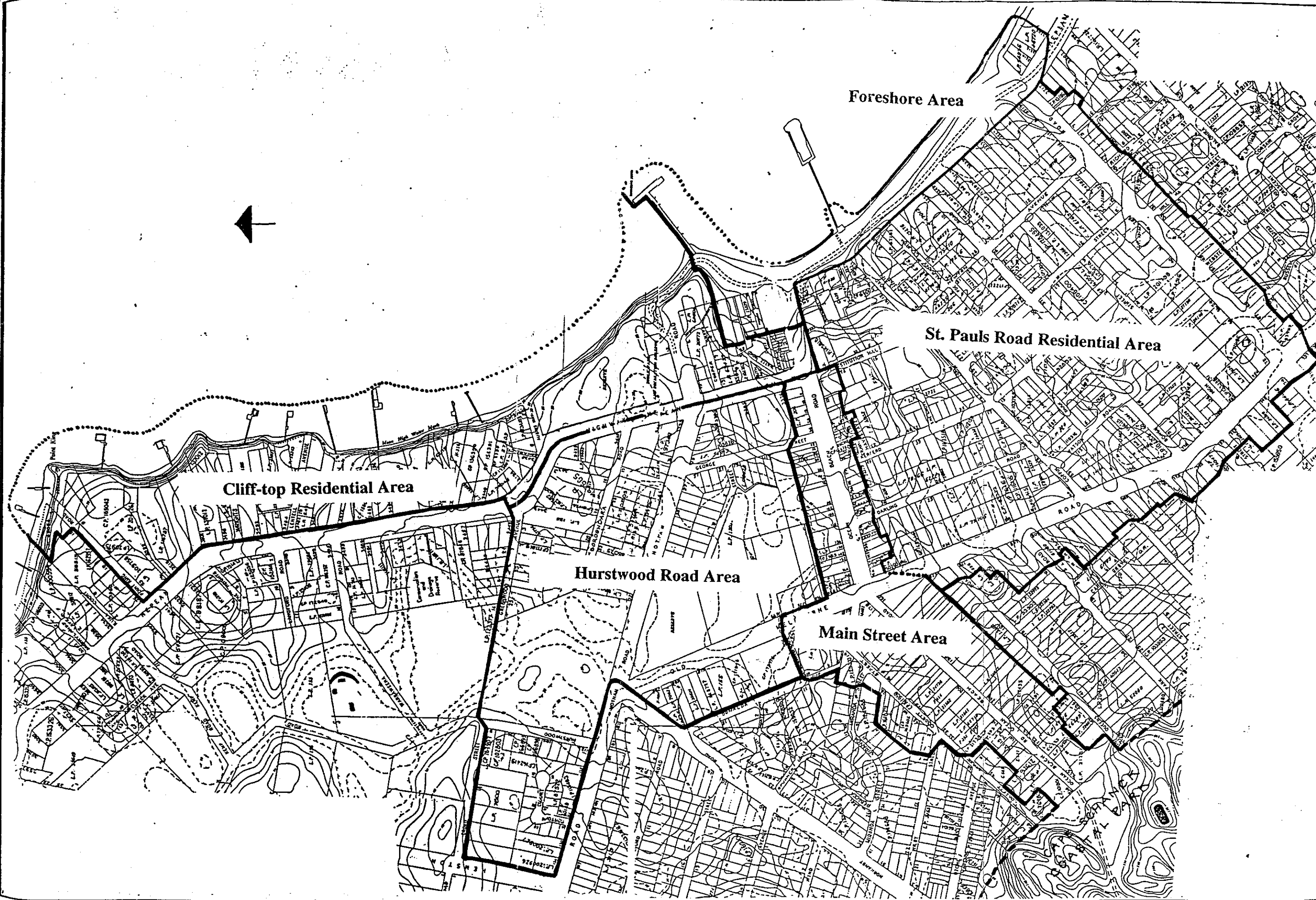
### **SIGNIFICANCE:**

See each Area within the Sorrento Precinct.

### **OBJECTIVES:**

Conserving the heritage significance of the Sorrento Precinct will require the development of policies and guidelines that address specific objectives for each Area within the overall Precinct. Details are provided within each Area.

Sorrento Precinct



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**Precincts**

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**NAME:** Sorrento Precinct: Cliff Top Residential Area

**ADDRESS:** Point Nepean Road  
Sorrento

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** B - Regional significance as part of whole Sorrento Precinct

**DESCRIPTION:** The Sorrento Cliff Top Residential Area is defined by the raised land formation between the Sorrento pier and Point King on the northern side of Nepean Highway. At the eastern end, the Sorrento Hotel is a prominent landmark. Across Hotham Road, the Sorrento Police station, a good example of Federation architecture constructed in limestone is located adjacent to Sorrento Park which is dotted with established plantings of oaks, elms and mainly pines, including trees grown from seed collected at Lone Pine at Gallipoli.

A cliff-top walk along the edge of the park leads to the beginning of Duffy's subdivision. The first major property, St. Aubins has been subdivided in a crescent formation but the two-storey mansion of 1871 remains with several additions. Further along Kildrummie Court accesses another subdivision, as does Netley Avenue and Wrights Close. However, many of the properties along here remain intact, such as Hindson House, Colwyn, Cliff Crest, Heathlawn and Westbank, Kennagh and Ilyuka.

These outstanding homes are oriented towards the bay view with significant set back from the cliff-top and the Nepean Highway, surrounded by lawns and gardens. Architectural styles vary, as do the construction materials. Most have been built originally in limestone, and some, such as Hindson House and Merthon were later extended in the popular concrete brick of the inter-war generation, or in weatherboard. Consequently, several of these houses appear quite altered externally due to successive waves of development.

A steep cliff face exists between these properties and the high water mark below. The cliff face retains hardy shrubs, moonah and tea tree and features private walkways to the private jetties and sheds below.

Point King Road connects the Point King Cairn landmark with Nepean Highway and marks the border between Sorrento and Portsea. This road also provides access to the two large properties, Kennagh on the Sorrento side and Ilyuka in Portsea. These properties mark the western limits of the historically significant Bella Vista Estate.

Viewed from the Nepean Highway, these cliff-top residences are barely visible behind a high solid fences and gates which are further protected by bushy plantings along the roadside.

**HISTORY:** Charles Gavan Duffy, who later was a very significant influence on the changing shape of Sorrento, first bought land in 1863 near Point King and maintained a cottage and kiln on the site where Boyd had previously operated a kiln. Today the site is occupied by the Spanish Mission style mansion, Ilyuka, with its foreshore bathing shed which is a converted lime kiln.

Point King is a protruding land form named after the raising of the new British "Union Jack" flag on the site around 1803, for the purpose of taking possession of land in the name of the newly United Kingdom of Britain. David Macfarlan, a prominent local businessman and long serving Shire president during the first half of this century, was the instigator of the Cairn commemorating this event which is of historical interest and marked by a wooden flagpole and plaque.



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In 1873, Duffy purchased 600 acres of land extending from Point King to The Sisters. Duffy, and neighbouring landowner W. Cockburn, together subdivided their land to create the Bella Vista Estate. They succeeded in getting the main road diverted inland in order to give greater depth to the cliff-top allotments, which resulted in the S-bend in the Nepean Highway near the Ocean Beach Road intersection. In this scheme, Sorrento Park was set aside as public reserve. The subsequent sale of these allotments resulted in the establishment of several substantial houses such as Heathlawn, Westbank and Merthon which illustrate the skill of local craftsmen in the use of limestone. Sorrento and Portsea are locales where this beautiful material was used most extensively.

The only cliff-top commercial premises dating from this time which remains intact today, is the Butcher's Shop, 3421 Nepean Highway, built in the 1870s. A small number of other businesses existed at this time on the main street, now Ocean Beach Road, and also on the foreshore near Koonya Hotel, (formerly the Mornington Hotel).

Perhaps the most important building developments of the 1870s which could be included in the cliff top area were the hotels. The Sorrento Hotel was built in 1872 and the Continental Hotel in 1875. When John Boswell Clark began construction of a third hotel on the foreshore, named the Mornington Hotel there was strong opposition from the rivals. Clark's hotel relates directly to the foreshore and has a more modest stature, whereas, the other two hotels are outstanding landmarks, their limestone walls and towers can be viewed from various approaches, despite obstructions such as the block of holiday units near the Sorrento Hotel.

Other developments of the 1870s include the building of St. John's Church of England on a prime piece of cliff-top land. The successive Sorrento State Schools also survive as Kemp Cottage and L'Ecole on the Nepean Highway but are not included in the Precinct.

Land improvements were commissioned for the cliff-top area in the 1880s, and include the construction of limestone paths along the cliff-tops.

### HERITAGE CHARACTERISTICS

The key characteristics of the Cliff Top Residential Area within the Sorrento Precinct which contribute to its heritage value are:

- \* A majority of the deep allotments, extending from the Highway to the cliff-top, remain intact to the original design of the Bella Vista Estate.
- \* Houses face the bay but are mostly set back from the cliff-top and from the Nepean Highway.
- \* A majority of houses were built in the boom following the depression of the 1890s, using rusticated limestone.
- \* The mix of residential styles which were originally used have been obscured by additions to many houses, often incorporating different materials at subsequent stages of expansion, particularly concrete block in the inter-war years.
- \* Many of these intact residential properties have extensive gardens featuring rolling lawns and informal planting arrangements.
- \* The steep cliff between these property borders and the high-water mark has significant vegetation intact.

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- \* Private jetties and sheds are connected by steep walkways to cliff-top properties.
- \* The public walkway at the cliff-top is constructed of limestone and is historically significant, providing valuable public access to views of the coastline.
- \* High fences and gates on Nepean Highway boundaries emphasise a preference for privacy.
- \* Hedges and pine plantings are a characteristic of many driveways and boundaries.

### SIGNIFICANCE:

The Sorrento Cliff Top Residential Area is significant as a precinct which displays a unique degree of cohesion between its residential elements which were historically associated with the 1873 Bella Vista Estate subdivision of Charles Gavan Duffy. A majority of the houses in this area have high levels of significance attributed to them individually for historical and architectural reasons.

The Area has other landscape features which distinguish it as an elite residential enclave, similar to much of Portsea in its gardens and approaches.

There are also key sites with landmark significance and individual historical importance.

### OBJECTIVES:

Within the Cliff Top Residential Area, specific objectives have been identified for three distinctive areas. [1] Original Bella Vista Estate, [2] Cliff Top Walk, and [3] Nepean Highway frontage.

Retain the heritage character of the original Bella Vista Estate subdivision by:

- \* allowing only limited and carefully controlled subdivision;
- \* discouraging fences between subdivision allotments to retain open feeling of large lawns;
- \* retaining the same property entries from Nepean Highway, eg. gates, driveways, etc;
- \* ensuring that both front and rear set backs of new buildings are consistent with the dominant set back of adjoining buildings; and
- \* retaining the garden quality of properties and their distinctive features such as rolling lawns with informal planting featuring specimen trees.

Encourage the historical use of Cliff Top Walk by pedestrians by:

- \* preserving and maintaining the limestone path;
- \* preventing fencing across path;
- \* managing cliff-face vegetation in order to retain views and keep the landscape quality, including occasional areas enclosed by vegetation;
- \* preventing obstruction of existing views by restricting the height of border fences; and
- \* retaining the private use of the jetties and their access ways, while maintaining public views.

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Retain the heritage character of the Nepean Highway frontage by boundary treatments and approaches to properties that retain:

- \* existing high fences and gates;
- \* boundary plantings on properties, such as hedges and pines; and
- \* existing roadside plantings and signs, bollards etc.

Retain the landscape character of Sorrento Park by:

- \* preserving historic plantings and other features;
- \* retaining the passive recreational use of the Park; and
- \* limiting building development and clearing for car-parks.

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<b>NAME:</b>	<b>Sorrento Precinct: Foreshore Area</b>
<b>ADDRESS:</b>	The Foreshore Sorrento
<b>EXTENT:</b>	See map
<b>LEVEL OF SIGNIFICANCE:</b>	B - Regional significance as part of whole Sorrento Precinct
<b>DESCRIPTION:</b>	<p>The foreshore area extends eastwards from the Sorrento pier, beyond the salt baths to the small subdivision on the beach near the end of St. Pauls Road. The township and of the foreshore represents a small area where entertainment and boat related activities were traditionally concentrated. The area is alienated from the cliff-top residences and the main street due to its lower land level, the Nepean Highway and intervening areas of unsympathetic or undeveloped land such as the block behind the Koonya Hotel.</p> <p>The pier still functions as an important harbour for fishing and leisure vessels. The Tearooms and the Bandstand and the pine plantings attest to the popularity of the area as a location for relaxation. The Koonya Hotel forms a corner landmark, contrasting in scale and character with the grand resort hotels on the cliff-top. Morgan's Bar is the only other commercial building. Originally used as a fisherman's hardware store, it is an important component of the foreshore street as are the cluster of residences nestled below the cliff which address the foreshore promenade.</p> <p>To the east, the beach is divided from the Highway by a strip of grassy public land which widens to a point known as Webster's Corner, where a small subdivision begins. The house here, known as Kilvenny, is historically significant and may have been built on the site of Webster's original house built in 1872. This is an unusual piece of land which relates directly to the beach-scape.</p>
<b>HISTORY:</b>	<p>The foreshore at Sorrento was dotted with fisherman's huts and sheds for many years, creating a vivid contrast to the lifestyles of the wealthy cliff-top residents who were gradually settling the area. None of these fragile foreshore buildings remains, many being cleared in the 1960s.</p> <p>In the 1870s, visitors began arriving at the new Sorrento Pier in increasing numbers with the advent of regular steamer services from Melbourne. The Sorrento Salt Baths and Tearooms were built in 1875 as part of the enterprise of G. Coppin. The tearooms remain today in a very altered state but the baths were demolished in 1986.</p> <p>In 1902, the Bandstand was built near the tramline and pier, demonstrating the popularity of outdoor activities in the vicinity of the beach. The Bandstand has since been moved several metres east of its original position.</p> <p>George Coppin's Tramway was completed around 1890. Many photographs held by the Nepean Historical Society attest to the popularity of the passenger service which carried visitors to the Back Beach Amphitheatre. Today part of the alignment near the pier end of the line is still evident in the land form and has been significantly overgrown by vegetation.</p>
<b>HERITAGE CHARACTERISTICS</b>	<p>The key characteristics of the Foreshore Area within the Sorrento Precinct which contribute to its heritage value are:</p> <p>* The buildings which exist on the foreshore at the Sorrento end are historically significant and relate to a very important growth period when Sorrento was first established as a resort town.</p>

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\* Building development is close to the beach compared to other residential development on the Peninsula and relates to the history of associations with maritime activities. Most of the buildings are located close to the front boundary of their properties.

\* Cliff-top residences are separated by the Highway but overlook the foreshore, providing an important backdrop. (These buildings have been included in the St. Pauls Road Residential Area)

\* Cypress plantings are historically significant, creating shelter for beach-front activities.

#### SIGNIFICANCE:

The foreshore area has great aesthetic significance which is remarkably intact in its historical features. The natural beauty of this area has been historically appreciated and enhanced by public and private building development, allowing maximum public use of the site while not overwhelming the seascape. This is an important precedent which should be acknowledged in future plans for the area. Excessive private tourist development would be detrimental to the heritage character of the area.

A large proportion of the built development surrounding the beach has historical significance in its associations with key individuals in the development of the fishing and tourist industries in the town.

#### OBJECTIVES:

Within the Foreshore Area, specific objectives have been identified for specific areas.

Retain public pedestrian use and links to other foreshore areas (Pier, Tea rooms, Bandstand, Site of former tramway platform, beach and surrounding area), in keeping with the historical use of the Esplanade by:

- \* preventing the reduction of recreational space for parking provision;
- \* encouraging pedestrian use of the pier and the Esplanade in any Council works in the area;
- \* retaining public access to the whole pier and the Bandstand;
- \* maintaining passive recreational use of the area, for example as informal, shaded picnic space without construction of special purpose facilities;
- \* encouraging pedestrian access to the former tramway platform and providing interpretive information (or retain existing boulder and plaque);
- \* retaining views to beach area and public structures from Nepean Highway in any Council roadside works;
- \* maintaining existing landscape of open lawn areas with pine plantings;
- \* preserving the historical character of the existing structures of the Pier, Tearooms and Bandstand as isolated features in the landscape; and
- \* preventing new development from overwhelming these historic landmarks.

Retain the importance of the Esplanade and Esplanade streetscape as a focus for the area by:

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- \* retaining and encouraging the commercial use of the Koonya Hotel corner; and
- \* restricting the development of the open site adjacent to the Koonya Hotel so as to not visually detract from the historic buildings and to promote a public and recreational use which links the Foreshore area to the main street visually and for pedestrian access.

Maintain the intimate relationship of the houses, the Esplanade and beach area which creates a maritime atmosphere by:

- \* ensuring that the frontage set back of new buildings is consistent with the existing setbacks (i.e. close to the road);
- \* encouraging the use of traditional fencing in the area such as low concrete walls and in new fencing encourage the use of traditional materials and construction techniques;
- \* giving priority to pedestrian movement over vehicular traffic; and
- \* restricting the impact of public landscape works.

Retain the visual qualities of Webster's Corner landscape by:

- \* retaining the open lawns, unmade paths and isolated shrubs and trees of the area;
- \* preventing parking areas or other development from reducing the open space; and
- \* retaining views through this area to the Bay.

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**NAME:** Sorrento Precinct: Hurstwood Road Area

**ADDRESS:** Hurstwood Road  
Sorrento

**EXTENT:** See map

**LEVEL OF SIGNIFICANCE:** B - Regional significance as part of whole Sorrento Precinct

**DESCRIPTION:** The Hurstwood Road Area is defined as the land south of the Nepean Highway, between Greenwood Avenue and Ocean Beach Road but not including the properties fronting Ocean Beach Road (which are contained in the Main Street Area). The land behind Ocean Beach Road is low-lying with a rural character. Formerly a water reserve, it currently contains a sports reserve as well as horse paddocks, and is known as Macfarlans Reserve. Views of this picturesque valley can be glimpsed from the main street and Hotham Road with access via Hurley Street. The views from the sports field towards the rear views of the adjacent shops and residences further enhances this rural character.

This hollow land formation continues in the Golf Course property on the other side of Hotham Road. The oldest section of the course, between Boroondara Road and Hurstwood Road has been included in the area. It has historical associations with the former Golf Club at 39 Boroondara Avenue and with the former residence of the greenkeeper at 94 Hurstwood Road. The block bordered by Hurstwood Road, Croad Street, Hemston Avenue and Hotham Road is also included.

**HISTORY:** In the 1860s there were several buildings along Hotham Road between Melbourne Road and the Nepean Highway which was then known as the Portsea Road. T. Sullivan owned three limestone buildings on his land on the east side of Hotham Road near the intersection of Normanby Road and Donald Avenue. These houses appear to have been removed. Sullivan also operated a bakery from there before moving to Shipway Lodge, at 1 Greenwood Avenue, in the early 1870s. The new location was a newly created prime site after the diversion of the Highway by the Duffy subdivision in 1873.

Close to this intersection was Hurstwood Road which formed the border of the kiln site of Kettle and Suddery. Remains of the limestone road exist today, as do four houses aligned at the corner of Croad Street. One of these houses has a limestone chimney and was once used as a dairy. Hurstwood was built in 1880 for the owner of The Sorrento Hotel and was later used as a guest house by Edwin Dark, who also ran a coach service until 1900, indicating the centrality of this area late last century when Hotham Road was an established link between the main Portsea and Melbourne roads.

Another significant building in this area is the house at 39 Boroondara Road which faces Hotham Road and appears to have been built in the early 1880s. It was later used as the Sorrento Golf Club when it was founded in 1907 by a group of prominent citizens, including John Hiskens, Head Teacher, and Isaac Bensilum, of the Athenaeum and former owner of The Continental Hotel. The Course was originally designed with nine holes and represents one of the earliest non-residential land uses dedicated to the leisure activities of the wealthy residents and visitors to the town.

**HERITAGE CHARACTERISTICS** The key characteristics of the Hurstwood Road Area within the Sorrento Precinct which contribute to its heritage value are:

\* Low-lying land has a distinctly rural character which is important in the context of the history of this land use as a water reserve, and its rarity as open space in comparison to the surrounding developed land.

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- \* Boroondara Road and Hurstwood Road are rare examples of remnant limestone roads and their relatively low levels of traffic should facilitate their preservation.
- \* The block bordered by Hemston Avenue, Croad Street and Hotham and Hurstwood Roads is historically significant as a relatively cohesive block of land relating to the former kiln site of Kettle and Suddery.
- \* The four houses on Hurstwood Road are important as a group of houses built over the decades at the turn of the century.
- \* The oldest section of the golf course between Boroondara Road and Hurstwood Road is important for its relationship to the former Golf Club at 39 Boroondara Road and the house at 94 Hurstwood Road.
- \* The houses on the south side of Melbourne Road between Welland Drive and Normanby Road are also a significant cluster, demonstrating the importance of this route in the early development of the township.

**SIGNIFICANCE:**

The Hurstwood area is historically significant for its associations with the earliest limeburning practices in the area, and with early commercial services. There is potential for further historical and archaeological research into these sites.

Aesthetic significance is attributed to the rural character of Macfarlan Reserve and the adjacent paddocks which evoke a rural atmosphere, which is rare in this densely developed township.

**OBJECTIVES:**

Within the Hurstwood Road Area, specific objectives have been identified for specific areas.

Retain existing rural heritage landscape character by:

- \* retaining passive recreational use for Macfarlan Reserve and Golf Course (ie. not built structures for recreation);
- \* retaining open landscape with areas of grass and mature trees, like the cypress pines; and
- \* retaining existing visual qualities such as views into Macfarlan Reserve from Melbourne Road, Ocean Beach Road and Hotham Street, and from Macfarlan Reserve towards the rear of properties facing Ocean Beach Road.

Retain existing limestone roads and associated streetscapes (on Boroondara and Hurstwood Roads) by:

- \* discouraging vehicular traffic on these roads;
- \* encouraging pedestrian use of these roads; and
- \* developing a program for Council maintenance works.

Maintain existing streetscape character by:

- \* preserving existing roadside plantings; and
- \* encouraging low fencing between and in front of properties.



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Retain road layout of block bordered by Hemston Avenue, Croad Street and Hotham and Hurstwood Roads, which reflects the historical cohesion of the use of the whole area as a former kiln site.

Retain housing group on Hurstwood Road (4 houses) and their relationship to the streetscape by:

- \* encouraging no fences or low fences in traditional materials; and
- \* preserving views to the houses in any Council works on the adjacent roadside.

Retain the heritage significance of the old section of Golf Course by:

- \* preserving the historical use of the area between Hurstwood Road and Boroondara Road as a Golf Course; and
- \* identifying and preserving any historical landscape features.

Retain the houses on the south side of Melbourne road between Welland Drive and Normanby Drive as an historically significant and intact group and preserve their traditional relationship to the streetscape by:

- \* retaining views of the houses from Melbourne road in any Council roadside works;
- \* encouraging low impact fencing in traditional materials or no fencing; and
- \* preventing new building works in front of the existing houses which alter the relationship between the houses and their streetscape.

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- NAME:** Sorrento Precinct: Main Street Area
- ADDRESS:** Ocean Beach Road  
Sorrento
- EXTENT:** See map
- LEVEL OF SIGNIFICANCE:** B - Regional significance as part of whole Sorrento Precinct
- DESCRIPTION:** The most concentrated block of commercial development occurs between Constitution Hill Road and Kerford Street on the eastern side of the main street. Both of these streets plus Darling Street contain early residences belonging to local business people and professionals.
- Corresponding to this section of shops, there is a median strip of landscaping which was installed in the 1970s and which bears little relation to the historical precedent of a wide main street with occasional pine plantings, as evident in photographs of the street in the 1920s.
- Travelling inland along Ocean Beach Road, the buildings gradually take on a residential character, although several of these properties have been recently converted to a commercial use. The Kraftwerkz Gallery was a Plumber's Store in 1903, owned by Tayton who built his residence next door, now used as a tearooms. It is a good example of the proximity of related commercial and residential premises on the street, as is Ormond, built in 1923 for the family of the Redman brothers who were well known building contractors in the inter-war years and who ran the store at 80-98 Ocean Beach Road. Carmel and Gannawarra are both superb examples of Edwardian residential architecture and have a combined history of use as a guesthouse, which compliments the current use of one building today as Bed and Breakfast accommodation.
- The junction of Ocean Beach Road with Melbourne Road is marked by the Pioneer Memorial Garden which were developed in the 1980s on the site proposed by Coppin for the Sorrento Town Hall which did not come to fruition. The Mechanics Institute was built near the site in 1884 by the prolific local builder, George Morce, and today contributes to the setting.
- At this intersection, the Ocean Beach Road changes direction by about 40 degrees to the west and continues on a slight incline towards the back beach. There are uniform lot sizes along both sides of the street but variations in building styles and periods. There are several stone and weatherboard buildings dating from the turn of the century, many favouring an eastern facade orientation. Inter-war development of a less prestigious character also appears in various styles along the street.
- Two larger allotments are located at the end of Ocean Beach Road where the park begins. On the eastern side is Whitehall, a large two storey guesthouse which continues to operate. Views from the balcony overlook the site of the Back Beach Palace, (a former guesthouse which has been redeveloped), and the more recent residential subdivision beyond.
- HISTORY:** Ocean Beach Road developed rapidly as the main commercial spine of the town from the 1880s and today there is ample evidence of the types of business premises which were established at the northern end of this road to service the holiday makers and local residents. The Oriental Coffee Palace and the Stringer's Stores are the most intact examples of commercial developments of the 1880s while more modest shops appear to have been redeveloped at the turn of the century.

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The Sorrento Variety Store exists on the site of (and may include part of) the 1893 residence and shop of Erland Erlandsen, who ran a fishing and hardware business in the town after jumping ship in the Bay in 1900. The Athenaeum, built in 1894 by Isaac Bensilum, former proprietor of the Continental Hotel, accommodated various social activities before being converted to a picture theatre in the 1920s. Several other shops were built soon after Federation, including the former Stringer's Bakery, the Butchers Shop and the Post office, which was the fifth for the town.

#### HERITAGE CHARACTERISTICS

The key characteristics of the Main Street Area within the Sorrento Precinct which contribute to its heritage value are:

- \* There is a very important concentration of commercial premises at the northern end of Ocean Beach Road which have historical significance.
- \* These commercial buildings cluster to form a traditional shopping promenade along the street, with verandahs and wide footpaths.
- \* The styles of these commercial buildings reflect different periods of development and, in some cases successive developments within the one building. These characteristics should be recognised.
- \* Some recent public landscaping developments, such as the median strip landscape, are not appropriate to the historical main street character.
- \* The Continental Hotel and the Stringer's Stores opposite are historically significant landmarks and serve as signals of entry into the town's main street.
- \* There is a gradual change in building use, to less consolidated, partly residential development towards the Melbourne Road intersection which is historically significant. Many of these premises are now commercial but were built as residential buildings and have associations with early town trades and services.
- \* The Memorial Garden is significant as a reserve and landmark, including the Mechanics Institute and Watts Cottage, which together create a museum garden.
- \* The section of Ocean Beach Road between Melbourne Road and the Back Beach is an important residential strip, featuring many relatively prestigious residences dating from late last century.
- \* The size of allotments is uniform, reflecting an early, 'confident' subdivision based on the demand for housing in this prestigious road.
- \* Street plantings are relatively insipid and do not emphasise the avenue character which the residential development suggests.
- \* There is a gentle incline towards the Back Beach reserve entrance which is 'gate-posted' by Whitehall, an elegant Edwardian Guesthouse which is still in use.

#### SIGNIFICANCE:

Ocean Beach Road is historically significant as the main road in the Sorrento village, which began development in the 1870s and consolidated at the turn of the century when the tramway attracted tourists and new residents to the immediate area.

The street is aesthetically and architecturally significant in its demonstration of a number of changing methods of construction and design over the years with many significant buildings containing the beautiful local limestone block.

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### OBJECTIVES:

Within the Main Street Area, specific objectives have been identified for specific areas.

Retain the historic character of commercial premises and streetscape in the main commercial strip by:

- \* retaining the diversity of building styles which demonstrates the different periods of development along the street and within individual buildings;
- \* encouraging new development to relate in form, scale and materials to the existing built form, but be clearly contemporary in design;
- \* promoting a shopping promenade with verandahs and wide footpaths;
- \* reducing the impact of public landscape features such as street furniture and plantings which detract from the historical main street layout;
- \* restricting commercial land use to the main street;
- \* retaining the Continental Hotel and the Stringer's Stores as historical landmarks which signal the entry into the town's commercial zone; and
- \* preventing the extension of commercial zonings beyond Melbourne Road or into adjacent residential streets.

Retain the historic use and visual characteristics of the Memorial Garden, Mechanic's Institute, and Watt's Cottage reserve by:

- \* retaining open views across sunken garden; and
- \* retaining clear visual links between the Mechanics Institute, Watt's Cottage and the Garden.

Maintain heritage characteristics of the domestic streetscape of Ocean Beach Road (between Melbourne Road and the Back Beach) by:

- \* retaining the uniformity of subdivision as viewed from the street;
- \* encouraging new development to retain the scale, form and set-back of the dominant building stock as viewed from the street;
- \* encouraging new building development to be constructed behind existing significant buildings on these unusually long blocks; and
- \* maintaining traditional fencing in the area and in new fencing, encouraging the use of traditional materials and construction techniques.

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- NAME:** Sorrento Precinct: St Pauls Road Residential Area
- ADDRESS:** St Pauls Road and adjoining Streets  
Sorrento
- EXTENT:** See map
- LEVEL OF SIGNIFICANCE:** B - Regional significance as part of whole Sorrento Precinct
- DESCRIPTION:** Bowen Road runs off Nepean Highway at the corner marked by the prominent North Esk mansion. The road dips into a small valley, intersecting with Newton Avenue. A significant cluster of houses appear in the block between Newton Avenue and Hiskens Street, on the eastern side of the road. The road rises to another crest as it intercepts the extension of Kerferd Avenue, continuing along to Melbourne Road. The road is shaded by established private plantings mainly on the western side. Most of the houses along the street are obscured by garden plantings which tend to grow in an uncontrolled manner.
- Both Newton Avenue and Hiskens Street run parallel to one another and both feature a raised land bank on the southern side of the road, elevating these houses above those opposite. Most of the properties are fenced by low wire or picket fences. Houses on these street are mostly constructed of timber in a mix of Edwardian villa and cottage styles with the occasional bungalow influenced design also featured.
- Dark Parade is a small roadway with semi-rural character which appears almost to be a service lane, running perpendicularly to Newton and Hiskens streets.
- The hilly nature of the terrain creates an atmosphere of seclusion in which houses of modest proportions are nestled amongst rambling gardens on generous allotments. Further inland from this point the housing is more recent.
- The group of houses at the cliff-top overlooking the Nepean Highway and the bay forms another important feature of this residential area. Mostly built from the turn of the century for wealthy Melbourne families, the houses vary in style and materials. The allotment sizes are generally equivalent to those in the subdivision behind, with the succession of residences from St. Pauls Road to Constitution Hill Road effectively illustrating increasing property values close to the town centre. North Esk is a dominant landmark on this cliff-top which takes advantage of the hilly terrain and is enhanced by its intact property boundaries.
- HISTORY:** St. Pauls Road marks the eastern limits of an area of residential development which appears to have blossomed during the inter-war and post-war period probably due to the increasing use of motor transport. Bowen Road, Hiskens Street and Newton Avenue are part of the grid subdivision between St. Pauls Road and the town centre which have evidence of earlier housing also.
- HERITAGE CHARACTERISTICS** The key characteristics of the St. Pauls Road Residential Area within the Sorrento Precinct which contribute to its heritage value are:
- \* The streets included in this grid traverse undulating landscape which is densely covered with gardens foliage which is characteristically uncontrolled.
  - \* The cliff-top residences have a distinctive aspect which is characterised by the more expensive housing development while the uniform allotment sizes are similar to those elsewhere in this group. This group is highlighted by the landmark North Esk site.
  - \* Newton Avenue and Hiskens Street share the similar characteristics of residential development from a variety of periods constructed mostly in wood.

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\* Hiskens Street and Newton Avenue both have a raised southern bank, historically dictated by the topography.

\* The fence types in this area generally do not obscure views of the houses which tend to be located quite close to the front boundary of the property.

\* The land appears to have been uniformly subdivided from an early date, and little subsequent subdivision has occurred.

\* Dark Parade is a small lane running parallel to Bowen Road, and evokes the scale and character of early semi-rural development.

\* The wedge of residential development subtended by Ocean Beach Road, Melbourne Road, Coppin Street and Nepean Highway includes a number of houses which relate historically to the commercial businesses on the town's main street.

### **SIGNIFICANCE:**

St. Paul's Road Residential Area is of heritage significance mainly due to the aesthetic qualities of the houses, gardens and streetscapes, which have been inherited from generations of town residents and holiday makers.

In the back blocks, the houses have a modest stature, constructed of weatherboard or fibre board and set in casual leafy gardens.

In comparison to the back blocks, the cliff-top residences of this area are more substantial and more diverse stylistically and have historical and social value due to their associations with well known Melbourne families, including many prominent politicians.

The grid pattern is historically significant, representative of typical planning practices at the turn of the century, and are aesthetically significant for the consistent street design.

### **OBJECTIVES:**

No heritage objectives were defined during the Shire of Flinders Heritage Study for this Area.

**Shire of Flinders Heritage Study  
Sorrento Precinct Index**

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Zone</b>	<b>Level</b>
St Andrew's Presbyterian Church and Ellen Grant Hall	41 - 43	Kerferd Avenue	Sorrento	BR	B - Regional significance
Theo Cottage	875	Melbourne Road	Sorrento	BR	C - Local significance
Sundorne	3433	Point Nepean Road	Sorrento	BR	C - Local significance
House	871	Melbourne Road	Sorrento	BR	C - Local significance
Hill Holme	855 - 865	Melbourne Road	Sorrento	BR	B - Regional significance
House	849 - 853	Melbourne Road	Sorrento	BR	B - Regional significance
Old Mechanics Inst (Museum)	827	Melbourne Road	Sorrento	POS	B - Regional significance
Pinehill	815	Melbourne Road	Sorrento	BR	C - Local significance
House	803	Melbourne Road	Sorrento	BR	D
Cottage	737	Melbourne Road	Sorrento	BR	B - Regional significance
St Aubins	4	Leonard Court	Sorrento	CR	B - Regional significance
Sorrento Golf Club		Langford Avenue	Sorrento	SU	C - Local significance
House	18	Hiskens Street	Sorrento	BR	D
House	46	Kerferd Avenue	Sorrento	BR	D
Pembroke	877	Melbourne Road	Sorrento	BR	C - Local significance
Sorrento Primary School	32 - 44	Kerferd Avenue	Sorrento	BR	C - Local significance
Ainslea	27	Kerferd Avenue	Sorrento	BR	C - Local significance
Cooee	98	Hurstwood Road	Sorrento	BR	C - Local significance
House	96	Hurstwood Road	Sorrento	BR	C - Local significance
House	94	Hurstwood Road	Sorrento	BR	C - Local significance
House fmr Hurstwood	92	Hurstwood Road	Sorrento	BR	C - Local significance
Hurstwood Road		Hurstwood Road	Sorrento	BR	C - Local significance

Place Name	St No	Street	Locality	Zone	Level
House	134	Hotham Road	Sorrento	BR	C - Local significance
House (fmr Vicarage)	89	Hotham Road	Sorrento	BR	C - Local significance
Cottage	38	Hotham Road	Sorrento	BR	C - Local significance
House	25	Hotham Road	Sorrento	BR	D
House	7	York Street	Sorrento	BR	C - Local significance
Sorrento Hotel	5 - 11	Hotham Road	Sorrento	LC	B - Regional significance
The Roost	5	Kildrummie Court	Sorrento	CR	D
North Esk	3251 - 3257	Point Nepean Road	Sorrento	CR	A - National or State significance
Yaringa	3425 - 3427	Point Nepean Road	Sorrento	BR	B - Regional significance
Dromana Cellars	199	Point Nepean Road	Dromana	LC	B - Regional significance
House	3419	Point Nepean Road	Sorrento	BR	N
Illabrook	3415 - 3417	Point Nepean Road	Sorrento	BR	C - Local significance
Sorrento Nursing Home	3405	Point Nepean Road	Sorrento	BR	B - Regional significance
Fmr Anglican Vicarage	3399	Point Nepean Road	Sorrento	BR	B - Regional significance
Cottage	3395	Point Nepean Road	Sorrento	BR	N
House	3391	Point Nepean Road	Sorrento	BR	C - Local significance
Sorrento Masonic Temple	3385	Point Nepean Road	Sorrento	BR	B - Regional significance
Acton Hill	3380 - 3384	Point Nepean Road	Sorrento	CR	C - Local significance
House	3289	Point Nepean Road	Sorrento	CR	C - Local significance
House	873	Melbourne Road	Sorrento	BR	NI
The Anchorage	3269 - 3273	Point Nepean Road	Sorrento	CR	B - Regional significance
Narbeth	879	Melbourne Road	Sorrento	BR	C - Local significance
Craigielea	3249	Point Nepean Road	Sorrento	BR	C - Local significance
Mosspenock	3247	Point Nepean Road	Sorrento	BR	D
Chatanooga	3245	Point Nepean Road	Sorrento	BR	B - Regional significance



Place Name	St No	Street	Locality	Zone	Level
Craigellachie	3225 - 3227	Point Nepean Road	Sorrento	BR	D
Elanora	3221	Point Nepean Road	Sorrento	BR	C - Local significance
Vuehill	3219	Point Nepean Road	Sorrento	BR	C - Local significance
Franklin	3213 - 3217	Point Nepean Road	Sorrento	BR	B - Regional significance
Glen Alva	3211	Point Nepean Road	Sorrento	BR	D
Cottage	3209	Point Nepean Road	Sorrento	BR	D
Cottage	3207	Point Nepean Road	Sorrento	BR	N
Kilvenny	3206	Point Nepean Road	Sorrento	CR	C - Local significance
House	885	Melbourne Road	Sorrento	BR	C - Local significance
Eastcliff	881 - 883	Melbourne Road	Sorrento	BR	B - Regional significance
House	3287	Point Nepean Road	Sorrento	CR	C - Local significance
Binbrook	29	Bowen Road	Sorrento	BR	D
House	27	Coppin Road	Sorrento	BR	D
Sorrento Police Station	8 - 12	Hotham Road	Sorrento	PP	B - Regional significance
House	10	Coppin Road	Sorrento	CR	D
House	4	Coppin Road	Sorrento	CR	C - Local significance
House	2	Coppin Road	Sorrento	CR	C - Local significance
Elonara	1	Cooper Grove	Sorrento	CR	B - Regional significance
Fmr Conti Ballroom	14	Constitution Hill Road	Sorrento	CR	C - Local significance
Kinver	12	Constitution Hill Road	Sorrento	CR	C - Local significance
Nairn	10	Constitution Hill Road	Sorrento	CR	C - Local significance
St Joseph's School	1 - 5	Constitution Hill Road	Sorrento	BR	C - Local significance
St Mary's Star of the Sea	1 - 5	Constitution Hill Road	Sorrento	BR	B - Regional significance
Cottage	15	Hiskens Street	Sorrento	BR	C - Local significance
House	30	Bowen Road	Sorrento	BR	C - Local significance

Place Name	St No	Street	Locality	Zone	Level
House	29	Coppin Road	Sorrento	BR	D
House	28	Bowen Road	Sorrento	BR	D
The Crib	27	Bowen Road	Sorrento	BR	D
Bowen Lodge	25	Bowen Road	Sorrento	BR	C - Local significance
House	19	Bowen Road	Sorrento	BR	D
Haredale	15	Bowen Road	Sorrento	BR	D
The Stables	12	Bowen Road	Sorrento	CR	B - Regional significance
House	24	Boston Court	Sorrento	BR	C - Local significance
Strawberry Cottage	39	Boroondara Road	Sorrento	BR	B - Regional significance
House	10	Boroondara Road	Sorrento	BR	D
House Fmr Maroondah	8	Boroondara Road	Sorrento	BR	C - Local significance
House	21	Ocean Street	Rosebud	BR1	C - Local significance
Lime Kiln	2 - 16	Point King Road	Portsea	CR	A - National or State significance
Ilyuka	2 - 16	Point King Road	Portsea	CR	A - National or State significance
House (fmr Darks old store)	35	Bowen Road	Sorrento	BR	C - Local significance
House	9	Esplanade	Sorrento	CR	D
The Ranch	10 - 12	Hiskens Street	Sorrento	BR	D
Jumbrunigdon	9	Hiskens Street	Sorrento	BR	D
Sunningdale	5	Hiskens Street	Sorrento	BR	D
House	3	Hiskens Street	Sorrento	BR	B - Regional significance
House	1	Hiskens Street	Sorrento	BR	C - Local significance
Ono	5	Greenwood Avenue	Sorrento	BR	C - Local significance
House	20	George Street	Sorrento	BR	D
Old Power Station	19	George Street	Sorrento	BR	C - Local significance
Sorrento Bandstand		Foreshore Reserve	Sorrento	POS	B - Regional significance

Place Name	St No	Street	Locality	Zone	Level
Sorrento Kiosk and Tearooms		Foreshore	Sorrento	POS	B - Regional significance
Dalwhinnie	17	Esplanade	Sorrento	CR	B - Regional significance
House	25	Coppin Road	Sorrento	BR	D
House	13	Esplanade	Sorrento	CR	C - Local significance
Cottage	62	Coppin Road	Sorrento	BR	C - Local significance
Morgan's Bar	7	Esplanade	Sorrento	LC	B - Regional significance
Site Old Clark Cottage	5	Esplanade	Sorrento	LC	S - Site of archaeological potential
Koonya (fmr Mornington) Hotel	1 - 5	Esplanade	Sorrento	LC	B - Regional significance
Sorrento Tramway		Esplanade	Sorrento	POS	C - Local significance
Kiaora	44	Donalda Avenue	Sorrento	BR	B - Regional significance
Linlithgow	36 - 38	Darling Road	Sorrento	BR	B - Regional significance
House	19	Darling Road	Sorrento	BR	C - Local significance
Cottage	18	Darling Road	Sorrento	BR	C - Local significance
Cottage	17	Darling Road	Sorrento	BR	C - Local significance
Neuilly	16	Darling Road	Sorrento	BR	C - Local significance
Cottage	15	Darling Road	Sorrento	BR	C - Local significance
House	13	Darling Road	Sorrento	BR	C - Local significance
House	12	Darling Road	Sorrento	BR	C - Local significance
Waters Edge	15	Esplanade	Sorrento	CR	C - Local significance
The Ridge	215	Ocean Beach Road	Sorrento	BR	D
House (fmr Woodstock)	186	Ocean Beach Road	Sorrento	BR	C - Local significance
Hindson House	3440 - 3444	Point Nepean Road	Sorrento	CR	B - Regional significance
Whitehall	231 - 237	Ocean Beach Road	Sorrento	BR	B - Regional significance
Windy Peak	230	Ocean Beach Road	Sorrento	BR	C - Local significance
Halcyon	229	Ocean Beach Road	Sorrento	BR	C - Local significance

Place Name	St No	Street	Locality	Zone	Level
Rai Rai	228	Ocean Beach Road	Sorrento	BR	C - Local significance
House	226	Ocean Beach Road	Sorrento	BR	D
House	223	Ocean Beach Road	Sorrento	BR	D
Louisville	222	Ocean Beach Road	Sorrento	BR	C - Local significance
Kentville	221	Ocean Beach Road	Sorrento	BR	D
Cottage	218	Ocean Beach Road	Sorrento	BR	C - Local significance
Somerset House	195 - 197	Ocean Beach Road	Sorrento	BR	C - Local significance
Warrawee	216	Ocean Beach Road	Sorrento	BR	C - Local significance
House and Cottage	9 & 9A	Ossett Street	Sorrento	BR	C - Local significance
Tamar	214	Ocean Beach Road	Sorrento	BR	C - Local significance
Mindi	212	Ocean Beach Road	Sorrento	BR	C - Local significance
House	210	Ocean Beach Road	Sorrento	BR	C - Local significance
Love shack	209	Ocean Beach Road	Sorrento	BR	C - Local significance
Pretoria	208	Ocean Beach Road	Sorrento	BR	C - Local significance
Cottage	206	Ocean Beach Road	Sorrento	BR	D
Glen Cairn	205	Ocean Beach Road	Sorrento	BR	D
House	203	Ocean Beach Road	Sorrento	BR	D
Cottage	202	Ocean Beach Road	Sorrento	BR	C - Local significance
Wereni	201	Ocean Beach Road	Sorrento	BR	D
Cottage	200	Ocean Beach Road	Sorrento	BR	C - Local significance
Old Butchers Shop	3421	Point Nepean Road	Sorrento	BR	B - Regional significance
Cottage	198	Ocean Beach Road	Sorrento	BR	C - Local significance
House	217	Ocean Beach Road	Sorrento	BR	D
Fish & Chippery	71	St Pauls Road	Sorrento	BR	C - Local significance
House	76	St Pauls Road	Sorrento		C - Local significance

Place Name	St No	Street	Locality	Zone	Level
Attanagh	60	St Pauls Road	Sorrento	BR	C - Local significance
House	44	St Pauls Road	Sorrento	BR	D
Olinda	40	St Pauls Road	Sorrento	BR	C - Local significance
Cottage	38	St Pauls Road	Sorrento	BR	C - Local significance
House	35	St Pauls Road	Sorrento	BR	D
Kingsley	24	St Pauls Road	Sorrento	BR	D
House	21	St Pauls Road	Sorrento	BR	D
Narollah	15	St Pauls Road	Sorrento	BR	C - Local significance
Birchwood	13	St Pauls Road	Sorrento	BR	C - Local significance
House	9	St Pauls Road	Sorrento	BR	D
Fmr Back Beach Palace(Redvlpd)	232	Ocean Beach Road	Sorrento	BR	NI
Cottage	3	St Pauls Road	Sorrento	BR	D
House (timber)	13 - 15	Ossett Street	Sorrento	BR	D
House	4	Ruth Avenue	Sorrento	BR	D
Kennagh	19 - 21	Point King Road	Sorrento	CR	B - Regional significance
Point King	1	Point King Road	Sorrento	CR	D
Site Point King Cairn		Point King Road	Sorrento	POS	C - Local significance
House	5	Ozone Avenue	Sorrento	BR	D
Cottage	38 - 40	Ossett Street	Sorrento	BR	D
Thalassa	37	Ossett Street	Sorrento	BR	D
House	36	Ossett Street	Sorrento	BR	C - Local significance
Hollydene	34	Ossett Street	Sorrento	BR	D
House	23	Ossett Street	Sorrento	BR	C - Local significance
Cottage	17	Ossett Street	Sorrento	BR	D
House	16	Ossett Street	Sorrento	BR	D

Place Name	St No	Street	Locality	Zone	Level
Nettlewood	14	Ossett Street	Sorrento	BR	C - Local significance
Lystra	5	St Pauls Road	Sorrento	BR	C - Local significance
Roseneath	7	Newton Avenue	Sorrento	BR	D
The Athenaeum Theatre House	26 - 36 199	Ocean Beach Road	Sorrento	LC BR	B - Regional significance C - Local significance
Fmr Oriental Coffee Palace	18 - 24	Ocean Beach Road	Sorrento	LC	B - Regional significance
Sorrento Post Office & residence	10 - 16	Ocean Beach Road	Sorrento	LC	C - Local significance
Stringer's Stores	2 - 8	Ocean Beach Road	Sorrento	LC	B - Regional significance
Continental Hotel	1 - 21	Ocean Beach Road	Sorrento	LC	B - Regional significance
Cottage	32	Newton Avenue	Sorrento	BR	NI
House	20	Newton Avenue	Sorrento	BR	C - Local significance
House	19	Newton Avenue	Sorrento	BR	C - Local significance
House	15	Newton Avenue	Sorrento	BR	C - Local significance
Milford	14	Newton Avenue	Sorrento	BR	D
House	194	Ocean Beach Road	Sorrento	BR	D
Kimberley	11	Newton Avenue	Sorrento	BR	C - Local significance
Shops (two)	25 - 29	Ocean Beach Road	Sorrento	LC	C - Local significance
Ultima II	5	Newton Avenue	Sorrento	BR	C - Local significance
House	3	Newton Avenue	Sorrento	BR	C - Local significance
House	1	Newton Avenue	Sorrento	BR	C - Local significance
The Haven	4 - 6	Netley Ave off Lentel Ave	Sorrento	CR	D
Merthon	3520 - 3522	Point Nepean Road	Sorrento	CR	B - Regional significance
Heathlawn & Westbank	3506 & 3510	Point Nepean Road	Sorrento	CR	B - Regional significance
Cliff Crest	3502 - 3504	Point Nepean Road	Sorrento	CR	B - Regional significance
Netley	3492 - 3494	Point Nepean Road	Sorrento	CR	A - National or State significance

Place Name	St No	Street	Locality	Zone	Level
House	3489	Point Nepean Road	Sorrento	BR	C - Local significance
St John's Church of England	3460	Point Nepean Road	Sorrento	CR	B - Regional significance
Ferndale Cottage	3459	Point Nepean Road	Sorrento	BR	C - Local significance
Fairholme	3457	Point Nepean Road	Sorrento	BR	C - Local significance
Colwyn	3448 - 3450	Point Nepean Road	Sorrento	CR	B - Regional significance
House	12	Newton Avenue	Sorrento	BR	D
Kraftwerkz Gallery	148 - 152	Ocean Beach Road	Sorrento	BR	C - Local significance
Cottage	191	Ocean Beach Road	Sorrento	BR	D
Eldorado	188	Ocean Beach Road	Sorrento	BR	D
House	187	Ocean Beach Road	Sorrento	BR	C - Local significance
House & rear	185	Ocean Beach Road	Sorrento	BR	D
Sunnyhurst	183	Ocean Beach Road	Sorrento	BR	C - Local significance
Cottage	181	Ocean Beach Road	Sorrento	BR	D
House	179	Ocean Beach Road	Sorrento	BR	D
Burgungah or Burgunyah	178 - 180	Ocean Beach Road	Sorrento	BR	C - Local significance
Community House	175 - 177	Ocean Beach Road	Sorrento	PP	C - Local significance
House (now surgery)	166 - 168	Ocean Beach Road	Sorrento	LC	C - Local significance
Pioneer Memorial Gardens	165 - 173	Ocean Beach Road	Sorrento		C - Local significance
Shop	23	Ocean Beach Road	Sorrento	LC	C - Local significance
The Palms Tearooms	154 - 164	Ocean Beach Road	Sorrento	BR	C - Local significance
Nightingale Pharmacy	31 - 33	Ocean Beach Road	Sorrento	LC	C - Local significance
Carmel	142	Ocean Beach Road	Sorrento	BR	B - Regional significance
Gannawarra	120	Ocean Beach Road	Sorrento	BR	B - Regional significance
Ormond	108 - 118	Ocean Beach Road	Sorrento	BR	C - Local significance
Antique Shop	104 - 106	Ocean Beach Road	Sorrento	LC	C - Local significance

Place Name	St No	Street	Locality	Zone	Level
Redman's Hardware	80 - 98	Ocean Beach Road	Sorrento	LC	C - Local significance
Sorrento Memorial Hall	68 - 74	Ocean Beach Road	Sorrento	LC	D
Rite-way store	57 - 59	Ocean Beach Road	Sorrento	LC	D
Sorrento Variety Store	54 - 56	Ocean Beach Road	Sorrento	LC	C - Local significance
Bakehouse	53	Ocean Beach Road	Sorrento	LC	D
Limestone building	50	Ocean Beach Road	Sorrento	LC	D
Shops	39 - 51	Ocean Beach Road	Sorrento	LC	D
Pair of Shops	26 - 36	Ocean Beach Road	Sorrento	LC	D
Butchers Shop	35 - 37	Ocean Beach Road	Sorrento	LC	C - Local significance
Watts Cottage	165 - 173	Ocean Beach Road	Sorrento	POS	B - Regional significance



## **PART B SIGNIFICANT PLACES**

Part B contains indexes to and then the full listing of individually significant places.

Index by Place Name

Index by Locality

Index by Level of Significance

Each index includes the page number for the place in this Part of the report.

The full listing is arranged in street name and number order.

## Index by Place Name

Place Name	St No	Street	Locality	Page
Acton Hill	3380 - 3384	Point Nepean Road	Sorrento	573
Ainslea	27	Kerferd Avenue	Sorrento	264
Alavina	10 - 18	Beach Road	Shoreham	50
Antique Shop	104 - 106	Ocean Beach Road	Sorrento	412
Arleston (fmr Butcher shop)	64	Cook Street	Flinders	141
Arthurs & Gardens of the Moon	384 - 390	Arthurs Seat Road	Arthurs Seat	3
Arthurs Seat Reserve & Tower	441	Arthurs Seat Road	Arthurs Seat	16
Attanagh	60	St Pauls Road	Sorrento	695
Bakery & Restaraunt	58 - 60	Cook Street	Flinders	139
Barragunda		Cape Schanck Road	Cape Schanck	101
Barrett	119 - 121	Wood Street	Flinders	727
Bass Lodge	33	Bass Street	Flinders	44
Bayview	19 - 19A	Clarendon Street	Dromana	110
Bayview House	215 - 217	Palmerston Avenue	Dromana	486
Bimbi	41	King Street	Flinders	272
Bimblehurst	2519 - 2521	Point Nepean Road	Rye	539
Birchwood	13	St Pauls Road	Sorrento	689
Blairgowrie House	17 - 23	Scott Wynd Street	Blairgowrie	682
Blakely		Mornington-Flinders Road	Red Hill	363
Boat Hire Shed		Foreshore	Safety Beach	206
Bowen Lodge	25	Bowen Road	Sorrento	80
Braeside		Boneo Road (East side)	Boneo	65
Brin Baal	21 - 23A	Cliff Road	Shoreham	112
Brockenhurst (Holmes)		Red Hill-M'ton Flinders	Red Hill	676
Budgery Gonyah	3179	Point Nepean Road	Sorrento	550
Burgungah or Burgunyah	178 - 180	Ocean Beach Road	Sorrento	430
Butchers Shop	35 - 37	Ocean Beach Road	Sorrento	406
Cable Station site		Cook Street	Flinders	124
Cairns Cemetery		Boneo Road (off)	Boneo	67
Camp Buxton Children's Camp	39 - 45	Marine Pde&27-39 Blake St	Shoreham	304
Cape Schanck Lighthouse Station		Cape Schanck Road	Cape Schanck	99
Carmel	142	Ocean Beach Road	Sorrento	417
Carrington Park Club House	40 - 52	Elizabeth Drive	Rosebud	179
Cemetery	22 - 30	Lyons Street	Rye	299
Cemetery		Stokes Street	Flinders	702

Place Name	St No	Street	Locality	Page
Chatanooga	3245	Point Nepean Road	Sorrento	562
Cliff Crest	3502 - 3504	Point Nepean Road	Sorrento	605
Clovelly	3664	Point Nepean Road	Portsea	630
Collins Settlement Site		Point Nepean Road	Sorrento	501
Colwyn	3448 - 3450	Point Nepean Road	Sorrento	593
Community House	175 - 177	Ocean Beach Road	Sorrento	428
Continental Hotel	1 - 21	Ocean Beach Road	Sorrento	391
Cooee	98	Hurstwood Road	Sorrento	259
Coppins Track		Ocean Beach Road (Fshore)	Sorrento	468
Cottage	38	St Pauls Road	Sorrento	692
Cottage	737	Melbourne Road	Sorrento	333
Cottage	25	Godfrey Street	Blairgowrie	217
Cottage	1	Nelson Street	Rye	374
Cottage	15	Darling Road	Sorrento	159
Cottage	6	Cliff Road	Shoreham	111
Cottage	15	Hiskens Street	Sorrento	234
Cottage	17	Darling Road	Sorrento	163
Cottage	218	Ocean Beach Road	Sorrento	458
Cottage	202	Ocean Beach Road	Sorrento	446
Cottage	200	Ocean Beach Road	Sorrento	444
Cottage		Higgins Lane & Tucks Road	Shoreham	228
Cottage	62	Coppin Road	Sorrento	153
Cottage	198	Ocean Beach Road	Sorrento	440
Cottage	18	Darling Road	Sorrento	165
Cottage	38	Hotham Road	Sorrento	244
Cottage (Farnsworth)	3790	Point Nepean Road	Portsea	651
Cove House	14	Cove Avenue	Portsea	155
Craigielea	3249	Point Nepean Road	Sorrento	564
Craigy Bryn	20	Back Beach Road	Portsea	31
Dalriada	3662	Point Nepean Road	Portsea	628
Dalwhinnie	17	Esplanade	Sorrento	193
Delgany Castle	3809 - 3819	Point Nepean Road	Portsea	657
Desailly's waterhole		Boneo Road (off)	Boneo	69
Devonia		Mornington-Flinders Road	Red Hill	361
Drik Drik	63	Bass Street	Flinders	46
Dromana Cellars	199	Point Nepean Road	Dromana	507
Dromana Cemetery		Arthurs Seat Road	Dromana	1

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
Dromana Lodge (No. 511)	20	Harrison Street	Dromana	223
Dundonald	3831	Point Nepean Road	Portsea	660
Eastbourne	19	William Crescent	West Rosebud	724
Eastcliff	881 - 883	Melbourne Road	Sorrento	351
Eastern Shore Light		Point Nepean Road	McCrae	497
Eastwell	60	King Street	Flinders	275
Elanora	3221	Point Nepean Road	Sorrento	560
Ellembee	3199	Point Nepean Road	Sorrento	552
Elonara	1	Cooper Grove	Sorrento	150
Fairholme	3457	Point Nepean Road	Sorrento	595
Ferndale Cottage	3459	Point Nepean Road	Sorrento	597
Fish & Chippery	71	St Pauls Road	Sorrento	696
Fisherman's Chair		Near Fort Franklin	Portsea	373
Flinders General Store	46 - 48	Cook Street	Flinders	133
Flinders Hotel	23 - 31	Cook Street	Flinders	129
Fmr Anglican Vicarage	3399	Point Nepean Road	Sorrento	579
Fmr Conti Ballroom	14	Constitution Hill Road	Sorrento	122
Fmr Cool Store (assoc Devonia)		Mornington-Flinders Road	Red Hill	367
Fmr Methodist Manse	201	Palmerston Avenue	Dromana	484
Fmr Motor Garage	34 - 36	Cook Street	Flinders	131
Fmr Oriental Coffee Palace	18 - 24	Ocean Beach Road	Sorrento	397
Fmr Post Office & Residence		Byrnes Road	Shoreham	93
Fmr Pugh House	8	May Street	Shoreham	306
Fmr Red Hill Methodist Church	-	Jetty Rd (Peninsula Gdns)	Rosebud	263
Fmr School	67	Byrnes Road	Shoreham	95
Ford House & Outbuildings	61	Farnsworth Avenue	Portsea	195
Franklin	3213 - 3217	Point Nepean Road	Sorrento	556
Franklin Hill	3702	Point Nepean Road	Portsea	634
Gannawarra	120	Ocean Beach Road	Sorrento	415
Girl Guide Hall		Esplanade	Dromana	181
Glasnevern	34	Back Beach Road	Portsea	35
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Gosville	50	Heales Street	Dromana	224
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Highbury	65	Cook Street	Flinders	143
Hilbert	19	Cook Street	Flinders	127
Hill Holme	855 - 865	Melbourne Road	Sorrento	341
Hindson House	3440 - 3444	Point Nepean Road	Sorrento	591
Hodgins		Red Hill Road	Red Hill	675
Holy Family Catholic Church	11 - 15	Weeroona Street	Rye	721
Holyrood	12	Holyrood Avenue	Sorrento	237
Hotel Dromana	151 - 163	Point Nepean Road	Dromana	505
House	19	Mitchell Street	Rosebud	358
House	17	Ozone Street	Rye	479
House	18	Athol Court	Rye	19
House	17	Seventh Avenue	Rosebud	684
House	21	Ocean Street	Rosebud	470
House	15	Norman Street	Flinders	390
House	858	Point Nepean Road	Rosebud	522
House	12	Ozone Street	Rye	478
House	36	Delgany Ave off Back Bch	Portsea	171
House	191	Eastbourne Road	Rosebud	177
House		Mechanics Road	Red Hill	330
House	3742	Point Nepean Road	Portsea	644
House	3789	Point Nepean Road	Portsea	650
House		Mechanics Road	Red Hill	325
House	19	Darling Road	Sorrento	167
House	19	Bartels Street	McCrae	41
House	27	Weeroona Street	Rye	723
House	24	Boston Court	Sorrento	77
House	4	Hopetoun Street	Flinders	239
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House	13	Darling Road	Sorrento	158
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House	8	Atunga Terrace	Dromana	23
House	3287	Point Nepean Road	Sorrento	570
House	3289	Point Nepean Road	Sorrento	572
House	37	Latrobe Parade	Dromana	287
House	3391	Point Nepean Road	Sorrento	577
House	19	Latrobe Parade	Dromana	285
House	4	Foote Street	Dromana	198
House	3489	Point Nepean Road	Sorrento	601
House	1	Newton Avenue	Sorrento	376
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House	94	Hurstwood Road	Sorrento	255
House	19	Newton Avenue	Sorrento	386
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House	407	Arthurs Seat Road	Arthurs Seat	6
House	76	St Pauls Road	Sorrento	698
House	20	Newton Avenue	Sorrento	388
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House	9	Coolangatta Terrace	Dromana	149
House	36	Ossett Street	Sorrento	477
House	23	Ossett Street	Sorrento	475
House	26	Steane Avenue	Arthurs Seat	700
House	210	Ocean Beach Road	Sorrento	450
House	199	Ocean Beach Road	Sorrento	442
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House	36	McCulloch Street	Dromana	322
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House	1	Hiskens Street	Sorrento	230
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House	47	Verdon Street	Dromana	720
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House	885	Melbourne Road	Sorrento	353
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House	30	McCulloch Street	Dromana	319
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House fmr Hurstwood	92	Hurstwood Road	Sorrento	253
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Hut		Sandy Road	Boneo	680
Illabrook	3415 - 3417	Point Nepean Road	Sorrento	583
Iluka	3088	Point Nepean Road	Sorrento	546
Ilyuka	2 - 16	Point King Road	Portsea	490
Ivanhoe & Other	3069 - 3073	Point Nepean Road	Sorrento	544
Kallara	3588	Point Nepean Road	Portsea	624
Kammoora	80	Wood Street	Flinders	726
Karacoum	12	Back Beach Road	Portsea	29

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Kennagh	19 - 21	Point King Road	Sorrento	495
Kerr House		McLear Road	Arthurs Seat	323
Kiaora	44	Donalda Avenue	Sorrento	175
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Killarney	2723	Point Nepean Road	Rye	541
Kilvenny	3206	Point Nepean Road	Sorrento	554
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Kinver	12	Constitution Hill Road	Sorrento	121
Koonya (fmr Mornington) Hotel	1 - 5	Esplanade	Sorrento	185
Kraftwerkz Gallery	148 - 152	Ocean Beach Road	Sorrento	419
L'Ecole Fmr S'nto State School	3563	Point Nepean Road	Sorrento	615
Leisureland	1625 - 1629	Point Nepean Road	West Rosebud	536
Lime Kiln	459 - 461	Browns Road	Rye	89
Lime Kiln	7	Merrylands Avenue	Portsea	355
Lime Kiln	2 - 16	Point King Road	Portsea	493
Lime Kiln & Stonehenge	4	McColls Way	Portsea	308
Limestone Chimney & Tree		Boneo Road (East side)	Boneo	63
Linlithgow	36 - 38	Darling Road	Sorrento	169
Little Breda	3	Byrnes Rd	Shoreham	91
Little Twicket	57	King Street	Flinders	274
Lochee	57	Blair Road cnr Back Beach	Portsea	57
Longford Cottage	1	Brooke Crescent	Blairgowrie	84
Lord Mayors Camp/Fort Franklin	3704	Point Nepean Road	Portsea	636
Louisville	222	Ocean Beach Road	Sorrento	460
Love shack	209	Ocean Beach Road	Sorrento	449
Lurnea (shop & dwelling)	359	Point Nepean Road	Dromana	515
Lyncroft		Tucks Road	Main Ridge	712
Lystra	5	St Pauls Road	Sorrento	687
Marlborough House	8 - 10	Back Beach Road	Portsea	27
Maroolaba		Boneo Road	Boneo	61
Mayrah	3569	Point Nepean Road	Sorrento	619
McCrae Homestead	6 - 8	Charles Street	McCrae	106
McCraith House	1	Atunga Terrace	Dromana	20
Merthon	3520 - 3522	Point Nepean Road	Sorrento	611
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Mikado	26	Magnolia Court	Rye	302



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Narollah	15	St Pauls Road	Sorrento	691
Natsley	880	Point Nepean Road	Rosebud	525
Nee Morna	3110	Point Nepean Road	Sorrento	548
Netley	3492 - 3494	Point Nepean Road	Sorrento	603
Nettlewood	14	Ossett Street	Sorrento	473
Neuilly	16	Darling Road	Sorrento	161
Newberry Hill	3039	Point Nepean Road	Sorrento	542
Nightingale Pharmacy	31 - 33	Ocean Beach Road	Sorrento	404
Noorah	3688	Point Nepean Road	Portsea	632
North Esk	3251 - 3257	Point Nepean Road	Sorrento	566
Nyland	2	Somerset Drive	Portsea	685
Oak trees	2 - 12	Clarendon Street	Dromana	109
Old Butchers Shop	3421	Point Nepean Road	Sorrento	585
Old Mechanics Inst (Museum)	827	Melbourne Road	Sorrento	337
Old Power Station	19	George Street	Sorrento	215
Old Shire Offices	359 A	Point Nepean Road	Dromana	517
Oleander Cottage	52	Back Beach Road	Portsea	36
Olinda	40	St Pauls Road	Sorrento	694
Ono	5	Greenwood Avenue	Sorrento	221
Ormond	108 - 118	Ocean Beach Road	Sorrento	413
Parkmore	743	Point Nepean Road	Rosebud	519
Pembroke	877	Melbourne Road	Sorrento	347
Phoenix Cottage	23	Bass Street	Flinders	42
Piawola (old Wilson Home)	303 - 313	Point Nepean Road	Dromana	511
Pine Valley		Mornington-Flinders Road	Red Hill	360
Pinehill	815	Melbourne Road	Sorrento	335
Pinnacle Park	92	King Street	Flinders	277
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Positano	3634	Point Nepean Road	Portsea	626
Post Office	51	Cook Street	Flinders	136
Pretoria	208	Ocean Beach Road	Sorrento	448
Quamby	44	Blair Road	Portsea	54
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Redmond Cottage	52	Heales Street	Dromana	226
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Roseville	36 - 44	Roseville Street	Blairgowrie	678
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Shop	889	Point Nepean Road	Rosebud	526
Shop	3766 - 3768	Point Nepean Road	Portsea	648
Shop	23	Ocean Beach Road	Sorrento	399
Shop & dwelling	323 - 325	Point Nepean Road	Dromana	513
Shop (fmr Flinders Cafe)	52	Cook Street	Flinders	138
Shops (two)	25 - 29	Ocean Beach Road	Sorrento	401
Site Point King Cairn		Point King Road	Sorrento	488
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Sound Shell		Point Nepean Road	Rosebud	499
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St Andrew's Anglican Church	33	Lyons Street	Rye	300
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Vuehill	3219	Point Nepean Road	Sorrento	558
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House	37	Latrobe Parade	287
House	9	Coolangatta Terrace	149
House	4	Foote Street	198
House	47	Verdon Street	720
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House (Beauvoir)	8	McCulloch Street	314
House (Harquet)	8	Verdon Street	716
Lurnea (shop & dwelling)	359	Point Nepean Road	515
McCraith House	1	Atunga Terrace	20
Mountain Bay	5	Hodgkinson Street	236
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Portsea Hotel	3746	Point Nepean Road	646
Portsea Pier		Foreshore	202
Positano	3634	Point Nepean Road	626
Quamby	44	Blair Road	54
Quayside	2	Docrell Lane	173
Seacliffe	3796	Point Nepean Road	655
Shop	3766 - 3768	Point Nepean Road	648
St Thomas' R C Church	3715	Point Nepean Road	639
The Dolphins	3863	Point Nepean Road	664
The Grange & lodge	31 - 39 & 41	Back Beach Road	33
The Humpy	72	Back Beach Road	38
Wanda	3738	Point Nepean Road	642
Weeroona	3846	Point Nepean Road	662

### Red Hill

Blakely		Mornington-Flinders Road	363
Brockenhurst (Holmes)		Red Hill-M'ton Flinders	676
Devonia		Mornington-Flinders Road	361
Fmr Cool Store (assoc Devonia)		Mornington-Flinders Road	367
Glen Bower		Red Hill Road	672
Hodgins		Red Hill Road	675
House		Mechanics Road	325
House		Mechanics Road	330
Pine Valley		Mornington-Flinders Road	360
Pioneers Pavilion (Rec Res)		Red Hill Road	674
Red Hill Central Store		Red Hill Road	670
Red Hill Hall		Mechanics Road	331
St George's Church of England		Red Hill Road	666
Sunday School (Fmr Church)		Red Hill Road	668
The Post Office Gallery		Mornington-Flinders Road	365
Treetops		Mechanics Road	327
Uniting Church Fmr Presbyt'n		Mechanics Road	329
White Gates		Mornington-Flinders Road	368

### Rosebud

Carrington Park Club House	40 - 52	Elizabeth Drive	179
Fmr Red Hill Methodist Church	-	Jetty Rd (Peninsula Gdns)	263
House	858	Point Nepean Road	522
House	21	Ocean Street	470

Place Name	St No	Street	Page
House	19	Mitchell Street	358
House	17	Seventh Avenue	684
House	191	Eastbourne Road	177
Natsley	880	Point Nepean Road	525
Parkmore	743	Point Nepean Road	519
Rose Cottage	30	Foam Street	197
Rosebud Camping Reserves		Foreshore	204
Rosebud Hotel	1099 - 1117	Point Nepean Road	531
Rosebud Library	878	Point Nepean Road	523
Rosebud Primary School	923 - 963	Point Nepean Road	527
Shop	889	Point Nepean Road	526
Sound Shell		Point Nepean Road	499
Stonehaven	15	Mitchell Street	357
The Broadway	1015 - 1021	Point Nepean Road	529
The Pines	856	Point Nepean Road	521
Uniting Church	2 - 8	Murray-Anderson Road	371
Wondaree	1481 - 1483	Point Nepean Road	532
Woyna House	9 - 11	Terry Street	704
<b>Rye</b>			
Bimblehurst	2519 - 2521	Point Nepean Road	539
Cemetery	22 - 30	Lyons Street	299
Cottage	1	Nelson Street	374
Holy Family Catholic Church	11 - 15	Weeroona Street	721
House	24 - 28	Cain Road	97
House	30	Ozone Street	482
House	18	Athol Court	19
House	12	Ozone Street	478
House	17	Ozone Street	479
House	25	Ozone Street	481
House	27	Weeroona Street	723
House	24	Ozone Street	480
Killarney	2723	Point Nepean Road	541
Lime Kiln	459 - 461	Browns Road	89
Mikado	26	Magnolia Court	302
Rye Hotel	2415 - 2439	Point Nepean Road	538
Rye Primary School	12 - 20	Lyons Street	297
St Andrew's Anglican Church	33	Lyons Street	300

Place Name	St No	Street	Page
St Andrew's Lime Kiln	65	Tiberius Road	708
Sullivans Lime Kiln		Browns Road	86
Tyrone	1 - 3	Locke Street	295
<b>Safety Beach</b>			
Boat Hire Shed		Foreshore	206
<b>Shoreham</b>			
Alavina	10 - 18	Beach Road	50
Brin Baal	21 - 23A	Cliff Road	112
Camp Buxton Children's Camp	39 - 45	Marine Pde&27-39 Blake St	304
Cottage		Higgins Lane & Tucks Road	228
Cottage	6	Cliff Road	111
Fmr Post Office & Residence		Byrnes Road	93
Fmr Pugh House	8	May Street	306
Fmr School	67	Byrnes Road	95
House		Frankston-Flinders Road	213
House	23	Beach Road	52
Little Breda	3	Byrnes Rd	91
<b>Sorrento</b>			
Acton Hill	3380 - 3384	Point Nepean Road	573
Ainslea	27	Kerferd Avenue	264
Antique Shop	104 - 106	Ocean Beach Road	412
Attanagh	60	St Pauls Road	695
Birchwood	13	St Pauls Road	689
Bowen Lodge	25	Bowen Road	80
Budgery Gunyah	3179	Point Nepean Road	550
Burgungah or Burgunyah	178 - 180	Ocean Beach Road	430
Butchers Shop	35 - 37	Ocean Beach Road	406
Carmel	142	Ocean Beach Road	417
Chatanooga	3245	Point Nepean Road	562
Cliff Crest	3502 - 3504	Point Nepean Road	605
Collins Settlement Site		Point Nepean Road	501
Colwyn	3448 - 3450	Point Nepean Road	593
Community House	175 - 177	Ocean Beach Road	428
Continental Hotel	1 - 21	Ocean Beach Road	391
Coose	98	Hurstwood Road	259
Coppins Track		Ocean Beach Road (Fshore)	468
Cottage	218	Ocean Beach Road	458

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Page</b>
Cottage	38	St Pauls Road	692
Cottage	17	Darling Road	163
Cottage	18	Darling Road	165
Cottage	38	Hotham Road	244
Cottage	737	Melbourne Road	333
Cottage	202	Ocean Beach Road	446
Cottage	200	Ocean Beach Road	444
Cottage	198	Ocean Beach Road	440
Cottage	15	Hiskens Street	234
Cottage	15	Darling Road	159
Cottage	62	Coppin Road	153
Craigielea	3249	Point Nepean Road	564
Dalwhinnie	17	Esplanade	193
Eastcliff	881 - 883	Melbourne Road	351
Elanora	3221	Point Nepean Road	560
Ellembee	3199	Point Nepean Road	552
Elonara	1	Cooper Grove	150
Fairholme	3457	Point Nepean Road	595
Ferndale Cottage	3459	Point Nepean Road	597
Fish & Chippery	71	St Pauls Road	696
Fmr Anglican Vicarage	3399	Point Nepean Road	579
Fmr Conti Ballroom	14	Constitution Hill Road	122
Fmr Oriental Coffee Palace	18 - 24	Ocean Beach Road	397
Franklin	3213 - 3217	Point Nepean Road	556
Gannawarra	120	Ocean Beach Road	415
Halcyon	229	Ocean Beach Road	462
Heathlawn & Westbank	3506 & 3510	Point Nepean Road	608
Hill Holme	855 - 865	Melbourne Road	341
Hindson House	3440 - 3444	Point Nepean Road	591
Holyrood	12	Holyrood Avenue	237
House	19	Newton Avenue	386
House	23	Ossett Street	475
House	210	Ocean Beach Road	450
House	3	Newton Avenue	378
House	4	Coppin Road	152
House	76	St Pauls Road	698
House	94	Hurstwood Road	255

Place Name	St No	Street	Page
House	15	Newton Avenue	384
House	1	Hiskens Street	230
House	13	Darling Road	158
House	2	Coppin Road	151
House	20	Newton Avenue	388
House	187	Ocean Beach Road	436
House	3287	Point Nepean Road	570
House	3289	Point Nepean Road	572
House	3391	Point Nepean Road	577
House	19	Darling Road	167
House	7	York Street	729
House	13	Esplanade	189
House	885	Melbourne Road	353
House	3	Hiskens Street	232
House	3489	Point Nepean Road	601
House	199	Ocean Beach Road	442
House	871	Melbourne Road	343
House	849 - 853	Melbourne Road	339
House	1	Newton Avenue	376
House	30	Bowen Road	82
House	24	Boston Court	77
House	12	Darling Road	157
House	134	Hotham Road	248
House	96	Hurstwood Road	257
House	36	Ossett Street	477
House (fmr Darks old store)	35	Bowen Road	83
House (fmr Vicarage)	89	Hotham Road	246
House (fmr Woodstock)	186	Ocean Beach Road	434
House (now surgery)	166 - 168	Ocean Beach Road	427
House and Cottage	9 & 9A	Ossett Street	471
House fmr Hurstwood	92	Hurstwood Road	253
House Fmr Maroondah	8	Boroondara Road	73
Hurstwood Road		Hurstwood Road	252
Illabrook	3415 - 3417	Point Nepean Road	583
Iluka	3088	Point Nepean Road	546
Ivanhoe & Other	3069 - 3073	Point Nepean Road	544
Kemp Cottage	3557	Point Nepean Road	613

Place Name	St No	Street	Page
Kennagh	19 - 21	Point King Road	495
Kiaora	44	Donalda Avenue	175
Kilvenny	3206	Point Nepean Road	554
Kimberley	11	Newton Avenue	382
Kinver	12	Constitution Hill Road	121
Koonya (fmr Mornington) Hotel	1 - 5	Esplanade	185
Kraftwerkz Gallery	148 - 152	Ocean Beach Road	419
L'Ecole Fmr S'nto State School	3563	Point Nepean Road	615
Linlithgow	36 - 38	Darling Road	169
Louisville	222	Ocean Beach Road	460
Love shack	209	Ocean Beach Road	449
Lystra	5	St Pauls Road	687
Mayrah	3569	Point Nepean Road	619
Merthon	3520 - 3522	Point Nepean Road	611
Mileura	3568	Point Nepean Road	617
Mindi	212	Ocean Beach Road	452
Morgan's Bar	7	Esplanade	187
Nairn	10	Constitution Hill Road	119
Narbeth	879	Melbourne Road	349
Narollah	15	St Pauls Road	691
Nee Morna	3110	Point Nepean Road	548
Netley	3492 - 3494	Point Nepean Road	603
Nettlewood	14	Ossett Street	473
Neuilly	16	Darling Road	161
Newberry Hill	3039	Point Nepean Road	542
Nightingale Pharmacy	31 - 33	Ocean Beach Road	404
North Esk	3251 - 3257	Point Nepean Road	566
Old Butchers Shop	3421	Point Nepean Road	585
Old Mechanics Inst (Museum)	827	Melbourne Road	337
Old Power Station	19	George Street	215
Olinda	40	St Pauls Road	694
Ono	5	Greenwood Avenue	221
Ormond	108 - 118	Ocean Beach Road	413
Pembroke	877	Melbourne Road	347
Pinehill	815	Melbourne Road	335
Pioneer Memorial Gardens	165 - 173	Ocean Beach Road	425
Poets Cottage	669	Melbourne Road	332

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Page</b>
Pretoria	208	Ocean Beach Road	448
Rai Rai	228	Ocean Beach Road	461
Redman's Hardware	80 - 98	Ocean Beach Road	410
Shop	23	Ocean Beach Road	399
Shops (two)	25 - 29	Ocean Beach Road	401
Site Point King Cairn		Point King Road	488
Somerset House	195 - 197	Ocean Beach Road	438
Sorrento Bandstand		Foreshore Reserve	209
Sorrento Golf Club		Langford Avenue	281
Sorrento Hotel	5 - 11	Hotham Road	240
Sorrento Kiosk and Tearooms		Foreshore	207
Sorrento Masonic Temple	3385	Point Nepean Road	575
Sorrento Nursing Home	3405	Point Nepean Road	581
Sorrento Police Station	8 - 12	Hotham Road	242
Sorrento Post Office & residence	10 - 16	Ocean Beach Road	395
Sorrento Primary School	32 - 44	Kerferd Avenue	266
Sorrento Tramway		Esplanade	183
Sorrento Variety Store	54 - 56	Ocean Beach Road	408
St Andrew's Presbyterian Church and Ellen Grant Hall	41 - 43	Kerferd Avenue	268
St Aubins	4	Leonard Court	293
St John's Church of England	3460	Point Nepean Road	599
St Joseph's School	1 - 5	Constitution Hill Road	118
St Mary's Star of the Sea	1 - 5	Constitution Hill Road	116
Strawberry Cottage	39	Boroondara Road	75
Stringer's Stores	2 - 8	Ocean Beach Road	393
Sundorne	3433	Point Nepean Road	589
Sunnyhurst	183	Ocean Beach Road	432
Sylvan Park	26	Ivanhoe Street	261
Tamar	214	Ocean Beach Road	454
The Anchorage	3269 - 3273	Point Nepean Road	568
The Athenaeum Theatre	26 - 36	Ocean Beach Road	402
The Heights	7	The Heights	706
The Oaks stables	8 Pt	Leggett Way	291
The Palms Tearooms	154 - 164	Ocean Beach Road	421
The Stables	12	Bowen Road	79
Theo Cottage	875	Melbourne Road	345

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Page</b>
Ultima II	5	Newton Avenue	380
Vuehill	3219	Point Nepean Road	558
Warrawee	216	Ocean Beach Road	456
Waters Edge	15	Esplanade	191
Watts Cottage	165 - 173	Ocean Beach Road	423
Whitehall	231 - 237	Ocean Beach Road	465
Windy Peak	230	Ocean Beach Road	463
Yaringa	3425 - 3427	Point Nepean Road	587
<b>West Rosebud</b>			
Eastbourne	19	William Crescent	724
House	1517	Point Nepean Road	534
Leisureland	1625 - 1629	Point Nepean Road	536



## Index by Level of Significance

Place Name	St No	Street	Locality	Page
<b><u>A - National or State significance</u></b>				
Arthurs & Gardens of the Moon	384 - 390	Arthurs Seat Road	Arthurs Seat	3
Arthurs Seat Reserve & Tower	441	Arthurs Seat Road	Arthurs Seat	16
Barragunda		Cape Schanck Road	Cape Schanck	101
Blairgowrie House	17 - 23	Scott Wynd Street	Blairgowrie	682
Collins Settlement Site		Point Nepean Road	Sorrento	501
Harrodene	3576	Point Nepean Road	Portsea	621
Heronswood and The Cottage	103 - 105	Latrobe Parade	Dromana	288
Ilyuka	2 - 16	Point King Road	Portsea	490
Lime Kiln	2 - 16	Point King Road	Portsea	493
Lord Mayors Camp/Fort Franklin	3704	Point Nepean Road	Portsea	636
Lyncroft		Tucks Road	Main Ridge	712
Marlborough House	8 - 10	Back Beach Road	Portsea	27
McCrae Homestead	6 - 8	Charles Street	McCrae	106
McCraith House	1	Atunga Terrace	Dromana	20
Netley	3492 - 3494	Point Nepean Road	Sorrento	603
North Esk	3251 - 3257	Point Nepean Road	Sorrento	566
Piawola (old Wilson Home)	303 - 313	Point Nepean Road	Dromana	511
The Glen		Tucks Road	Main Ridge	714
<b><u>B - Regional significance</u></b>				
Alavina	10 - 18	Beach Road	Shoreham	50
Bass Lodge	33	Bass Street	Flinders	44
Bimblehurst	2519 - 2521	Point Nepean Road	Rye	539
Blakely		Mornington-Flinders Road	Red Hill	363
Budgery Gonyah	3179	Point Nepean Road	Sorrento	550
Cable Station site		Cook Street	Flinders	124
Camp Buxton Children's Camp	39 - 45	Marine Pde&27-39 Blake St	Shoreham	304
Cape Schanck Lighthouse Station		Cape Schanck Road	Cape Schanck	99
Carmel	142	Ocean Beach Road	Sorrento	417
Chatanooga	3245	Point Nepean Road	Sorrento	562
Cliff Crest	3502 - 3504	Point Nepean Road	Sorrento	605
Clovelly	3664	Point Nepean Road	Portsea	630
Colwyn	3448 - 3450	Point Nepean Road	Sorrento	593
Continental Hotel	1 - 21	Ocean Beach Road	Sorrento	391

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
Cottage	25	Godfrey Street	Blairgowrie	217
Cottage	737	Melbourne Road	Sorrento	333
Cottage	1	Nelson Street	Rye	374
Cottage (Farnsworth)	3790	Point Nepean Road	Portsea	651
Cove House	14	Cove Avenue	Portsea	155
Dalriada	3662	Point Nepean Road	Portsea	628
Dalwhinnie	17	Esplanade	Sorrento	193
Delgany Castle	3809 - 3819	Point Nepean Road	Portsea	657
Devonia		Mornington-Flinders Road	Red Hill	361
Drik Drik	63	Bass Street	Flinders	46
Dromana Cellars	199	Point Nepean Road	Dromana	507
Dundonald	3831	Point Nepean Road	Portsea	660
Eastcliff	881 - 883	Melbourne Road	Sorrento	351
Eastern Shore Light		Point Nepean Road	McCrae	497
Eastwell	60	King Street	Flinders	275
Elonara	1	Cooper Grove	Sorrento	150
Fmr Anglican Vicarage	3399	Point Nepean Road	Sorrento	579
Fmr Methodist Manse	201	Palmerston Avenue	Dromana	484
Fmr Oriental Coffee Palace	18 - 24	Ocean Beach Road	Sorrento	397
Ford House & Outbuildings	61	Farnsworth Avenue	Portsea	195
Franklin	3213 - 3217	Point Nepean Road	Sorrento	556
Franklin Hill	3702	Point Nepean Road	Portsea	634
Gannawarra	120	Ocean Beach Road	Sorrento	415
Glenlee		Boneo Road	Boneo	59
Heathlawn & Westbank	3506 & 3510	Point Nepean Road	Sorrento	608
Hill Holme	855 - 865	Melbourne Road	Sorrento	341
Hindson House	3440 - 3444	Point Nepean Road	Sorrento	591
House	17	McCulloch Street	Dromana	318
House	18	Athol Court	Rye	19
House	31	McCulloch Street	Dromana	320
House	24 - 28	Cain Road	Rye	97
House	3	Hiskens Street	Sorrento	232
House	849 - 853	Melbourne Road	Sorrento	339
Hut		Sandy Road	Boneo	680
Iluka	3088	Point Nepean Road	Sorrento	546
Kemp Cottage	3557	Point Nepean Road	Sorrento	613
Kennagh	19 - 21	Point King Road	Sorrento	495

Place Name	St No	Street	Locality	Page
Kerr House		McLear Road	Arthurs Seat	323
Kiaora	44	Donalda Avenue	Sorrento	175
Koonya (fmr Mornington) Hotel	1 - 5	Esplanade	Sorrento	185
L'Ecole Fmr S'nto State School	3563	Point Nepean Road	Sorrento	615
Lime Kiln	7	Merrylands Avenue	Portsea	355
Lime Kiln & Stonehenge	4	McColls Way	Portsea	308
Linlithgow	36 - 38	Darling Road	Sorrento	169
Little Breda	3	Byrnes Rd	Shoreham	91
Lochee	57	Blair Road cnr Back Beach	Portsea	57
Lurnea (shop & dwelling)	359	Point Nepean Road	Dromana	515
Maroolaba		Boneo Road	Boneo	61
Mayrah	3569	Point Nepean Road	Sorrento	619
Merthon	3520 - 3522	Point Nepean Road	Sorrento	611
Mikado	26	Magnolia Court	Rye	302
Mileura	3568	Point Nepean Road	Sorrento	617
Morgan's Bar	7	Esplanade	Sorrento	187
Mountain Bay	5	Hodgkinson Street	Dromana	236
Muskwood Park		Tucks Road	Main Ridge	710
Nee Morna	3110	Point Nepean Road	Sorrento	548
Old Butchers Shop	3421	Point Nepean Road	Sorrento	585
Old Mechanics Inst (Museum)	827	Melbourne Road	Sorrento	337
Old Shire Offices	359 A	Point Nepean Road	Dromana	517
Phoenix Cottage	23	Bass Street	Flinders	42
Pinnacle Park	92	King Street	Flinders	277
Portsea Hotel	3746	Point Nepean Road	Portsea	646
Post Office	51	Cook Street	Flinders	136
Quamby	44	Blair Road	Portsea	54
Quayside	2	Docrell Lane	Portsea	173
Redmond Cottage	52	Heales Street	Dromana	226
Roseville	36 - 44	Roseville Street	Blairgowrie	678
Seacliffe	3796	Point Nepean Road	Portsea	655
Sheds & Pier		Foreshore	Flinders	199
Sorrento Bandstand		Foreshore Reserve	Sorrento	209
Sorrento Hotel	5 - 11	Hotham Road	Sorrento	240
Sorrento Kiosk and Tearooms		Foreshore	Sorrento	207
Sorrento Masonic Temple	3385	Point Nepean Road	Sorrento	575
Sorrento Nursing Home	3405	Point Nepean Road	Sorrento	581

Place Name	St No	Street	Locality	Page
Sorrento Police Station	8 - 12	Hotham Road	Sorrento	242
St Andrew's Anglican Church	33	Lyons Street	Rye	300
St Andrew's Presbyterian Church and Ellen Grant Hall	41 - 43	Kerferd Avenue	Sorrento	268
St Aubins	4	Leonard Court	Sorrento	293
St John's Church and Hall		King Street cnr Barker Street	Flinders	279
St John's Church of England	3460	Point Nepean Road	Sorrento	599
St Mark's Church of England	273 - 275	Point Nepean Road	Dromana	509
St Mary's Star of the Sea	1 - 5	Constitution Hill Road	Sorrento	116
Strawberry Cottage	39	Boroondara Road	Sorrento	75
Stringer's Stores	2 - 8	Ocean Beach Road	Sorrento	393
Sullivans Lime Kiln		Browns Road	Rye	86
Sylvan Park	26	Ivanhoe Street	Sorrento	261
The Anchorage	3269 - 3273	Point Nepean Road	Sorrento	568
The Athenaeum Theatre	26 - 36	Ocean Beach Road	Sorrento	402
The Broadway	1015 - 1021	Point Nepean Road	Rosebud	529
The Cobblers	67	Cook Street	Flinders	145
The Gums cottage (Lyn Layne)	1/9	McCulloch Street	Dromana	311
The Heights	7	The Heights	Sorrento	706
The Rest	6 - 12	Young Street	Flinders	731
The Stables	12	Bowen Road	Sorrento	79
Tornvilla	14 - 16	Morris Road	McCrae	369
Tuck House		Frankston-Flinders Road	Flinders	211
Tyrone	1 - 3	Locke Street	Rye	295
Uniting Church Fmr Presbyt'n		Mechanics Road	Red Hill	329
Washington	17	Latrobe Parade	Dromana	283
Watts Cottage	165 - 173	Ocean Beach Road	Sorrento	423
Weeroona	3846	Point Nepean Road	Portsea	662
White Gates		Mornington-Flinders Road	Red Hill	368
Whitehall	231 - 237	Ocean Beach Road	Sorrento	465
Wilga	28	King Street	Flinders	270
Woyna House	9 - 11	Terry Street	Rosebud	704
Yaringa	3425 - 3427	Point Nepean Road	Sorrento	587

### **C - Local significance**

Acton Hill	3380 - 3384	Point Nepean Road	Sorrento	573
Ainslea	27	Kerferd Avenue	Sorrento	264
Antique Shop	104 - 106	Ocean Beach Road	Sorrento	412

Place Name	St No	Street	Locality	Page
Arlleston (fmr Butcher shop)	64	Cook Street	Flinders	141
Attanagh	60	St Pauls Road	Sorrento	695
Bakery & Restaraunt	58 - 60	Cook Street	Flinders	139
Barrett	119 - 121	Wood Street	Flinders	727
Bayview	19 - 19A	Clarendon Street	Dromana	110
Bayview House	215 - 217	Palmerston Avenue	Dromana	486
Bimbi	41	King Street	Flinders	272
Birchwood	13	St Pauls Road	Sorrento	689
Boat Hire Shed		Foreshore	Safety Beach	206
Bowen Lodge	25	Bowen Road	Sorrento	80
Braeside		Boneo Road (East side)	Boneo	65
Brin Baal	21 - 23A	Cliff Road	Shoreham	112
Brockenhurst (Holmes)		Red Hill-M'ton Flinders	Red Hill	676
Burgungah or Burgunyah	178 - 180	Ocean Beach Road	Sorrento	430
Butchers Shop	35 - 37	Ocean Beach Road	Sorrento	406
Cairns Cemetery		Boneo Road (off)	Boneo	67
Carrington Park Club House	40 - 52	Elizabeth Drive	Rosebud	179
Cemetery		Stokes Street	Flinders	702
Cemetery	22 - 30	Lyons Street	Rye	299
Community House	175 - 177	Ocean Beach Road	Sorrento	428
Cooee	98	Hurstwood Road	Sorrento	259
Coppins Track		Ocean Beach Road (Fshore)	Sorrento	468
Cottage	38	St Pauls Road	Sorrento	692
Cottage	200	Ocean Beach Road	Sorrento	444
Cottage	15	Hiskens Street	Sorrento	234
Cottage	202	Ocean Beach Road	Sorrento	446
Cottage	62	Coppin Road	Sorrento	153
Cottage	6	Cliff Road	Shoreham	111
Cottage		Higgins Lane & Tucks Road	Shoreham	228
Cottage	38	Hotham Road	Sorrento	244
Cottage	218	Ocean Beach Road	Sorrento	458
Cottage	15	Darling Road	Sorrento	159
Cottage	17	Darling Road	Sorrento	163
Cottage	18	Darling Road	Sorrento	165
Cottage	198	Ocean Beach Road	Sorrento	440
Craigielea	3249	Point Nepean Road	Sorrento	564
Craigy Bryn	20	Back Beach Road	Portsea	31

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
Desailly's waterhole		Boneo Road (off)	Boneo	69
Dromana Cemetery		Arthurs Seat Road	Dromana	1
Dromana Lodge (No. 511)	20	Harrison Street	Dromana	223
Eastbourne	19	William Crescent	West Rosebud	724
Elanora	3221	Point Nepean Road	Sorrento	560
Ellembee	3199	Point Nepean Road	Sorrento	552
Fairholme	3457	Point Nepean Road	Sorrento	595
Ferndale Cottage	3459	Point Nepean Road	Sorrento	597
Fish & Chippery	71	St Pauls Road	Sorrento	696
Fisherman's Chair		Near Fort Franklin	Portsea	373
Flinders General Store	46 - 48	Cook Street	Flinders	133
Flinders Hotel	23 - 31	Cook Street	Flinders	129
Fmr Conti Ballroom	14	Constitution Hill Road	Sorrento	122
Fmr Cool Store (assoc Devonia)		Mornington-Flinders Road	Red Hill	367
Fmr Motor Garage	34 - 36	Cook Street	Flinders	131
Fmr Post Office & Residence		Byrnes Road	Shoreham	93
Fmr Pugh House	8	May Street	Shoreham	306
Fmr Red Hill Methodist Church	-	Jetty Rd (Peninsula Gdns)	Rosebud	263
Fmr School	67	Byrnes Road	Shoreham	95
Girl Guide Hall		Esplanade	Dromana	181
Glasnevern	34	Back Beach Road	Portsea	35
Glen Bower		Red Hill Road	Red Hill	672
Glencove	3732	Point Nepean Road	Portsea	640
Golf links & shelters		Golf Links Road	Flinders	219
Gosville	50	Heales Street	Dromana	224
Halcyon	229	Ocean Beach Road	Sorrento	462
Highbury	65	Cook Street	Flinders	143
Hilbert	19	Cook Street	Flinders	127
Hodgins		Red Hill Road	Red Hill	675
Holy Family Catholic Church	11 - 15	Weeroona Street	Rye	721
Holyrood	12	Holyrood Avenue	Sorrento	237
Hotel Dromana	151 - 163	Point Nepean Road	Dromana	505
House	4	Foote Street	Dromana	198
House		Mechanics Road	Red Hill	330
House	36	Ossett Street	Sorrento	477
House	37	Verdon Street	Dromana	719
House	47	Verdon Street	Dromana	720

Place Name	St No	Street	Locality	Page
House	20	Barker Street	Flinders	40
House	68	Cook Street	Flinders	147
House	95 - 97	Cook Street	Flinders	148
House	4	Hopetoun Street	Flinders	239
House	15	Norman Street	Flinders	390
House	19	Bartels Street	McCrae	41
House	36	Delgany Ave off Back Bch	Portsea	171
House	36	McCulloch Street	Dromana	322
House		Mechanics Road	Red Hill	325
House	210	Ocean Beach Road	Sorrento	450
House	30	McCulloch Street	Dromana	319
House	15	McCulloch Street	Dromana	317
House	199	Ocean Beach Road	Sorrento	442
House	11	McCulloch Street	Dromana	316
House	3742	Point Nepean Road	Portsea	644
House	3789	Point Nepean Road	Portsea	650
House	4	McCulloch Street	Dromana	312
House	187	Ocean Beach Road	Sorrento	436
House	37	Latrobe Parade	Dromana	287
House	19	Latrobe Parade	Dromana	285
House	23	Ossett Street	Sorrento	475
House	21	Ocean Street	Rosebud	470
House	96	Hurstwood Road	Sorrento	257
House	24	Boston Court	Sorrento	77
House	134	Hotham Road	Sorrento	248
House	20	Newton Avenue	Sorrento	388
House	76	St Pauls Road	Sorrento	698
House	7	York Street	Sorrento	729
House	26	Steane Avenue	Arthurs Seat	700
House	13	Esplanade	Sorrento	189
House	19	Darling Road	Sorrento	167
House	13	Darling Road	Sorrento	158
House	12	Darling Road	Sorrento	157
House	4	Coppin Road	Sorrento	152
House	2	Coppin Road	Sorrento	151
House	30	Bowen Road	Sorrento	82
House	1	Hiskens Street	Sorrento	230

Place Name	St No	Street	Locality	Page
House	1	Newton Avenue	Sorrento	376
House	407	Arthurs Seat Road	Arthurs Seat	6
House	3391	Point Nepean Road	Sorrento	577
House	3289	Point Nepean Road	Sorrento	572
House	3287	Point Nepean Road	Sorrento	570
House	94	Hurstwood Road	Sorrento	255
House	409	Arthurs Seat Road	Arthurs Seat	8
House	1517	Point Nepean Road	West Rosebud	534
House	3	Newton Avenue	Sorrento	378
House	885	Melbourne Road	Sorrento	353
House	417	Arthurs Seat Road	Arthurs Seat	12
House	427	Arthurs Seat Road	Arthurs Seat	14
House	871	Melbourne Road	Sorrento	343
House	15	Newton Avenue	Sorrento	384
House	19	Newton Avenue	Sorrento	386
House	3489	Point Nepean Road	Sorrento	601
House	24	Ozone Street	Rye	480
House	17	Seventh Avenue	Rosebud	684
House	28	Verdon Street	Dromana	718
House		Cape Schanck Road	Cape Schanck	104
House	8	Atunga Terrace	Dromana	23
House	12	Ozone Street	Rye	478
House	858	Point Nepean Road	Rosebud	522
House	17	Ozone Street	Rye	479
House	25	Ozone Street	Rye	481
House	12	Atunga Terrace	Dromana	25
House	30	Ozone Street	Rye	482
House	19	Mitchell Street	Rosebud	358
House	9	Coolangatta Terrace	Dromana	149
House	191	Eastbourne Road	Rosebud	177
House		Frankston-Flinders Road	Shoreham	213
House	23	Beach Road	Shoreham	52
House	27	Weeroona Street	Rye	723
House (Beauvoir)	8	McCulloch Street	Dromana	314
House (fmr Darks old store)	35	Bowen Road	Sorrento	83
House (fmr Vicarage)	89	Hotham Road	Sorrento	246
House (fmr Woodstock)	186	Ocean Beach Road	Sorrento	434



Place Name	St No	Street	Locality	Page
Noorah	3688	Point Nepean Road	Portsea	632
Nyland	2	Somerset Drive	Portsea	685
Oak trees	2 - 12	Clarendon Street	Dromana	109
Old Power Station	19	George Street	Sorrento	215
Oleander Cottage	52	Back Beach Road	Portsea	36
Olinda	40	St Pauls Road	Sorrento	694
Ono	5	Greenwood Avenue	Sorrento	221
Ormond	108 - 118	Ocean Beach Road	Sorrento	413
Parkmore	743	Point Nepean Road	Rosebud	519
Pembroke	877	Melbourne Road	Sorrento	347
Pine Valley		Mornington-Flinders Road	Red Hill	360
Pinehill	815	Melbourne Road	Sorrento	335
Pioneer Memorial Gardens	165 - 173	Ocean Beach Road	Sorrento	425
Pioneers Pavilion (Rec Res)		Red Hill Road	Red Hill	674
Pitstone	3795	Point Nepean Road	Portsea	653
Poets Cottage	669	Melbourne Road	Sorrento	332
Portsea Pier		Foreshore	Portsea	202
Positano	3634	Point Nepean Road	Portsea	626
Pretoria	208	Ocean Beach Road	Sorrento	448
Rai Rai	228	Ocean Beach Road	Sorrento	461
Red Hill Central Store		Red Hill Road	Red Hill	670
Red Hill Hall		Mechanics Road	Red Hill	331
Redman's Hardware	80 - 98	Ocean Beach Road	Sorrento	410
Rose Cottage	30	Foam Street	Rosebud	197
Rosebud Camping Reserves		Foreshore	Rosebud	204
Rosebud Hotel	1099 - 1117	Point Nepean Road	Rosebud	531
Rosebud Library	878	Point Nepean Road	Rosebud	523
Rosebud Primary School	923 - 963	Point Nepean Road	Rosebud	527
Rye Hotel	2415 - 2439	Point Nepean Road	Rye	538
Rye Primary School	12 - 20	Lyons Street	Rye	297
Scion (House)	415	Arthurs Seat Road	Arthurs Seat	10
Shop	3766 - 3768	Point Nepean Road	Portsea	648
Shop	889	Point Nepean Road	Rosebud	526
Shop	23	Ocean Beach Road	Sorrento	399
Shop & dwelling	323 - 325	Point Nepean Road	Dromana	513
Shop (fmr Flinders Cafe)	52	Cook Street	Flinders	138
Shops (two)	25 - 29	Ocean Beach Road	Sorrento	401

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
House (Harquet)	8	Verdon Street	Dromana	716
House (now surgery)	166 - 168	Ocean Beach Road	Sorrento	427
House (P.O. Residence)	49	Cook Street	Flinders	135
House and Cottage	9 & 9A	Ossett Street	Sorrento	471
House fmr Hurstwood	92	Hurstwood Road	Sorrento	253
House Fmr Maroondah	8	Boroondara Road	Sorrento	73
Hurstwood Road		Hurstwood Road	Sorrento	252
Illabrook	3415 - 3417	Point Nepean Road	Sorrento	583
Ivanhoe & Other	3069 - 3073	Point Nepean Road	Sorrento	544
Kallara	3588	Point Nepean Road	Portsea	624
Kammoora	80	Wood Street	Flinders	726
Karacoum	12	Back Beach Road	Portsea	29
Killade	66	Blair Road	Portsea	56
Killarney	2723	Point Nepean Road	Rye	541
Kilvenny	3206	Point Nepean Road	Sorrento	554
Kimberley	11	Newton Avenue	Sorrento	382
Kinver	12	Constitution Hill Road	Sorrento	121
Kraftwerkz Gallery	148 - 152	Ocean Beach Road	Sorrento	419
Leisureland	1625 - 1629	Point Nepean Road	West Rosebud	536
Lime Kiln	459 - 461	Browns Road	Rye	89
Limestone Chimney & Tree		Boneo Road (East side)	Boneo	63
Little Twicket	57	King Street	Flinders	274
Longford Cottage	1	Brooke Crescent	Blairgowrie	84
Louisville	222	Ocean Beach Road	Sorrento	460
Love shack	209	Ocean Beach Road	Sorrento	449
Lystra	5	St Pauls Road	Sorrento	687
Midway		Boneo Road (West side)	Boneo	71
Mindi	212	Ocean Beach Road	Sorrento	452
Mt Lavinia	199	Palmerston Avenue	Dromana	483
Nairn	10	Constitution Hill Road	Sorrento	119
Narbeth	879	Melbourne Road	Sorrento	349
Narollah	15	St Pauls Road	Sorrento	691
Natsley	880	Point Nepean Road	Rosebud	525
Nettlewood	14	Ossett Street	Sorrento	473
Neuilly	16	Darling Road	Sorrento	161
Newberry Hill	3039	Point Nepean Road	Sorrento	542
Nightingale Pharmacy	31 - 33	Ocean Beach Road	Sorrento	404

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
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Olinda	40	St Pauls Road	Sorrento	694
Ono	5	Greenwood Avenue	Sorrento	221
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Parkmore	743	Point Nepean Road	Rosebud	519
Pembroke	877	Melbourne Road	Sorrento	347
Pine Valley		Mornington-Flinders Road	Red Hill	360
Pinehill	815	Melbourne Road	Sorrento	335
Pioneer Memorial Gardens	165 - 173	Ocean Beach Road	Sorrento	425
Pioneers Pavilion (Rec Res)		Red Hill Road	Red Hill	674
Pitstone	3795	Point Nepean Road	Portsea	653
Poets Cottage	669	Melbourne Road	Sorrento	332
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Pretoria	208	Ocean Beach Road	Sorrento	448
Rai Rai	228	Ocean Beach Road	Sorrento	461
Red Hill Central Store		Red Hill Road	Red Hill	670
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<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
Site Point King Cairn		Point King Road	Sorrento	488
Somerset House	195 - 197	Ocean Beach Road	Sorrento	438
Sorrento Golf Club		Langford Avenue	Sorrento	281
Sorrento Post Office & residence	10 - 16	Ocean Beach Road	Sorrento	395
Sorrento Primary School	32 - 44	Kerferd Avenue	Sorrento	266
Sorrento Tramway		Esplanade	Sorrento	183
Sorrento Variety Store	54 - 56	Ocean Beach Road	Sorrento	408
Sound Shell		Point Nepean Road	Rosebud	499
Springbank	5	Coburn Avenue	McCrae	114
St Andrew's Lime Kiln	65	Tiberius Road	Rye	708
St Andrew's Uniting Church	65 - 67	Bass Street	Flinders	49
St George's Church of England		Red Hill Road	Red Hill	666
St Joseph's School	1 - 5	Constitution Hill Road	Sorrento	118
St Thomas' R C Church	3715	Point Nepean Road	Portsea	639
Stonehaven	15	Mitchell Street	Rosebud	357
Sunday School (Fmr Church)		Red Hill Road	Red Hill	668
Sundorne	3433	Point Nepean Road	Sorrento	589
Sunnyhurst	183	Ocean Beach Road	Sorrento	432
Tamar	214	Ocean Beach Road	Sorrento	454
The Dolphins	3863	Point Nepean Road	Portsea	664
The Grange & lodge	31 - 39 & 41	Back Beach Road	Portsea	33
The Humpy	72	Back Beach Road	Portsea	38
The Oaks stables	8 Pt	Leggett Way	Sorrento	291
The Palms Tearooms	154 - 164	Ocean Beach Road	Sorrento	421
The Pines	856	Point Nepean Road	Rosebud	521
The Post Office Gallery		Mornington-Flinders Road	Red Hill	365
Theo Cottage	875	Melbourne Road	Sorrento	345
Treetops		Mechanics Road	Red Hill	327
Ultima II	5	Newton Avenue	Sorrento	380
Uniting Church	2 - 8	Murray-Anderson Road	Rosebud	371
Vuehill	3219	Point Nepean Road	Sorrento	558
Wanda	3738	Point Nepean Road	Portsea	642
Warrawee	216	Ocean Beach Road	Sorrento	456
Waters Edge	15	Esplanade	Sorrento	191
Windy Peak	230	Ocean Beach Road	Sorrento	463
Wondaree	1481 - 1483	Point Nepean Road	Rosebud	532

<b>Place Name</b>	<b>St No</b>	<b>Street</b>	<b>Locality</b>	<b>Page</b>
Woodlands	37	Hughes Road	Blairgowrie	250

### **ERRATA**

The following are C = Local significance

51 Cook Street, Flinders p.136

737 Melbourne Road, Sorrento p.333

165-173 Ocean Beach Road, Sorrento p.423

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** **Dromana Cemetery**

**ADDRESS:** Arthurs Seat Road  
Dromana

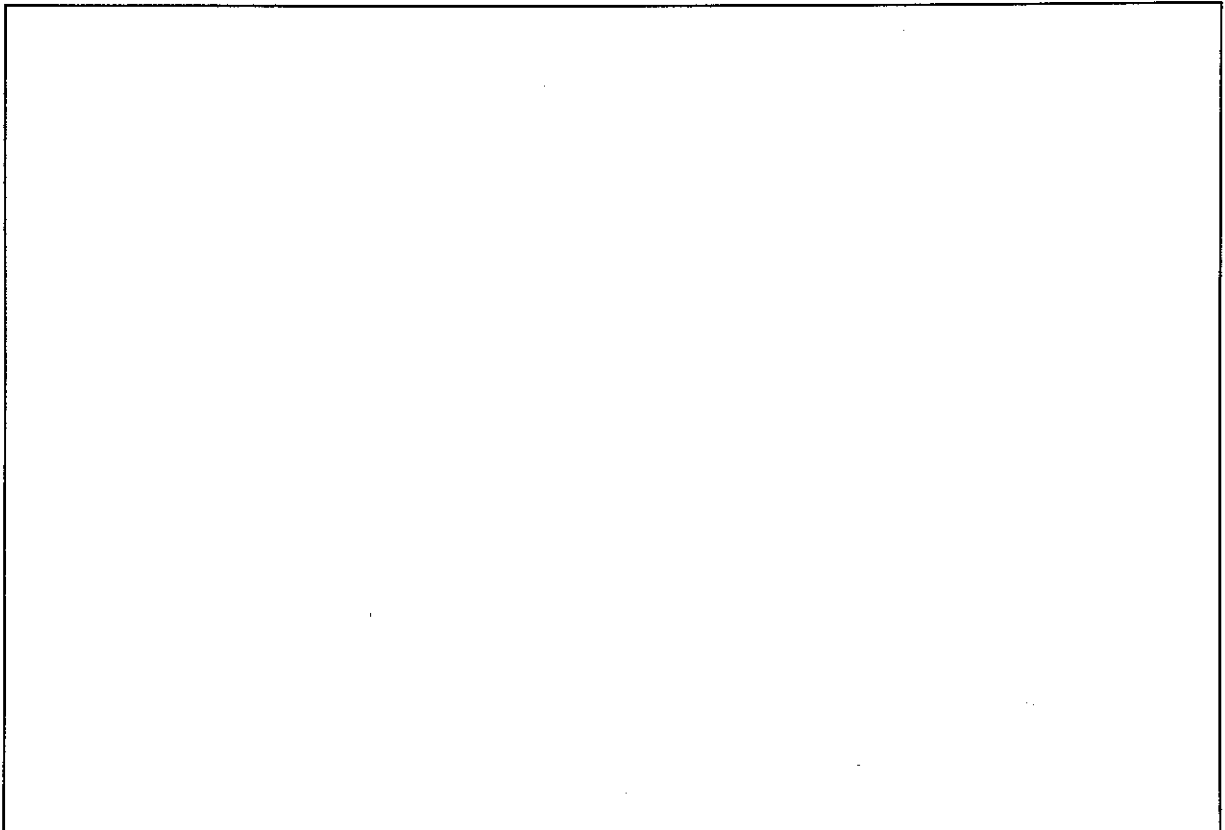
**PROPERTY NO:** **Title:** Dromana Cemetery Reserve T/Dromana

**PRECINCT:** A1 - Arthurs Seat

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The Dromana cemetery is situated in a spectacular location on the hill slope above the township of Dromana. It is now somewhat alienated from the coast and residential area by the intervening Mornington Peninsula Freeway. Access is now via the freeway by car whereas a road reserve known as Park Grove appears to have been the intended entrance path from Latrobe Parade. (Park Grove is now a dead end at the Highway.)

The Cemetery is a circular site in the older section with a radius of 150 metres situated in the gully. Two tangents to the circle subtend an extension which meets the extension of Palmerston Avenue which is no longer a road. The location is protected by a surrounding landscape of relatively undisturbed native vegetation and provides beautiful views of the bay.

A mixture of materials and styles appear in the collection of head stones and graves, including marble head stones and cast iron railings in the older section plus rendered rubble graves. Gates to the cemetery are cast iron with granite piers and posts.

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**HISTORY:** Evidence apparent in the parish plans suggest that the cemetery was first gazetted in 1863 as the circular site mentioned above. In 1864, Park Grove, a track which meandered up from Latrobe Parade, was also gazetted. The Parish of Kangerong plan illustrates how the circular design fits neatly into the contours of the land, with the gully extending down the slope to form the carriageway.

In 1865, the Church of England purchased 2 acres of land at the Park Grove, Palmerston Avenue intersection. In 1942, the northern extension was added to the cemetery forming a new border with Palmerston Avenue as it was then.

Since the construction of the Mornington Peninsula Highway, the presence of the cemetery has been obscured in relation to the township.

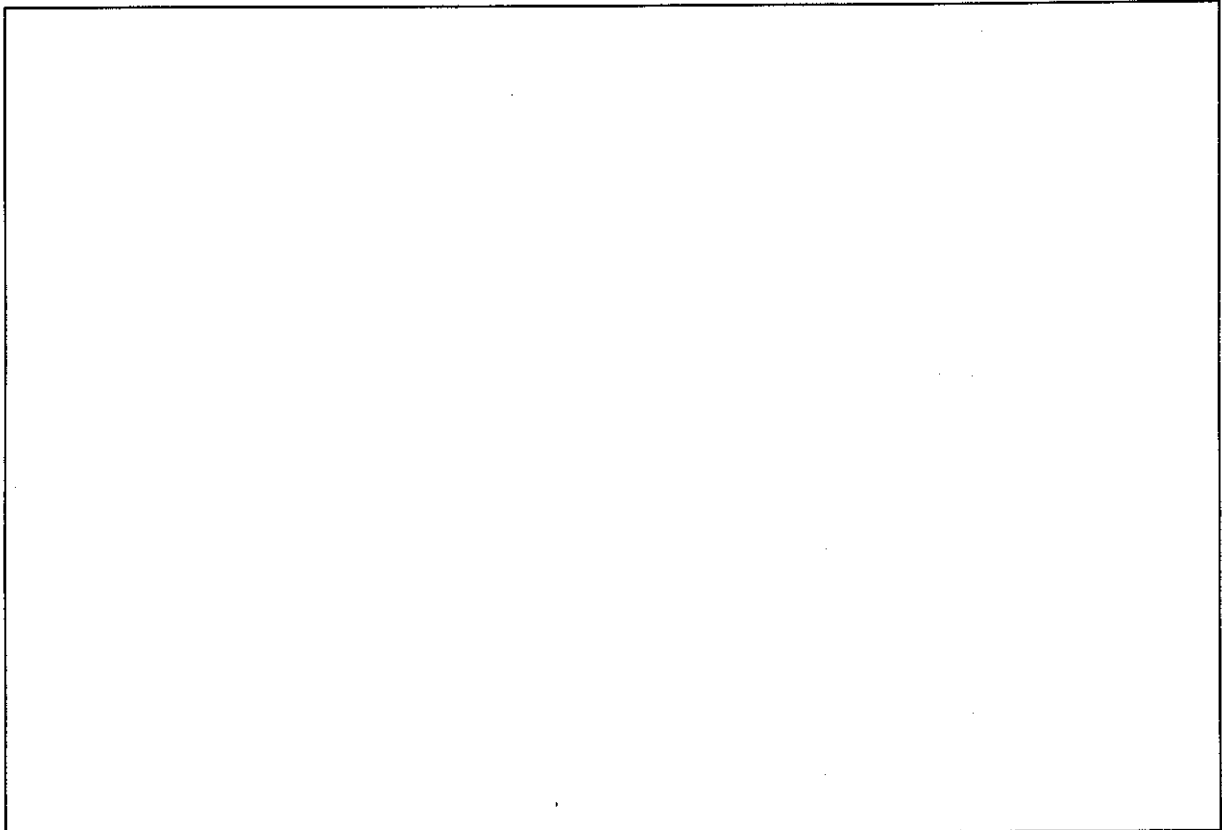
**SIGNIFICANCE:** The Dromana Cemetery is locally significant for historical, aesthetic and research reasons. It is valuable evidence of an early and unusual cemetery design, located above the town with views. Historically the cemetery included an evocative entrance route leading up from the foreshore reserve and Latrobe Parade but the subsequent introduction of the Mornington Peninsula freeway has diminished the impact of its landscape significance. The cemetery also contains valuable historical burial records of the region.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Arthurs & Gardens of the Moon  
**ADDRESS:** 384 - 39 Arthurs Seat Road  
Arthurs Seat  
**PROPERTY NO:** 100270\*                      **Title:** LP19123 Lots 11-14  
**PRECINCT:** A1 - Arthurs Seat  
**MELWAY REF:** 159 E11  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** As it appears today, Arthurs has been substantially altered but retains the basic form of the 1940s Hollywood style Gardens of the Moon.

Arthurs is a two-storey rendered building on the edge of the escarpment with panoramic views of Dromana, Port Phillip Bay and, on a clear day, beyond. It currently includes a restaurant, terraced gardens and a vineyard.

Although altered to the downhill side, the main building of Arthurs still exhibits the moderne style. A corner tower and other curvilinear features are set against wall planes. The flat roof, hidden behind a parapet, allows the free form of the design. Ornament was originally confined to functional features, like balustrading. The lack of applied surface ornament served to emphasise the building's form.

The appearance of Arthurs from the road has altered drastically. This is mainly due to the raising of the level of Arthurs Seat Road so that the building is now entered at first floor level. The resulting change in visible form and massing severely detracts



## Shire of Flinders Heritage Study

### Significant Sites and Areas

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from the original design intent.

The other major change is that the building's roof-top icing has been removed. Originally, it included steps from the terraced promenade up to a roof-top garden which extended over most of the building. A viewing platform crowned the corner tower. The balustrading which featured bays of a circle and cross superimposed to form a repeated motif, were the decorative highlight of the design. This motif, a trademark of the designer, Howard Lawson, appears in his Beverley Hills, South Yarra, flat development. It also remains as a feature on the house at 24 Steane Avenue and perhaps other Lawson designed residences in the area.

Apart from the roof-top garden, the terraced gardens and promenade adjacent to the main building were a major part of the 1940s scheme. They remain in a severely neglected and deteriorated state which has led to structural difficulties and the loss of render to parts of the brickwork.

Originally a swimming pool existed with a viewing window to the ballroom below. The pool has now been filled to create a garden. The dancing space, linking stairs and an octagonal viewing platform remain, despite a realigning of the side boundary of the terraced garden area. A small rotunda with arched openings and a tent-like roof form has survived in reasonable condition. It was reputed to have acted as a kind of ship's telephone to broadcast the music from the area below. The gardens contained many treasure troves which no longer remain but are well documented in photographs of the development. They include an 'Arthurs Seat', a Blarney Stone, a copy of the Mannequin fountain, Brussels, and a wishing well. Other features like lamps, sections of egg and dart mouldings and some signage have been lost, although they are also documented.

#### **HISTORY:**

The Arthurs Seat area was approved by Council in 1930 as a subdivision. It had probably been prepared by Spencer Jackson who, as Honourable Secretary of the Dromana Foreshore Trust, had helped raise finances for the Scenic Road, which had opened the previous year.

In 1938/9, Ernest Henry and Alice Ellen Lawson purchased land at Arthurs Seat which had been previously owned by the National Permanent Building Society. Along with their son, Howard Lawson and his development firm, the Beverley Hills Co. of South Yarra, they initiated an ambitious scheme. They aimed for a residential development along with entertainment facilities that would entice the holiday maker. Lawson later provided the first bus service to the Gardens of the Moon from Rosebud and Dromana.

Lawson's tourist development was in a Hollywood style. It included restaurant, gardens, a pool and fun attractions. The Shire records suggest that part of the Garden of the Moons probably pre-dated the residential development. In November 1937, 200 pounds worth of additions were carried out. From the scope of the attraction with its many features and novelties, it can be assumed that the complex continued to grow and change probably into the early 1940s.

Contemporary newspaper articles claimed that the Gardens of the Moon were a copy of a park of the same name, newly completed in the United States. No research has been undertaken to establish if the Arthurs Seat development was based on a single overseas site. Certainly, it was aiming for the Hollywood image, which was displayed in the postcard series featuring people relaxing by the pool in the manner of the Hollywood stars. The idea of the moon as a fantasy place and exotic destination was also popular at the time. 'Luna Park' had been open at Coney Island

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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for some decades and the Luna Parks in Melbourne and Sydney were also established

It was also reported in the newspapers that the Beverley Hills Co. owned five hundred blocks and had twenty one houses built or contracted for construction in the area. There is no evidence that the residential development was ever this extensive. It does appear that many of the sites were offered as a package deal with the ownership being transferred prior to the construction of the houses.

Howard Ratcliff Lawson died in 1946 aged 60 at Dromana. He had been a designer, developer and builder with his firm, the Beverley Hills Co. of South Yarra. He was one of Melbourne's most prolific flat builders, developing an extensive area around Alexandra Avenue and Domain Road in South Yarra, from the early 1920s until about 1942. Two of the most well-known examples of his flats are Beverley Hills, 61-65 Darling Street and Stratton Heights, 63 Alexander Avenue. He also designed a number of houses in Dandenong Road and around St Kilda.

**SIGNIFICANCE:** Arthurs is spectacularly located on the edge of an escarpment with panoramic views to the Bay. Although substantially altered, it retains the form of the 1940s moderne style Gardens of the Moon as it was originally constructed. Most of the fantasy and decorative features have been lost, although the terraced gardens and rotunda remain in a deteriorated state. The raising of the Arthurs Seat Road, so that the building is now entered at the first floor level, severely detracts from the original design intent.

Despite its dramatic change in appearance, Arthurs is of state significance for its pivotal role in the history of the development of the Arthurs Seat area. Good photographs and documents record the alterations to the building fabric meaning that the evolution of the site can be easily appreciated. The building itself remains as evidence of the partial success of the grandest entrepreneurial scheme for residential development and holiday entertainment facilities ever undertaken in Victoria. It is still a destination point for tourists and its design and landscape features unite common threads seen in the nearby c1940s houses, reserve and tower. In the c1940s, this building was the focal point of the entrepreneurial scheme and today it is the central point for enhancing understanding of the historic development of the area.

Arthurs is of state significance for its association with the architect/developer Howard Lawson who undertook the grand 1940s scheme and was already a prolific flat developer in South Yarra.

**SOURCES:** [1] Shire of Flinders Building Register, Vol. 1, p.23.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 407 Arthurs Seat Road  
Arthurs Seat

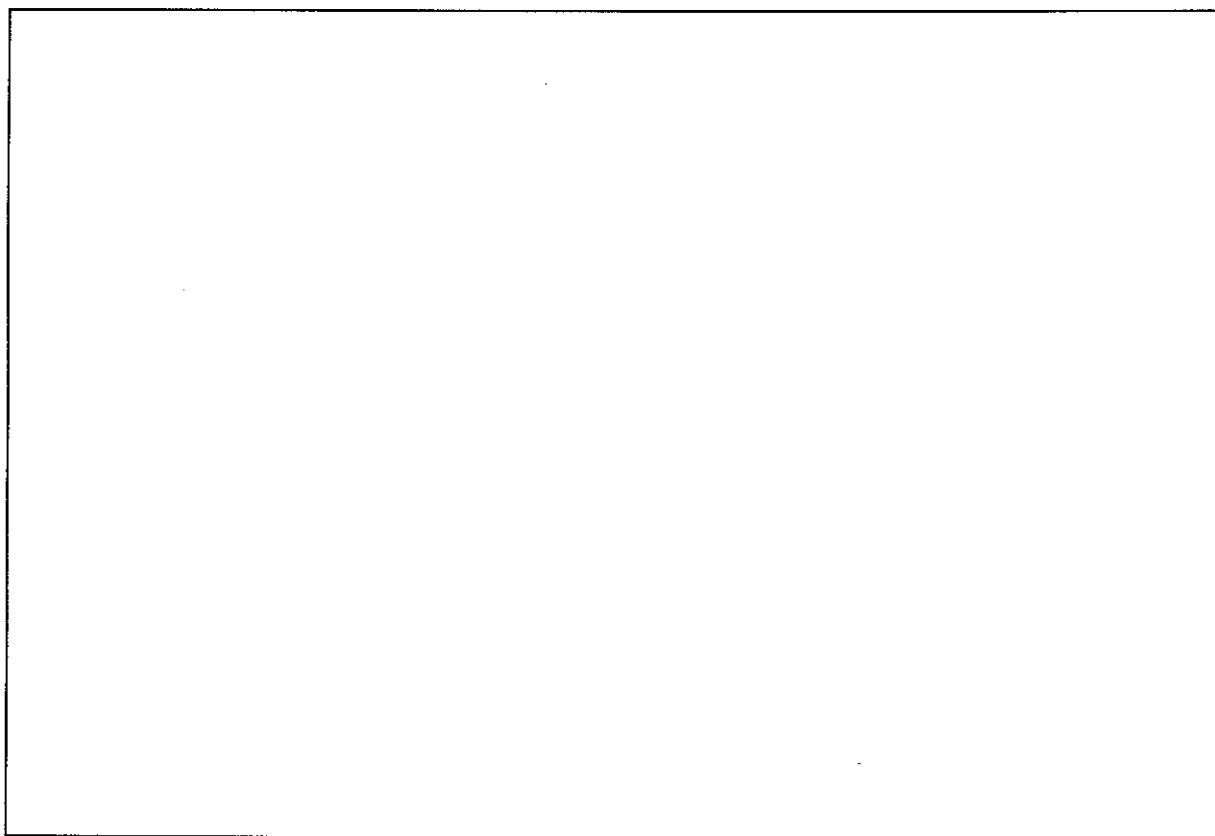
**PROPERTY NO:** 100257      **Title:** Lot 17 LP13438

**PRECINCT:** A1 - Arthurs Seat

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house is one of the least altered externally of the group in the Lawson precinct. It relates most strongly to the houses at 427 Arthurs Seat Road and 26 Steane Avenue

It is moderne design of curved projecting bays, like turrets to either end of the front facade, set against rectilinear forms. The unpainted render and unadorned wall surfaces emphasise the planes. The flat roof projects out to form a substantial eaves line which traces the plan form of the building and steps out to form a small overhang. A rendered wall defines the porch area. The timber framed windows are rectangular in form and, although grouped in the bay section, lack the moderne inspiration of the form.

**HISTORY:** This land was part of Arthurs Seat approved by Council in 1930 for subdivision, probably by Spencer Jackson. Howard Ratcliff Lawson purchased the land in 1937/8 from the National Permanent Building Society and, in 1938/9, E. H. and A. E. Lawson bought it. Howard Lawson, designer, developer and builder, was one of Melbourne's most prolific flat builders. His company, Beverley Hills Co, was responsible for an extensive area of residential flats in South Yarra from the early

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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1920s to about 1942.

Ernest Henry and Alice Ellen Lawson were Howard's parents and together they embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities. Refer to the information on this precinct, Arthurs Seat Reserve and tower and Arthurs Restaurant for more detail about the visionary plan.

Residential sites like this one appear to have been part of a package deal with the ownership being transferred before the house was constructed. The land was purchased by Arthur Harold Foster and the house built between 1940 and 1946. George Jarman owned it for a period of twenty years from this date. Shire building records indicate that alterations and additions worth 400 pounds were carried out by the builder B Kitchener of South Melbourne at the end of 1946.

**SIGNIFICANCE:** As a contributory element of the Lawson developed precinct at Arthurs Seat, this house is of state significance. The precinct is unique in Victoria as an entrepreneurial scheme for residential development and entertainment facilities on a grand scale. The house, itself, is of local significance and is the most externally intact example of the group. It demonstrates moderne design in flowing forms and unadorned wall planes but lacks innovative detailing.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 409 Arthurs Seat Road  
Arthurs Seat

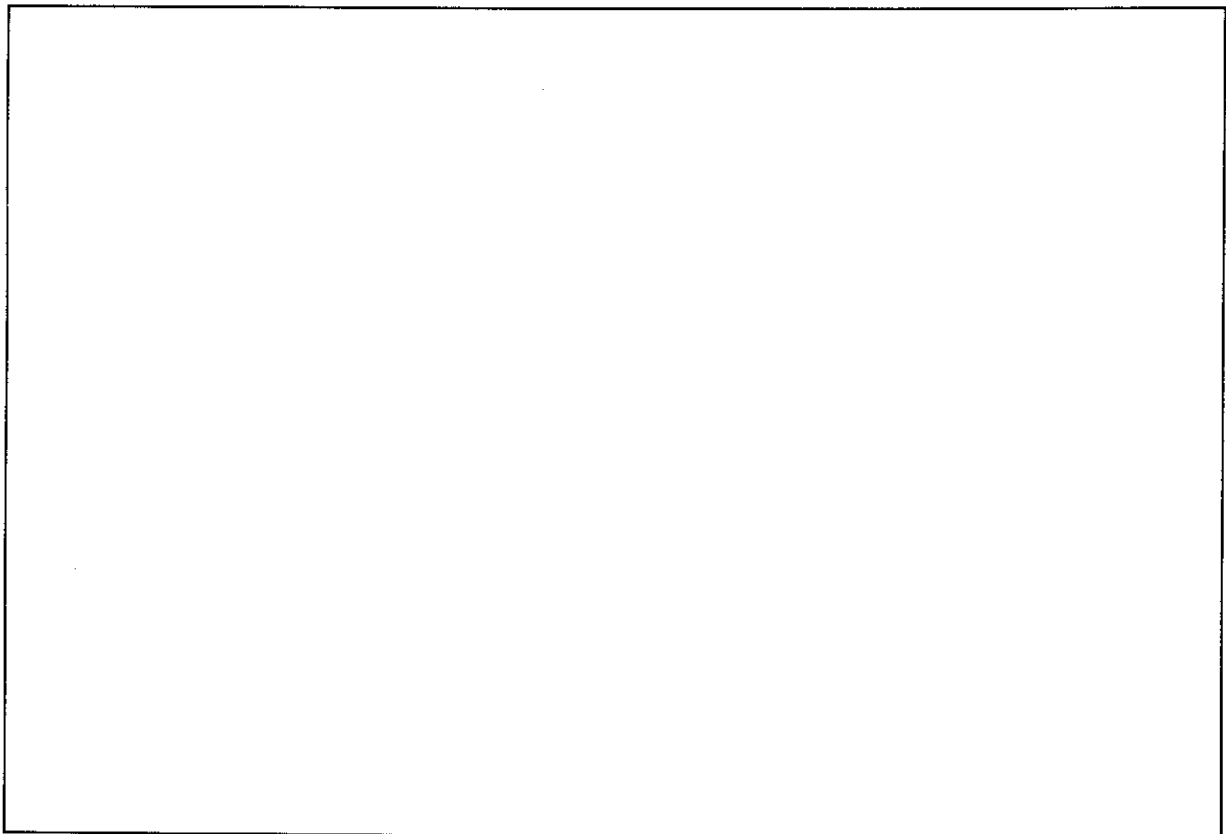
**PROPERTY NO:** 100259      **Title:** Lot 16 LP13438

**PRECINCT:** A1 - Arthurs Seat

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house appears to be an original double storey example of the Lawson group in the Arthurs Seat precinct. It is a combination of curved forms and straight wall planes, finished in render which is now painted white. The moderne forms are emphasised by projecting concrete string-courses, extending around the building above the windows to each floor. This strong horizontal line is subtly reflected in the parapet detailing to the flat roof.

Alterations to the building include the arched windows to the first floor and different balustrade to balconies. Together with the unsophisticated timber window design and other details, much of the feeling of the moderne style is not apparent in this building.

**HISTORY:** This land was part of Arthurs Seat approved by Council in 1930 for subdivision, probably by Spencer Jackson. Howard Ratcliff Lawson purchased the land in 1937/8 from the National Permanent Building Society and, in 1938/9, E. H. and A. E. Lawson bought it. Howard Lawson, designer, developer and builder, was one of Melbourne's most prolific flat builders. His company, Beverley Hills Co, was

## **Shire of Flinders Heritage Study**

### **Significant Sites and Areas**

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responsible for an extensive area of residential flats in South Yarra from the early 1920s to about 1942.

Ernest Henry and Alice Ellen Lawson were Howard's parents and together they embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities. Refer to the information on this precinct, Arthurs Seat Reserve and tower and Arthurs Restaurant for more detail about the visionary plan.

Residential sites like this one appear to have been part of a package deal with the ownership being transferred before the house was constructed. The land was purchased by Arthur Thomas and Ruby Kathleen Clark in 1939/40. The house would probably have been constructed after this date but prior to 1944. Further research is required to establish the actual year.

**SIGNIFICANCE:** The house at 409 Arthurs Seat Road is of state significance as part of the Lawson developed precinct. The precinct is unique in Victoria as it illustrates an entrepreneurial scheme for residential development and entertainment facilities on a grand scale.

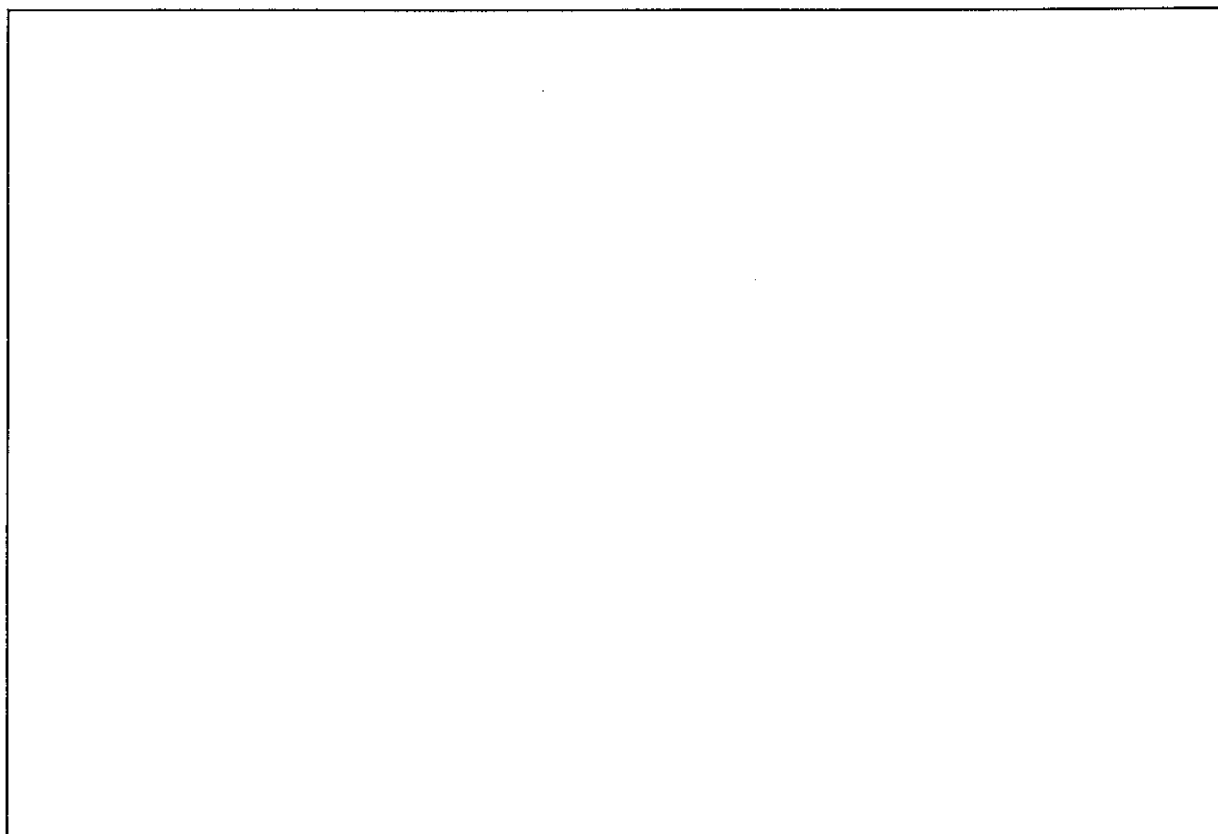
Architecturally, the house is of local significance as an altered example of an unsophisticated moderne design, daring in its concept of form and lack of adornment, but not innovative in detailing.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Scion (House)  
**ADDRESS:** 415 Arthurs Seat Road  
Arthurs Seat  
**PROPERTY NO:** 100265 **Title:** Lot 13 LP13438  
**PRECINCT:** A1 - Arthurs Seat  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house belongs to the Lawson group in the Arthurs Seat precinct. It probably looked reasonably similar to the example at 417 Arthurs Seat Road prior to the addition (or major alteration) of the first floor. The hipped terracotta tiled roof is now a dominant feature of the building and combined with the now white-painted rendered walls, gives a Spanish flavour. The rectangular form of the first floor is in contrast to the flowing form of the ground floor, incorporating a projecting curvaceous bay. Above the window line a horizontal overhang extends to become an exaggerated string course to the building. The moderne effect of this device is negated by the pitched roof. The timber framed windows are rectangular in form, grouped in the bay section and double hung at first floor.

The setting of the house against a row of tall slim conifers enhances the property.

**HISTORY:** This land was part of Arthurs Seat approved by Council in 1930 for subdivision, probably by Spencer Jackson. Howard Ratcliff Lawson purchased the land in 1937/8 from the National Permanent Building Society and, in 1938/9, E. H. and A. E. Lawson bought it. Howard Lawson, designer, developer and builder, was one of

## Shire of Flinders Heritage Study Significant Sites and Areas

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Melbourne's most prolific flat builders. His company, Beverley Hills Co, was responsible for an extensive area of residential flats in South Yarra from the early 1920s to about 1942.

Ernest Henry and Alice Ellen Lawson were Howard's parents and together they embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities. Refer to the information on this precinct, Arthurs Seat Reserve and tower and Arthurs Restaurant for more detail about the visionary plan.

Residential sites like this one appear to have been part of a package deal with the ownership being transferred before the house was constructed. The land was purchased in 1939/40 by Douglas Henry Knight who continued as owner of the property until 1965. The date of construction of the house requires further research but would have been within the period of 1939 to 1944.

**SIGNIFICANCE:** This house is of state significance as a contributory element of the Lawson developed precinct at Arthurs Seat. The precinct is unique in Victoria as an entrepreneurial scheme for residential development and entertainment facilities on a grand scale. The house, itself, retains some features of the moderne style but has been substantially altered so that the features are now difficult to distinguish.

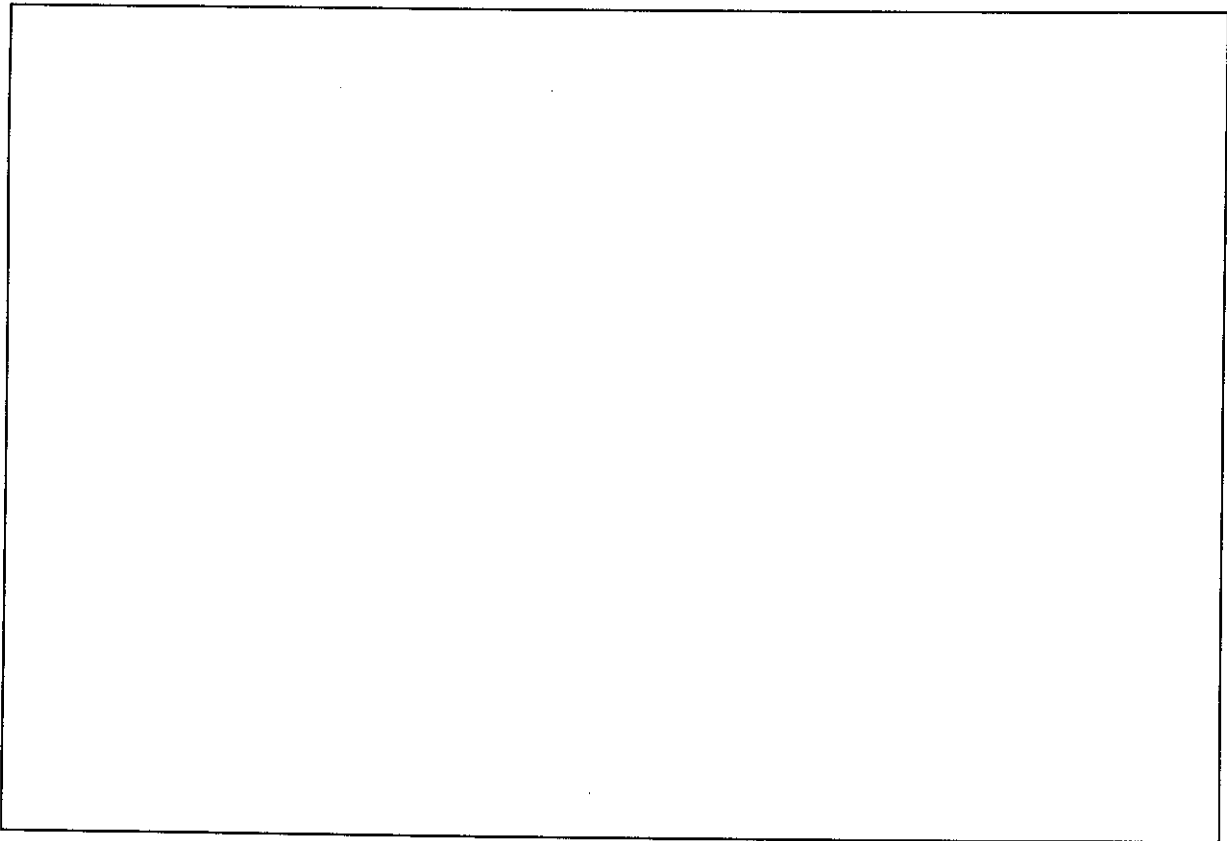
**SOURCES:** [1] Shire of Flinders Rate Books.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 417 Arthurs Seat Road  
Arthurs Seat  
**PROPERTY NO:** 100267 **Title:** Lot 12 LP13438  
**PRECINCT:** A1 - Arthurs Seat  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house is one of the least altered externally of the group in the Lawson precinct. It relates most strongly to the houses at 409 and 415 Arthurs Seat Road but both of these examples have been substantially altered.

It is a moderne design of rectilinear forms with a projecting curved bay like a turret to the front facade. The wall surfaces are unpainted render with an absence of ornament, complimented by the plain concrete front fence. A projecting flat concrete form overhangs the windows and continues like an exaggerated string-course making a strong horizontal line to the building. The parapet to the flat roof subtly echoes the plan form with string-courses set slightly in relief. The timber windows and other detailing lacks the moderne inspiration of the form.

**HISTORY:** This land was part of Arthurs Seat approved by Council in 1930 for subdivision, probably by Spencer Jackson. Howard Ratcliff Lawson purchased the land in 1937/8 from the National Permanent Building Society and, in 1938/9, E. H. and A. E. Lawson bought it. Howard Lawson, designer, developer and builder, was one of Melbourne's most prolific flat builders. His company, Beverley Hills Co, was

## Shire of Flinders Heritage Study Significant Sites and Areas

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responsible for an extensive area of residential flats in South Yarra from the early 1920s to about 1942.

Ernest Henry and Alice Ellen Lawson were Howard's parents and together they embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities. Refer to the information on this precinct, Arthurs Seat Reserve and tower and Arthurs Restaurant for more detail about the visionary plan.

Residential sites like this one appear to have been part of a package deal with the ownership being transferred before the house was constructed. The land was purchased by John Charles and Muriel May Fitzgerald who continued as the owners of the property until at least 1967. The date of the construction of the house requires further research but would be within the period of 1939 to 1944.

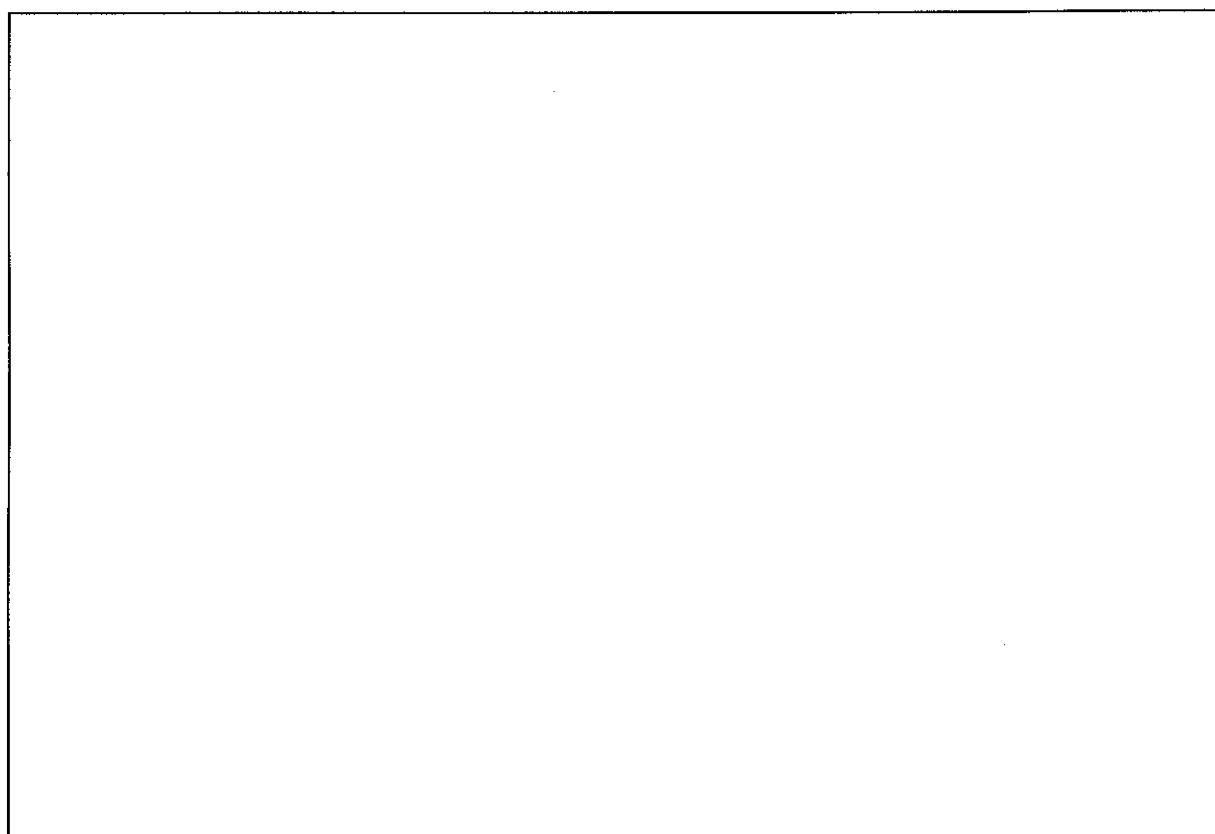
**SIGNIFICANCE:** As a contributory element of the Lawson developed precinct at Arthurs Seat, this house is of state significance. The precinct is unique in Victoria as an entrepreneurial scheme for residential development and entertainment facilities on a grand scale. The house itself, is of local significance and is substantially intact from the exterior. It demonstrates moderne design in its flowing forms and unadorned wall planes but lacks innovative detailing.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 427 Arthurs Seat Road  
Arthurs Seat  
**PROPERTY NO:** 100276 **Title:** Lot 7 LP13438  
**PRECINCT:** A1 - Arthurs Seat  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Flowing curves against rectilinear forms with plain rendered wall surfaces distinguish this house. The flat roof is emphasised by the projecting eaves line which follows the plan form and steps out to make a porch. There is no added ornament and the timber framed windows are surprisingly standard, even to the projecting bay sections. It is moderne in its concept of form and unnecessary addition of ornament but not innovative in detail.

The design relates particularly to the houses at 407 Arthurs Seat Road and 26 Steane Avenue. Although altered, the house is an integral part of the Lawson designed precinct.

**HISTORY:** This land was part of Arthurs Seat approved by Council in 1930 for subdivision, probably by Spencer Jackson. Howard Ratcliff Lawson purchased the land in 1937/8 from the National Permanent Building Society and, in 1938/9, E. H. and A. E. Lawson bought it. Howard Lawson, designer, developer and builder, was one of Melbourne's most prolific flat builders. His company, Beverley Hills Co, was responsible for an extensive area of residential flats in South Yarra from the early

## Shire of Flinders Heritage Study Significant Sites and Areas

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1920s to about 1942.

Ernest Henry and Alice Ellen Lawson were Howard's parents and together they embarked on a grand entrepreneurial development at Arthurs Seat, incorporating both residential and entertainment facilities. Refer to the information on this precinct, Arthurs Seat Reserve and tower and Arthurs Restaurant for more detail about the visionary plan.

Residential sites like this one appear to have been part of a package deal with the ownership being transferred before the house was constructed. The land was purchased by Cyril Ninnis and the house built between 1941 and 1943. Phillips and H Palmer were later owners from about 1946 to 1965. Shire Building Records indicate that works on the house were carried out in 1943, 1963 and 1970.

**SIGNIFICANCE:** The house at 427 Arthurs Seat Road is of state significance as part of the Lawson developed precinct. The precinct is illustrative of an entrepreneurial scheme for residential development and entertainment facilities, unique in Victoria.

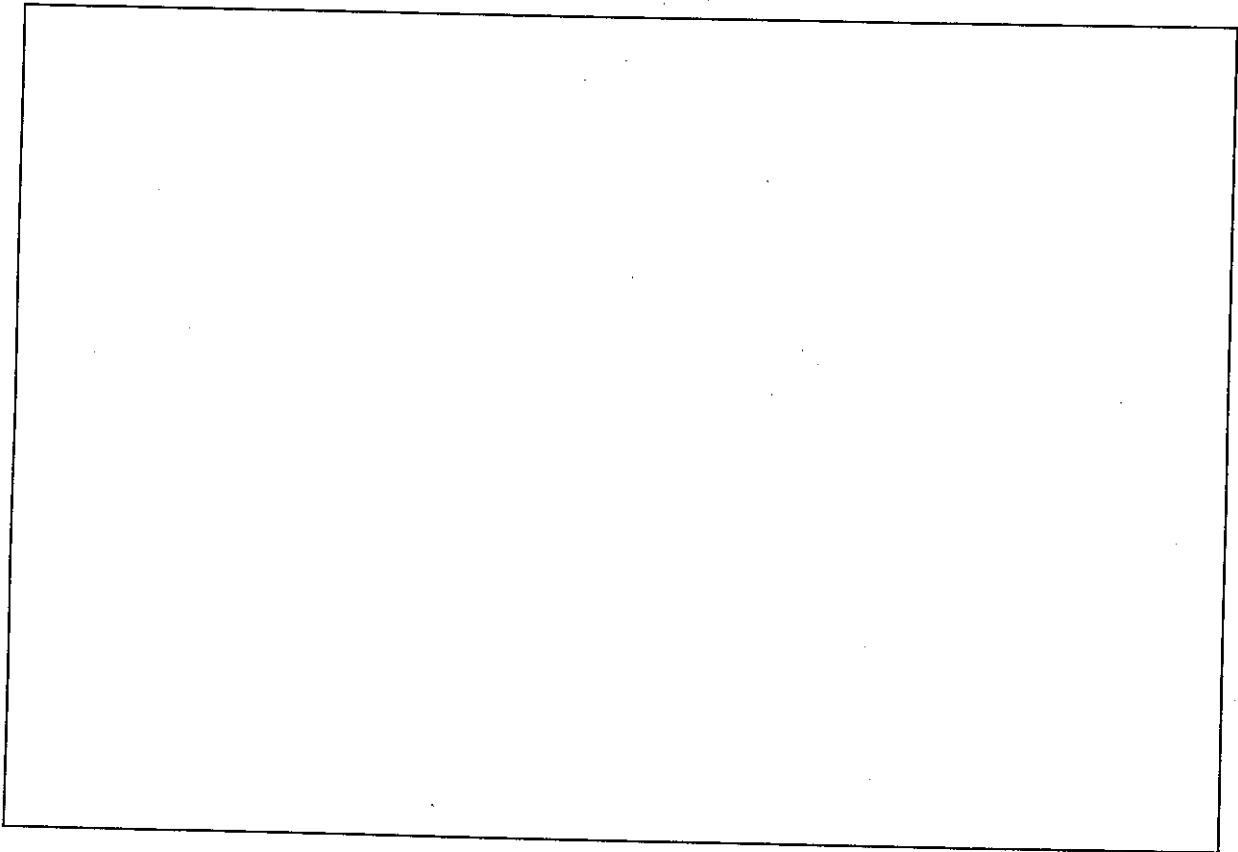
Architecturally, the house is of local significance as an altered example of an unsophisticated moderne design, daring in its concept of form and lack of adornment, but not innovative in detailing.

**SOURCES:** [1] Shire of Flinders Building Register.  
[2] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** St Mary's Star of the Sea  
**ADDRESS:** 1 - 5 Constitution Hill Road  
Sorrento  
**PROPERTY NO:** 133840 **Title:** Lot 2 & Pt CA 6  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The primary building on this site is a domineering structure set on a hill and featuring a blend of Spanish Mission and Art Deco motifs externally and internally. The main facade presents a rendered arched colonnade at ground floor, repeated on the balcony but without arches. A central Spanish parapet displays the school insignia and the cross. The balcony rail has a corbel table below the sill which is a fine detail. A rendered band of brickwork separates the two storeys in an almost continuous band around the T-shaped building and is repeated at the ground floor below the windows.

The main entrance is in one of the transept wings and includes abstracted Doric columns and a terrazzo floor with the OMI insignia repeated standing for the Order of Mary Immaculate. Most of the windows throughout the building contain six pane upper sashes. The superior position of this building has been obscured by a modern church constructed on the corner of the site. A hidden pathway meanders up from Coppin Street which appears quite old and is evocative of past journeys to school.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Arthurs Seat Reserve & Tower

**ADDRESS:** 441 Arthurs Seat Road  
Arthurs Seat

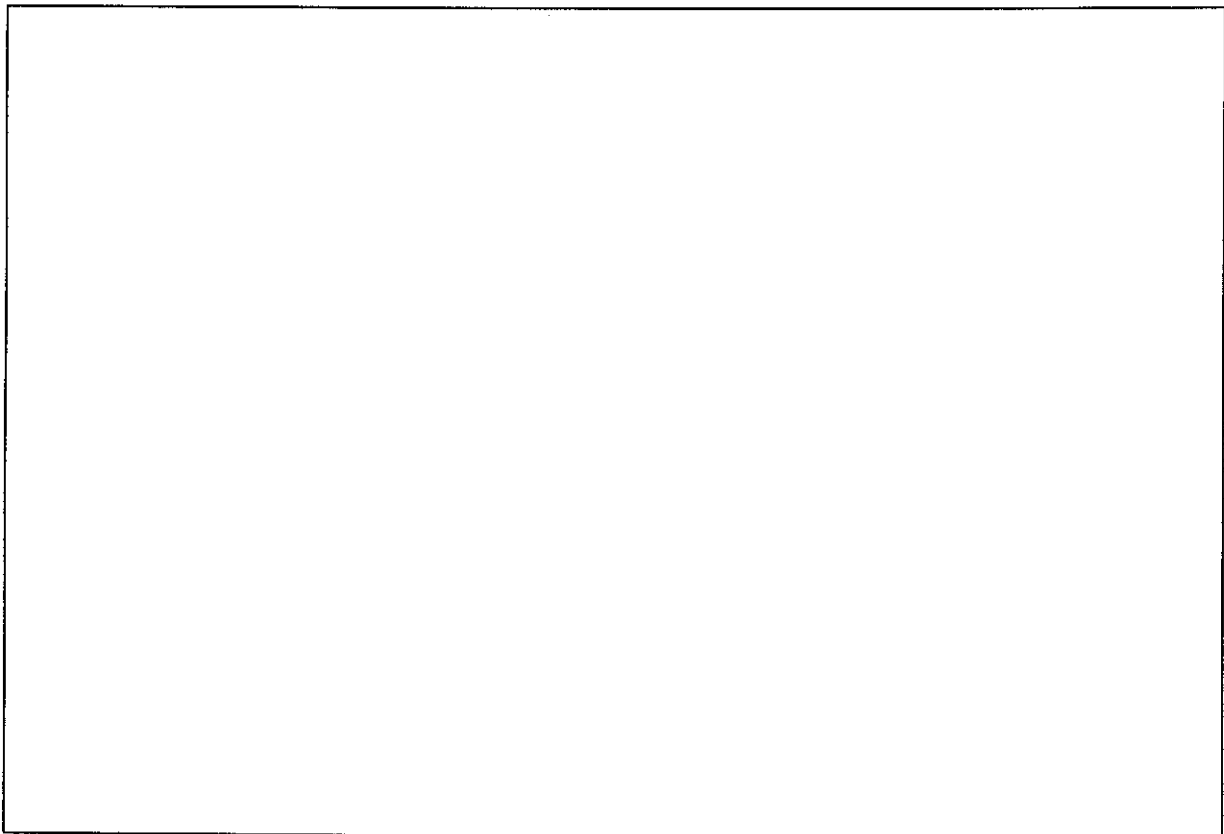
**PROPERTY NO:** 100286      **Title:** Pt Arthurs Seat Public Park

**PRECINCT:** A1 - Arthurs Seat

**MELWAY REF:** 159 E11

**HERITAGE RECOGNITION:** HBC Application  
referred to File  
365/55396

**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** Arthurs Seat Reserve takes in an area of land extending from the Dromana Cemetery up the fault line of the escarpment to the peak. A curvilinear road provides panoramic views across the Shire and Bay to Queenscliff and Melbourne, on a clear day.

The importance of the route and the views is evident in the series of plaques and markers at lookout points. At the base is the kiosk and start of the Chairlift. Bowens Point at 146 metres above sea level is marked with a cairn. At 195 metres, Franklin Point has a cairn dedicated to Sir John Franklin who ascended the mountain in 1802 and 1844. Murrays Lookout has a cairn erected to honour Murray and is at 247 metres above sea level. Lieutenant John Murray named Arthurs Seat after a similar mountain near Edinburgh in Scotland in 1902. The major memorial, however, is the Flinders cairn at Chapmans Point, 274 metres. Chapmans Point has a plaque and cairn dated 14 December 1929, given by Mr and Mrs C. P. Dyson. It was in 1929 that the Scenic Road, now Arthurs Seat Road, was first opened.

## Shire of Flinders Heritage Study Significant Sites and Areas

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The Flinders Cairn has a square base and sits on a plinth. It is constructed from granite rubble and has a metal plaque dedicated to Matthew Flinders. The original plaque dated from 1914 and was given by the Dromana Progress Association. This plaque was replaced in 1974. The cairn is within a viewing platform accessed by granite steps and within a low granite rubble wall.

At the peak is the Arthurs Seat Tower. It is a hexagonal structure set within a hexagonal ground floor which acts as a base. The building has a simple and pure form, a rendered, unpainted finish and very little ornament. A single string course is applied to the surface. The other decorative features are the narrow slot windows to the base, arched entry with cast iron doors and concrete lattice work in large arched segments to the Tower. The concrete lattice does not feature the Lawson motif, used at the Gardens of the Moon and elsewhere, of a circle in a cross. It is, however, a similar design generated by intersecting crosses creating triangular openings. The flat roof of the Tower forms a viewing platform with the parapet providing a protective wall.

Next to the Tower is a plaque commemorating the opening of Arthurs Seat Road on 14 December 1929. It also identifies the first trig. station on this site in 1853. The plaque was presented by Spencer Jackson Esquire.

The Tower has a plaque dated 16 November 1934 which commemorates the work of Captain Matthew Flinders. The Tower itself was apparently built for Victoria's centenary and replaced the Eastern Shore Light, an earlier timber lookout. The Light was built at McCrae in 1854 and was an integral part of the Port Phillip Bay navigation system before being moved to Arthurs Seat.

The Arthurs Seat Reserve is marked throughout by the use of local granite to create rubble wall, steps, cairns and other landscaping features. The Lawson designed buildings are another unifying thread, distinguished by their use of render, the contrast of curves against wall planes and unadorned surfaces.

### **HISTORY:**

The Arthurs Seat area was approved by Council in 1930 as a subdivision. It had probably been prepared by Spencer Jackson who, as Honourable Secretary of the Dromana Foreshore Trust, had helped raise finances for the Scenic Road, opened the previous year.

In 1938/9, Ernest Henry and Alice Ellen Lawson purchased land at Arthurs Seat which had been previously owned by the National Permanent Building Society. Along with their son, Howard Lawson and his development firm, the Beverly Hills Co. of South Yarra, they initiated an ambitious scheme. They aimed for a residential development along with entertainment facilities that would entice the holiday maker. Lawson later provided the first bus service to the Gardens of the Moon from Rosebud and Dromana.

Howard Ratcliff Lawson died in 1946 aged 60 at Dromana. He had been a designer developer and builder with his firm, the Beverley Hills Co. of South Yarra. He was one of Melbourne's most prolific flat builders, developing an extensive area around Alexandra Avenue and Domain Road in South Yarra, from the early 1920s until about 1942. Two of the most well-known examples of his flats are Beverley Hills, 61-65 Darling Street and Stratton Heights, 63 Alexander Avenue. He also designed a number of houses in Dandenong Road and around St Kilda.

**SIGNIFICANCE:** The Arthurs Seat Reserve and Tower are of state significance. The Reserve, extendin

## **Shire of Flinders Heritage Study**

### **Significant Sites and Areas**

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g up the faultline of the escarpment to the peak, creates a sense of expectation of arrival. The importance of the route and its panoramic views is evident in the series of plaques and cairns, largely to commemorate explorers, and the lookout points which celebrate the natural attributes of the region. The use of local granite to create rubble walls, steps, cairns and other landscape features provides a unifying theme to the Reserve. At the peak, the Arthurs Seat Tower with its simple hexagonal plan form and little ornament remains substantially intact. Its design by the architect/developer Howard Lawson was part of his grand entrepreneurial scheme for residential development and entertainment facilities in the Arthurs Seat area. The Reserve and Tower are part of the infrastructure of the scheme and inextricably linked to the historical development of the area. The association with Lawson and local identity Spencer Jackson who did the 1930 subdivision adds to its significance.

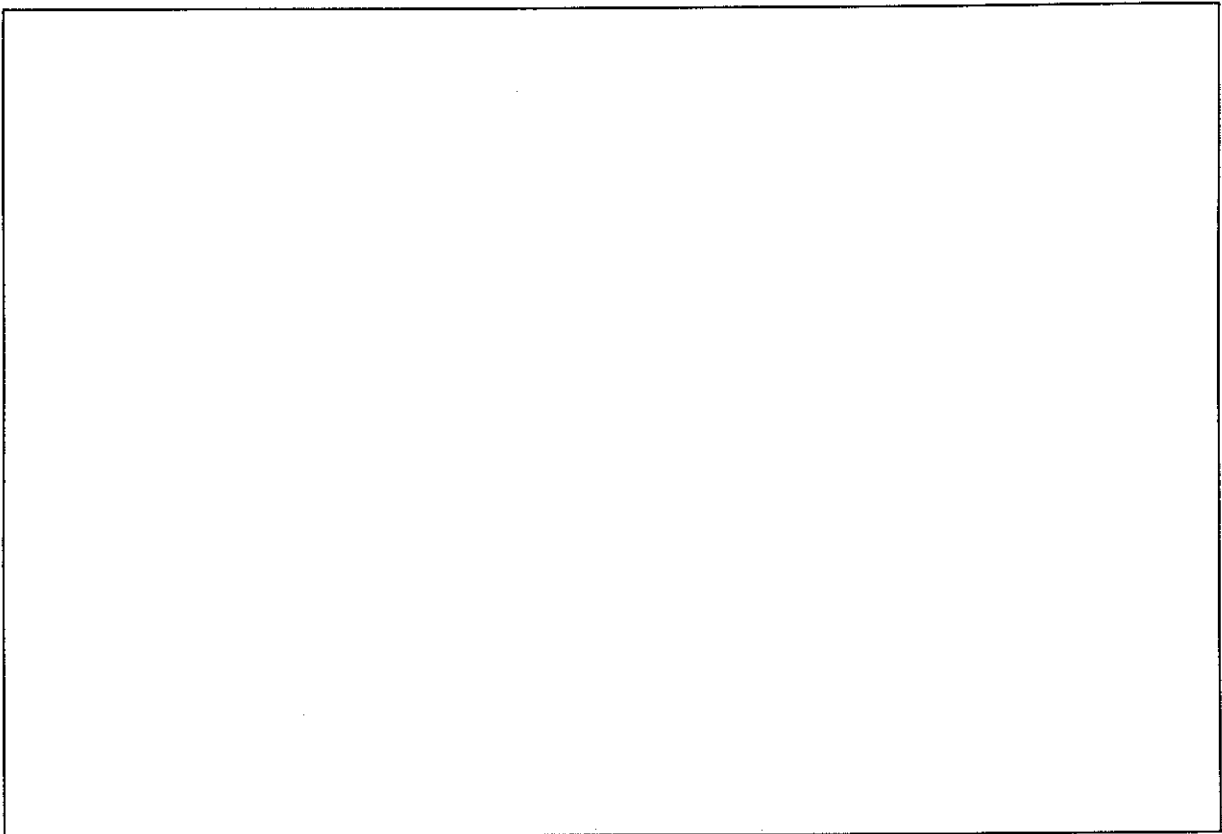
#### **SOURCES:**



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 18 Athol Court  
Rye  
**PROPERTY NO:** 119701 **Title:** LP144111 Lot 9  
**PRECINCT:**  
**MELWAY REF:** 168 F5  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This substantial hip-roofed dwelling with symmetrical facade and return verandah has the qualities of a substantial rural property. The verandah has been concreted and probably re-roofed and re-posted. It is constructed of limestone with a light wash render and the limestone chimneys are a further indication of its early date. Wide timber architraves surround the windows and the front door has been altered at an early date to include sidelights.

**HISTORY:** This property was probably an early rural homestead established around 1880 and possibly connected with the limestone industry. It has been subdivided relatively recently judging from other houses in the court. Historical research is required.

**SIGNIFICANCE:** 18 Athol Court has regional significance as a relatively intact example of an early rural residence. Its very intact exterior provides a good example of an Australian verandah with excellent limestone detailing. It is one of the largest limestone houses in the region.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** **McCraith House**

**ADDRESS:** 1 Atunga Terrace  
Dromana

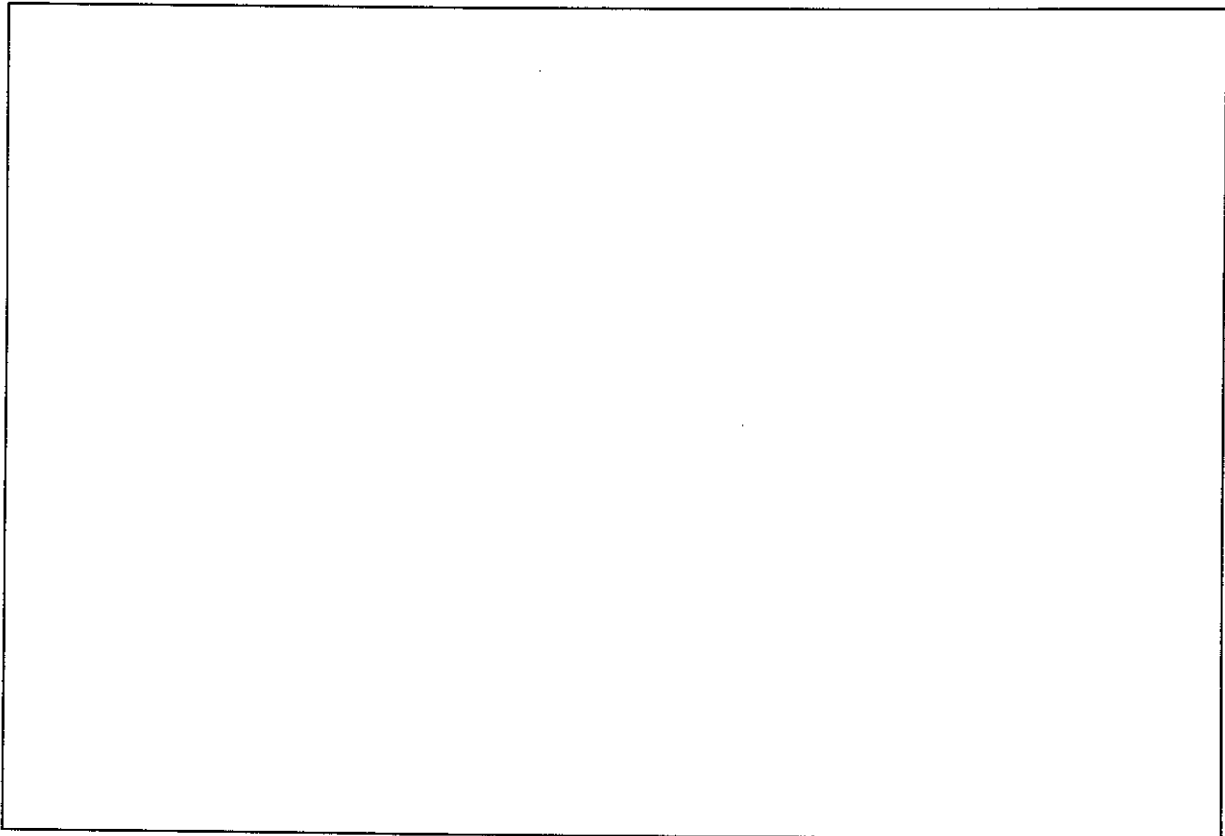
**PROPERTY NO:** 100304      **Title:** LP25478 Lot 29

**PRECINCT:**

**MELWAY REF:** 159 F9

**HERITAGE RECOGNITION:** No Reply to HBC as at  
13/9/96

**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** High on the Dromana hill, overlooking the Bay, the McCraith House appears to perch precariously, providing a viewing platform. Its form is dominated by its structural frame, a celebration of engineering, prefabrication and tensile strength. The balanced geometry gives a sense of stability and order. Even the fenestration is regulated by the structural frame.

The house sits above and apart from its immediate surroundings, embracing the distant view. The terraced garden, stone faced walls and fence appear to anchor the building. They act as a plinth, relating to the four points of support for the steel frame to the ground.

The car is given a sense of importance in the design. The driveway leads to a terraced resting place for the car, sheltered by the wing of the building. It is an acknowledgement of the car as the pivot for this holiday lifestyle, connecting the working environs of the City with escape to the Peninsula.

## Shire of Flinders Heritage Study Significant Sites and Areas

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Like a viewing platform, the house is completely open to the bayside experience. The north face is extensively glazed. The projecting balcony is partly sheltered by a winged overhang and enclosed only by a spindly steel pipe balustrade.

The timber horizontal cladding to the base originally extended up the sloping first floor walls. Because of leaks, it was replaced with metal deck sheeting. Otherwise the house and its surrounds have remained just as designed while Dromana continued to develop beneath it.

### **HISTORY:**

Construction of this holiday house began in Easter of 1955 for Gerald and Ellen Pearl McCraith. The McCraith's owned several blocks in Atunga Terrace, a relatively undeveloped part of Dromana at the time. The McCraith's engaged the local architectural firm of Chancellor and Patrick to design the building. Part of the brief was for a prefabricated structure that could be quickly and easily erected on the difficult site. The local Dromana builder, Max Howell, supervised the process.

**Analysis of Significance** Chancellor and Patrick had a large regional practice based in Frankston. David Chancellor set up in 1952 and was joined by Rex Patrick, two years later. In 1965, they opened an additional office in Melbourne. The work produced by the practice was often experimental and has recently been critically examined by Winsome Callister of the Department of Visual Arts at Monash University.

Ms Callister draws attention to a number of recurring themes in the designs of Chancellor and Patrick, many of which are explored in the McCraith House. For example, an interest in structure, perhaps fuelled by David's Chancellor's experience with an engineering firm, and an interest in landscape design which resulted in Edna Walling being employed as a consultant on many occasions. Both of these considerations, combined with a continuing preoccupation with the place of a building in the bush were major contemporary issues in architecture.

The use of space frames and tensile construction was a popular issue in architectural journals during the 1950s and 60s. As Callister discusses, it was part of a Melbourne Regionalism evident in such buildings as Roy Grounds' triangular Leyser House (1950), Dione and Peter McIntyre House, Kew (1954 - 5) and two Robin Boyd works, Bridge House, Toorak (1953 - 4) and Pelican House of Daveys Bay, now demolished. Two major civic buildings were built using tensile structures during the 1950s. The Olympic Swimming and Diving Pools (1956), designed by Borland, Murphy and McIntyre and the Sydney Myer Music Bowl, Melbourne (1959) by Yuncken, Freeman Brothers, Griffiths and Simpson.

That the Mornington Peninsula was at the forefront of contemporary design in Victoria, was argued by Robin Boyd in 1950 and Neil Clerehan, eight years later. Boyd asserted that the Peninsula 'deserves credit for having been for over half a century the testing ground for progressive movements in domestic architecture'. Clerehan, in an article for *The Age*, 'Peninsula Precocious' states that 'almost every generally accepted advance in house design first appeared around our bayside'.

Consequently, the McCraith House can be analysed within the context of the work of Chancellor and Patrick, within the discourse of the 1950s and 60s Melbourne architecture and as an example of the spirit which gave rise to the term 'Peninsula Precocious'. From all of these perspectives, the McCraith House is of great importance.

**SIGNIFICANCE:** The McCraith House at 1 Atunga Terrace, Dromana is of state significance as an inno

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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vative design which explores architectural concerns of its era in a creative and influential manner.

The house is notable for the use of a structural frame to generate and articulate the design, the way the building sits above and apart from its immediate surroundings concentrating on the distant view and yet remains earthed to its location by the plinth-like affect of the stone-faced terracing and garden walls. The house celebrates the holiday lifestyle, appearing like a bay-viewing platform and acknowledging the importance of the car as a link between City work and Peninsula pleasures.

The house is a good example of the work of the architectural firm, Chancellor and Patrick. It explores important themes of 1950s and 60s Melbourne Regionalism, such as the place of a building within the bush and the growing contemporary interest in structure as a design generator. The McCraith house was an early example of its type and its influence was extended by the publicity it generated. It is an example which helps substantiate claims that the Mornington Peninsula has been 'the testing ground for progressive movements in domestic architecture'.

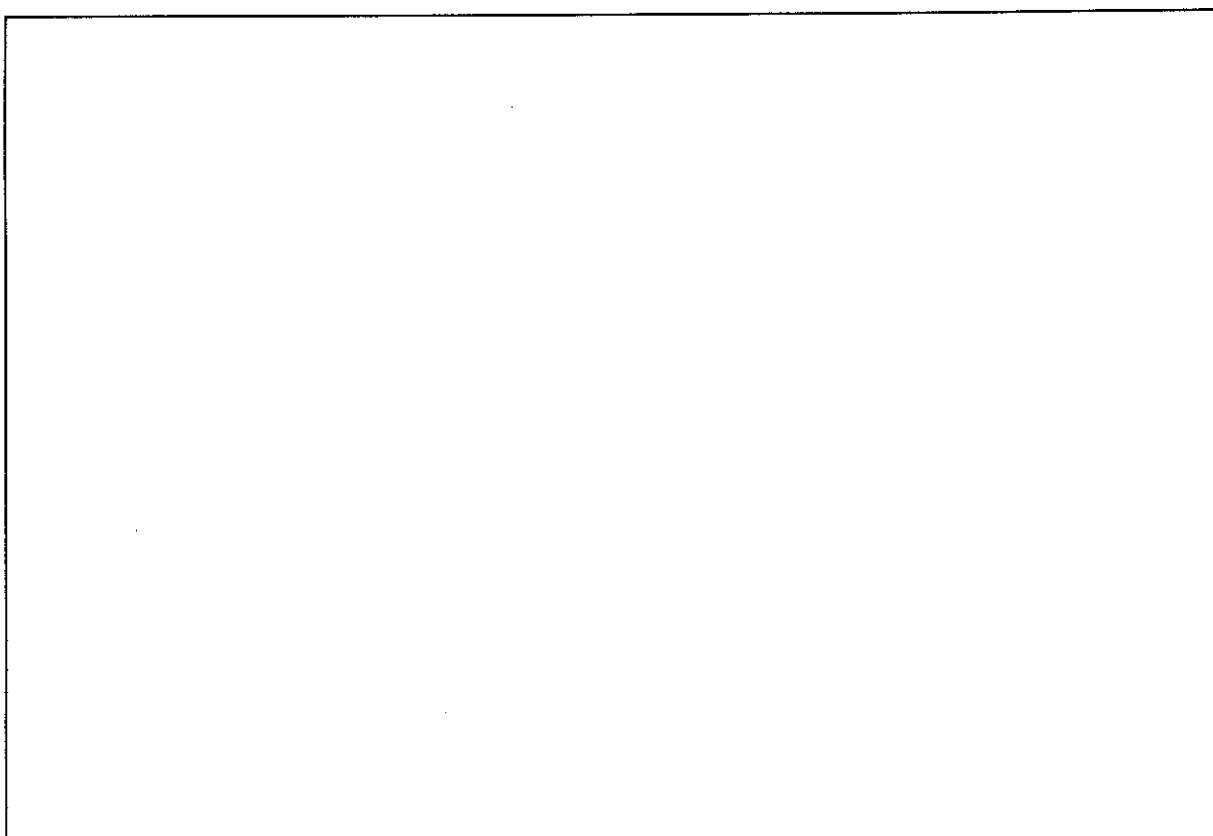
**SOURCES:**

- [1] Winsome Callister, in 'Transition', 'Ten Years of Transition', No. 29, 1989; No. 21, 1987; Thesis 'Melbourne Architecture: A Continuing Regionalism 1950-1984', MA (Prelim.) Thesis, Dept. of Visual Arts, Monash, 1985.
- [2] Neil Clerehan, 'Peninsula Precocious' in 'The Age', Feb 10, 1958.
- [3] Robin Boyd, 'Mornington Peninsula' in 'Architecture', Vol. 38, No. 4, Oct-Dec 1950, pp.148-153.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**           **House**  
**ADDRESS:**        8        Atunga Terrace  
                          Dromana  
**PROPERTY NO:**   100311           **Title:**        Lot 40 LP41514  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    A modern holiday house identical to 12 Atunga Terrace constructed of prefabricated modular units. The unusual roof form and window-wall create a sense of weightlessness typical of architecture of the International Style.

**HISTORY:**        The house was built around 1957 for Gerald and Ellen McCraith who also built 12 Atunga Tce. and the Butterfly House at 1 Attunga(1955).

The house at 1 Atunga Terrace, was designed in the office of Chancellor and Patrick, an innovative firm of designers in the 1950s who were interested in the debate over regionalism in Australian architecture. These houses at 8 and 12 Atunga Terrace are also believed to be the work of the same firm. The designs demonstrate the influence of 'space frame and tensile construction' in the broader architectural debate of the modern era as expressed in many journals of the times.(2) These houses demonstrate the interest in blending indoor and outdoor living in designs which make maximum use of views and internal space.

The Dromana builder M. K. Howell could have also built this house. E. R. Hunter

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and F. S. Clarke lived in the house from 1959.(1)

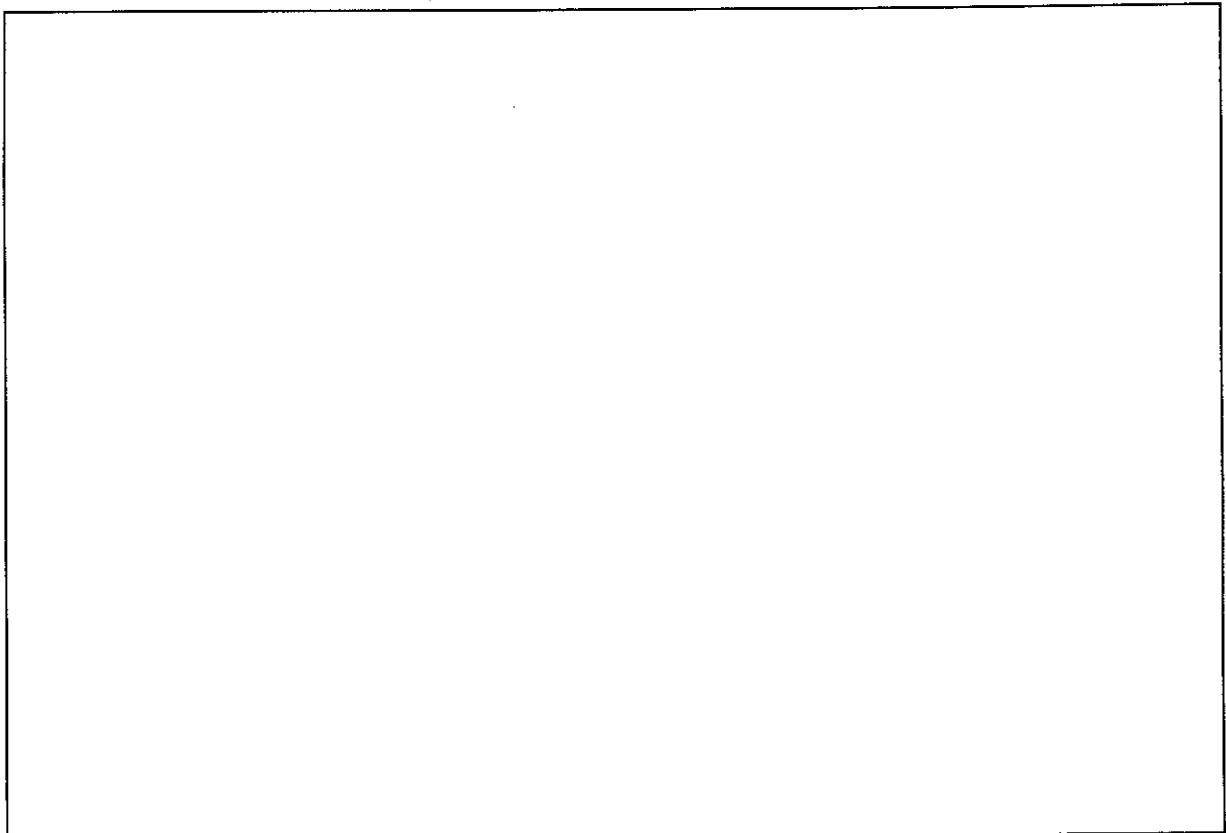
**SIGNIFICANCE:** 8 Atunga Terrace has local design significance as a good example of modern holiday housing types. It is more intact than 12 Atunga Terrace which was originally identical, and is comparable to 1 Atunga Terrace, the Butterfly House built a couple of years earlier for the same owners. It is believed to be a good example of the work of the architectural firm of Chancellor and Patrick, and demonstrates that firm's particular interest in innovative engineering in the creation of tensile construction emphasising light, space and views.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Winsome Callister, 'The Response to the City: Melbourne Regionalism of the 1950s and 1960s', in 'Transition', Winter 1989, p.39.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 12 Atunga Terrace  
Dromana  
**PROPERTY NO:** 100315 **Title:** Lot 42 LP41514  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** An example of a modern prefabricated holiday house with typical International Style features, originally identical to 8 Atunga Tce. Key features such as the entry and roof have been altered, 'weighing down' the building in a manner unsympathetic to its original aesthetics.

**HISTORY:** Like 8 Atunga Tce, this house was built for Gerald and Ellen McCraith in 1957, and is similar in approach to 1 Atunga Terrace.

The house at 1 Atunga Terrace, was designed in the office of Chancellor and Patrick, an innovative firm of designers in the 1950s who were interested in the debate over regionalism in Australian architecture. These houses at 8 and 12 Atunga Terrace are also believed to be the work of the same firm. The designs demonstrate the influence of 'space frame and tensile construction' in the broader architectural debate of the modern era as expressed in many journals of the times.(2) These houses demonstrate the interest in blending indoor and outdoor living in designs which make maximum use of views and internal space.

**Shire of Flinders Heritage Study**  
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The Dromana builder M. K. Howell may also have built this house.

The house was later owned by T. E. and A. M. Clarke.(1)

**SIGNIFICANCE:** 12 Atunga Tce. has local design significance as an example of prefabricated housing types of the International Style. It has been altered detrimentally and is comparable to 8 Atunga Tce. It is believed to be a good example of the work of the architectural firm of Chancellor and Patrick, and demonstrates that firm's particular interest in innovative engineering in the creation of tensile construction emphasising light, space and views.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Winsome Callister, 'The Response to the City: Melbourne Regionalism of the 1950s and 1960s', in 'Transition', Winter 1989, p.39.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Marlborough House

**ADDRESS:** 8 - 10 Back Beach Road  
Portsea

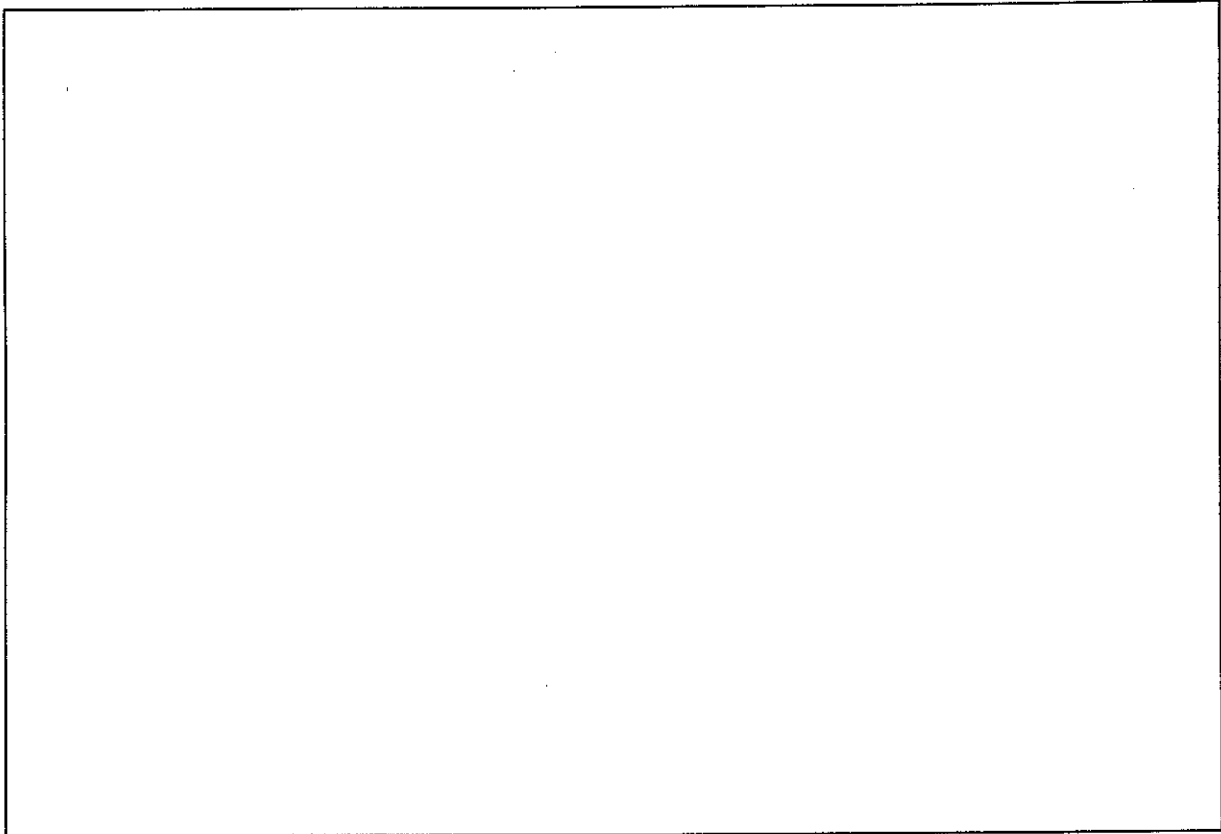
**PROPERTY NO:** 132448                      **Title:** LP200 Pt Lot 1 Pt 3

**PRECINCT:**

**MELWAY REF:** 156 D5

**HERITAGE RECOGNITION:** Classified National  
Trust File 6047

**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** Marlborough House has a symmetrical front facade of two storey projecting gable wings separated by a double storey verandah. It is constructed from local limestone with tuck-pointed red brick quoining to the wings and fenestration. Notable detailing includes the timber verandah which retains the original posts, balustrade, fretwork, brackets and floor, the twin gable ends with infill strapwork and limestone brackets, and joinery to windows and the grand front door with sidelights and highlight. It is a successful adaption of the Federation style, using local materials and utilising its elevated position with a lawn embankment, retaining wall and semi-circular return drive. To the rear of the main house are a collection of concrete block, red brick and timber additions which can be clearly distinguished from the main building.

**HISTORY:** Marlborough House was constructed as a boarding house in 1902 for Mrs Matilda Reid by the first of the Croad family builders, William Joseph Croad (1870-1934). He had constructed the George Hotel in Fitzroy Street, St Kilda, and began living in Sorrento in 1895. He frequently sub-contracted to Goss and Johnson, and constructed Nylands for the Clegg family, Cliff Crest for James Wright, the Sorrento

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Golf Club, the Sorrento Vicarage, Sullivan's Sorrento Bakery, and Wilson's butchers premises.

The Mornington Standard of 4 October 1902 described Marlborough House as having eighteen rooms. In August 1905 the building was extended with the addition of a ballroom which completed the symmetry of the front facade.

In the 1920s Marlborough House was sold to Mrs Schroeder and remained a guest house until 1955 when it was purchased by the Mental Health Authority. The property has recently been sold after a period of not being used.

Marlborough House was the only boarding house of this size to be built in Portsea. By 1902 there were several Boarding/Guest houses in Sorrento, many of them timber. The Oriental, a c1888 building, was constructed from limestone. Whitehall at 231-237 Ocean Beach Road, Sorrento, was similar to Marlborough House in its use of red brick dressings to limestone construction. It was built in 1904 for James D. Allen. Noted architectural historian, Dr Miles Lewis, believes the architects could have been Ussher and Kemp. The Nepean Historical Society is of the opinion that the builders were Goss and Johnson. Like Whitehall, Marlborough House has undergone fairly extensive alterations but the front facade and return drive remain reasonably intact.

In 1909, Ophir, which was reputed to be very similar to Marlborough House, was built by Goss and Johnson. It has since been demolished.

**SIGNIFICANCE:** Marlborough House is of state significance as the best extant example of a guest house in the Portsea/Sorrento area, one of Victoria's most popular and important tourist and resort centres. It was built and functioning as a guest house from 1902 to 1955 and demonstrates the importance of the resort image and tourism industry development to the Shire during the first half of this century.

An essentially intact well-designed and detailed example of the Federation style, Marlborough House was constructed in local materials. It exhibits the regional motif of tuck-pointed red brick quoins to a limestone building. Important architectural features such as the timber verandah with original posts, balustrade fretwork, brackets and floor, twin gable ends with infill strapwork, limestone brackets and intact joinery remain. It is of interest that the symmetry of the composition relied on the construction of the ballroom wing. This implies an optimism regarding the success of the project when it first started.

Marlborough House is of significance by association with its builder, William Joseph Croad. He was an important local figure, responsible for constructing many of the region's more significant buildings. Its association with Charles Johnson and William Goss, as well as the owners, who were pioneers of the guest house industry in the area, enhances its significance.

No research has been undertaken on its use as a mental health facility.

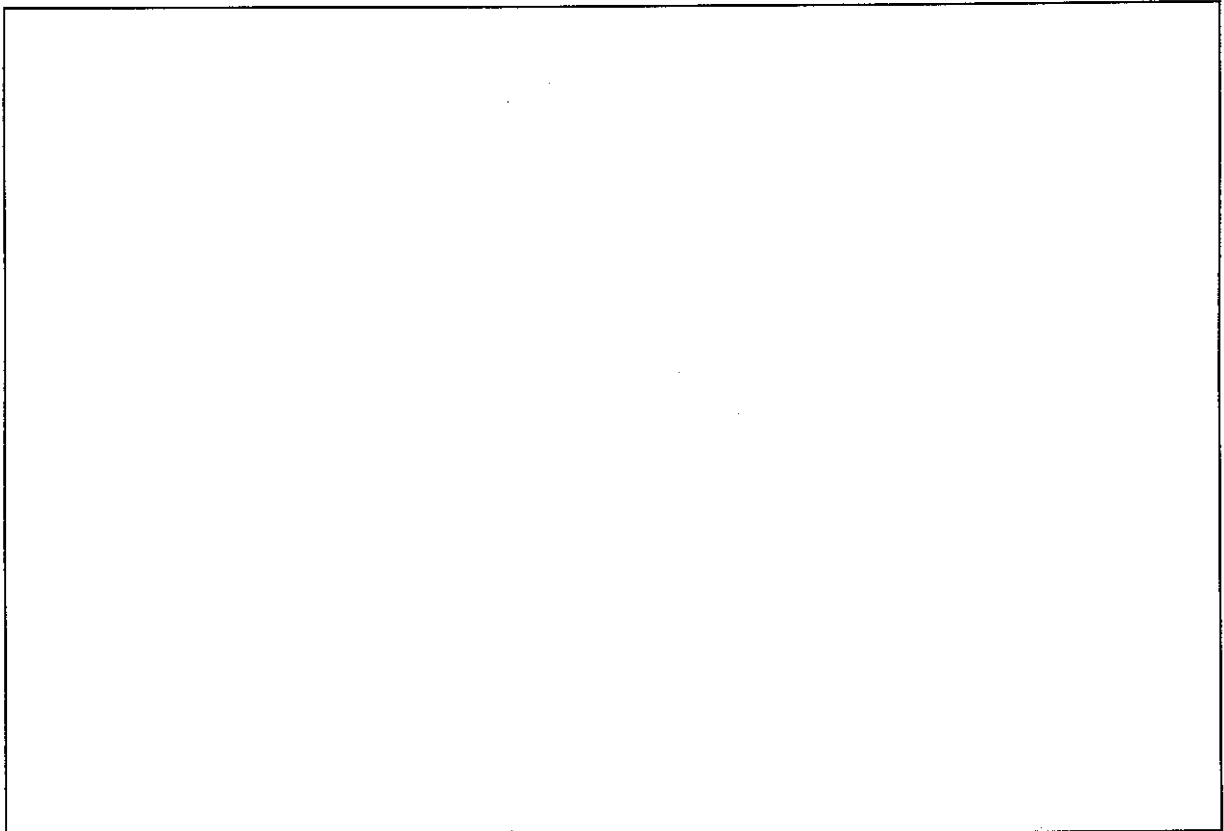
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'Mornington Standard' 30/8/1902; 4/10/1902; 30/7/1904; 25/2/1905; 4/3/1905; 12/8/1905; 14/7/1906; 24/11/1906.
- [3] Peter Collins' research.
- [4] National Trust of Australia (Victoria), File No. 132448.

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**NAME:** Karacoum  
**ADDRESS:** 12 Back Beach Road  
Portsea  
**PROPERTY NO:** 132449 **Title:** Lot 4 of A LP200  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A substantial Italianate villa, constructed in limestone, Karacoum retains its form and large bay window. Its elevated position, limestone outbuilding and appropriate fence, enhance the building's architectural style. The bull-nosed verandah and concrete-tiled roof are later alterations which detract from this building.

**HISTORY:** Karacoum was constructed in 1878 for Dr Robert Robertson. The property originally included a large amount of land, listed as 5 lots. In 1902/3, Dr Robertson sold 1 lot with the building to A. M. Le Souef, perhaps a person connected with the zoological family. The Nepean Historical Society holds photographs from Robertson's album, including Karacoum and its interior, views of the Portsea township taken from the property and shots of his yachts. The Historical Society also has sketches and water colours of Portsea done by Dr Robertson's daughters. The house changed ownership many times in later years.

**SIGNIFICANCE:** Karacoum is of local significance as a substantial example of an Italianate villa which, although altered, retains its form and large bay window. Constructed in local limestone, it is a relatively early example of a popular style being executed in local

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materials. Further investigation should be carried out into the significance of Dr Robert Robertson and subsequent owners.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Nepean Historical Society Records.

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**NAME:**                   **Craigy Bryn**

**ADDRESS:**            20           Back Beach Road  
                                  Portsea

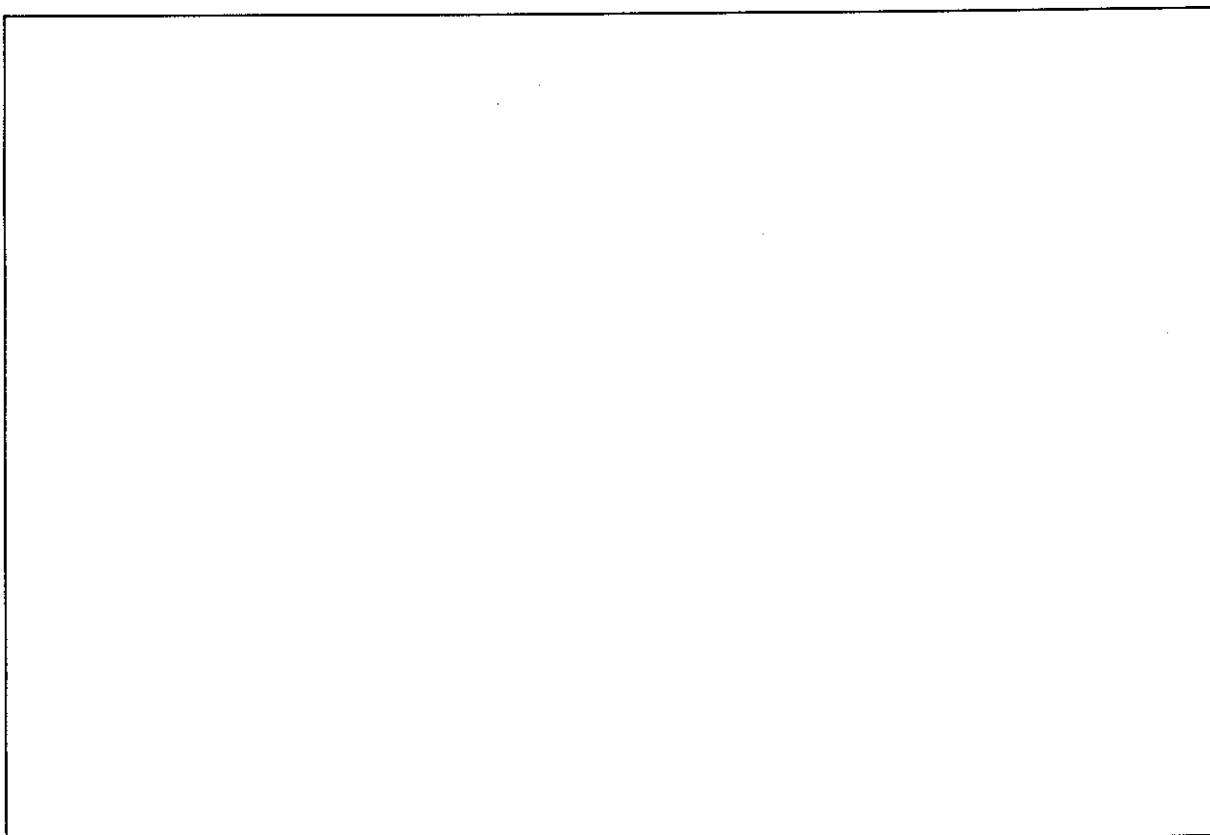
**PROPERTY NO:**    132453                   **Title:**           Pt Lots 7 & 8 of A LP200

**PRECINCT:**           P1 - Portsea

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    Craigy Bryn is very unusual in that it combines a limestone wing with a timber double-fronted Victorian home. The Victorian section retains some original joinery and features lace-work and arched posts to the verandah. It is set in modern landscaped grounds.

**HISTORY:**           The timber Victorian section appears to predate the limestone wing. A rate book entry in 1905/6 lists the owner as Mrs Charles Harding, whose husband ran a business in the Portsea township from c1900. Charles Harding was the owner of a shop at 3766-3768 Point Nepean Road in Portsea. From 1890 Charles Harding owned 1 allotment and building in Portsea and from 1904/5, he and his wife owned two. It is not known if the Harding residence or shop was the older of the two buildings. It appears that one was constructed in 1890 and the other in 1904/5. The Harding family is worthy of further research. It is a name which appears in the Shire Rate books in connection with other early Portsea properties, such as 36 Delgany Avenue and 2 Docrell Lane.

**SIGNIFICANCE:**    The combination of the Victorian timber section with some original features and the l

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ater limestone wing is unusual. Craigy Bryn retains its scale and form, is substantially intact as an example of early Portsea housing and is associated with the Harding family. It is of local significance. Further research could be undertaken on Mr and Mrs Charles Harding and other owners of the property.

**SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:**            **The Grange & lodge**

**ADDRESS:**        31 - 39   Back Beach Road  
                          Portsea

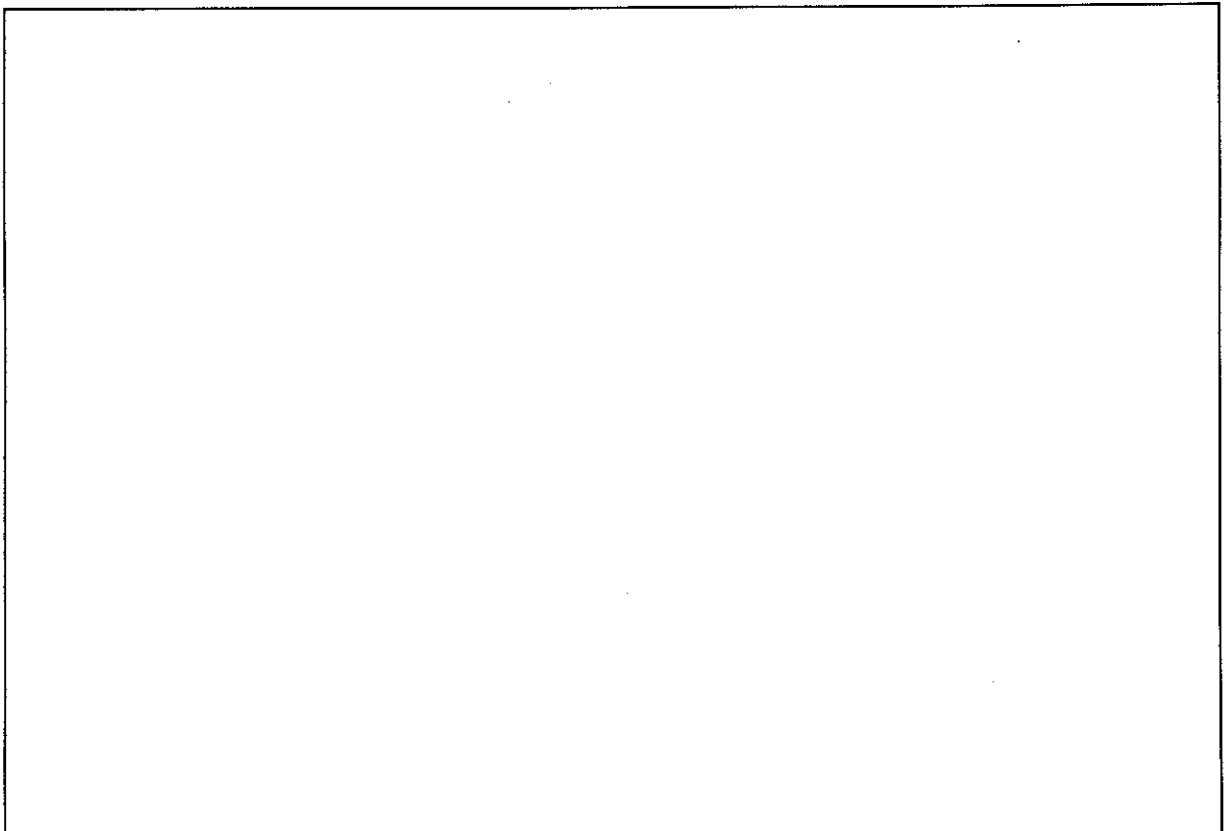
**PROPERTY NO:**  132519\*                   **Title:**        Pts CA 29 P/Nepean

**PRECINCT:**        P1 - Portsea

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    The Grange is a large limestone residence, built in a Neo-Gothic style on a small hill inland from the Portsea township. The house is raised on foundations with a complex roof form, recently reclad in slate and skirted by a bull-nose verandah to the north-west. There have been several alterations to the building in very recent years as well as minor internal alterations which were executed in the 1940s.

Survey work on this property was limited to views from the boundary, hence secondary sources have been used but further research is desirable.

While many of the architectural features remain intact, the relationship of rooms to one another and the finer details of the original building have been altered or obscured. Features which appear intact include the second storey barge board, the tall limestone chimneys with rendered corbelling and caps, and the verandah ornamentation. Further survey work is required to measure the extent of the early fabric of the house and outbuildings and of the garden landscape.

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A small building also on the site is known as The Lodge is located near the Back Beach Road border of the property. It was difficult to view at the time of survey due to overgrown foliage in the Vicinity. It appears to be a weatherboard house with steeply pitched gable roof echoing the Neo-Gothic Grange, with red brick chimney and finials intact.

**HISTORY:** The Grange was completed in 1889 for John Henry Broughton, a leather merchant of Melbourne.(3) The land was previously part of a large tract which was alienated by James Ford in 1860.

The rate books can only be traced back to the ownership of Charles William Cupit in 1900.(1) Cupit's occupation is not known. Later the house was passed over to other members of Cupit's family, until Alexander McBryde purchased the property in 1938.(1) The property has changed hands several times in more recent years. Further research into associations of owners and occupants is desirable and to identify the original designer and builder.

**SIGNIFICANCE:** The Grange and Lodge are locally significant as evidence of the types of grander residential development in the Portsea area in the late Victorian era typically built for wealthy businessmen from Melbourne.  
The property has degraded architectural significance due to the alterations made to the interior in the 1940s and to the exterior and room arrangement in the past two years.

The Grange and Lodge require further historical research to establish their social history importance relative to other large local residences.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.  
[3] Heritage Week Newsletter.



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**Significant Sites and Areas**

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**NAME:** **Glasnevern**

**ADDRESS:** 34 Back Beach Road  
Portsea

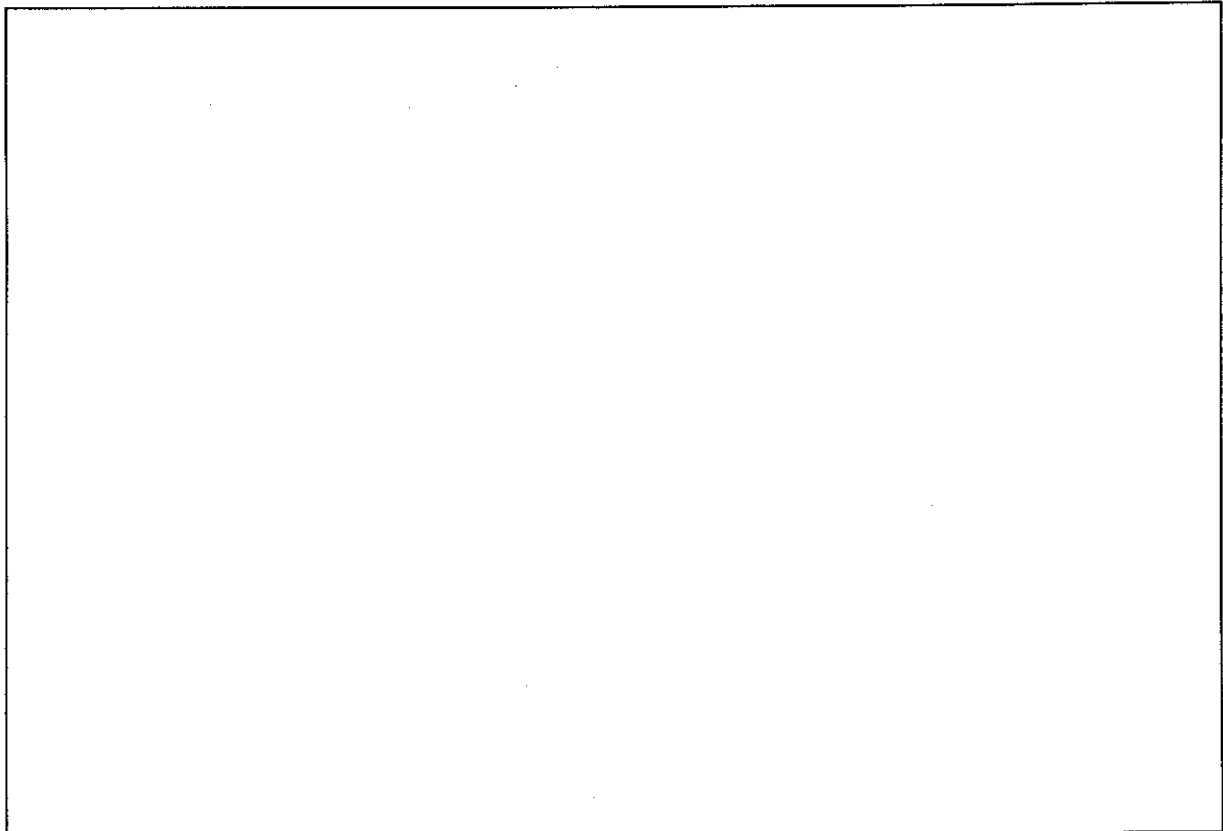
**PROPERTY NO:** 132460 **Title:** Pt Lot LP202518

**PRECINCT:** P1 - Portsea

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A Victorian timber cottage, Glasnevern has a symmetrical front facade and simple form with skillion additions. It retains some original joinery to the fenestration and has a Victorian verandah with arched posts and lace-work.

**HISTORY:** Patrick Foran purchased this property from Mary Ford in 1896-7 as part of a subdivision and built the residence in 1900-1. It was owned by his wife in 1902-3 and then by Kate Foran (who may be the same person) until 1931-2 when it was sold to Mrs Catherine Washington. In 1964-5, it was sold to the Farfor family.

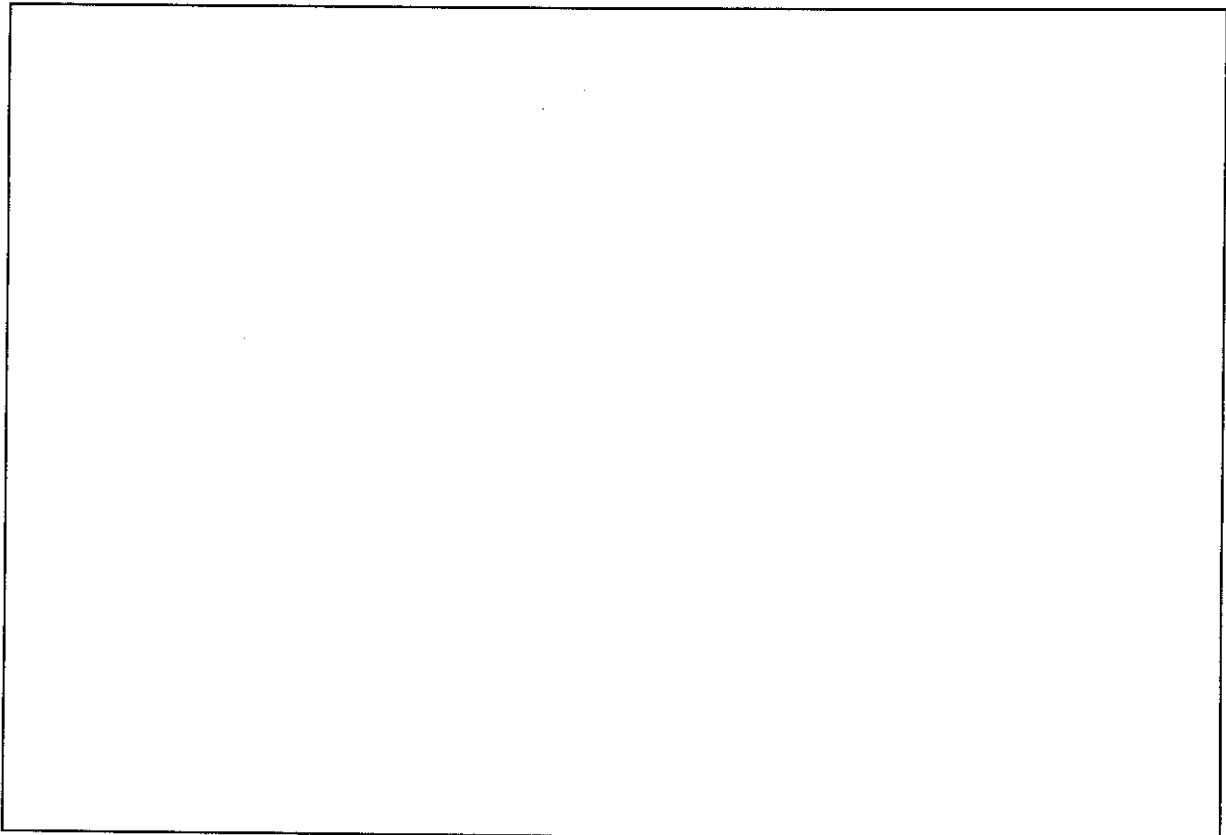
**SIGNIFICANCE:** Glasnevern has local significance as a substantially intact Victorian cottage built for Patrick Foran and with a long association with his family. It also has a thirty year association with Catherine Washington. More research could be done to establish the importance of these people in the community.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.

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**NAME:** **Oleander Cottage**  
**ADDRESS:** 52 Back Beach Road  
Portsea  
**PROPERTY NO:** 132467 **Title:** Lot 2 LP33765  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** The very modest scale and form of the limestone section of Oleander Cottage suggest that it is a very early Victorian residence. Alterations include the painting of the limestone, flat-roofed additions, a portico entry porch, some new joinery and perhaps a realignment of the back section of the gable. These changes do not detract significantly from the early form of the cottage.
- HISTORY:** From its appearance, the earliest part of Oleander Cottage could date from the 1870s. In 1876, the Rate Books show that Matthew Anderson owned an allotment and two cottages in this area. The following year a building is listed with Anderson as the owner and Walter Knight as the occupier. It is likely that the building referred to is Oleander Cottage. Walter Knight was the owner from 1885, Mrs Knight from 1911/2 and A. S. Knight from 1919 until 1929-30. Laura Armytage owned the property for approximately the next 20 years, followed by a succession of short term owners.
- SIGNIFICANCE:** Oleander Cottage is of at least local significance as an early limestone residence which, although altered, retains its modest scale and form. Its association with the Knight family for over fifty years and with the notable Armytage family, owners of

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Delgany, Portsea and Como, South Yarra, enhance its importance.

**SOURCES:**

[1] Shire of Flinders Rate Books.

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**Significant Sites and Areas**

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**NAME:**            **The Humpy**

**ADDRESS:**        72        Back Beach Road  
                          Portsea

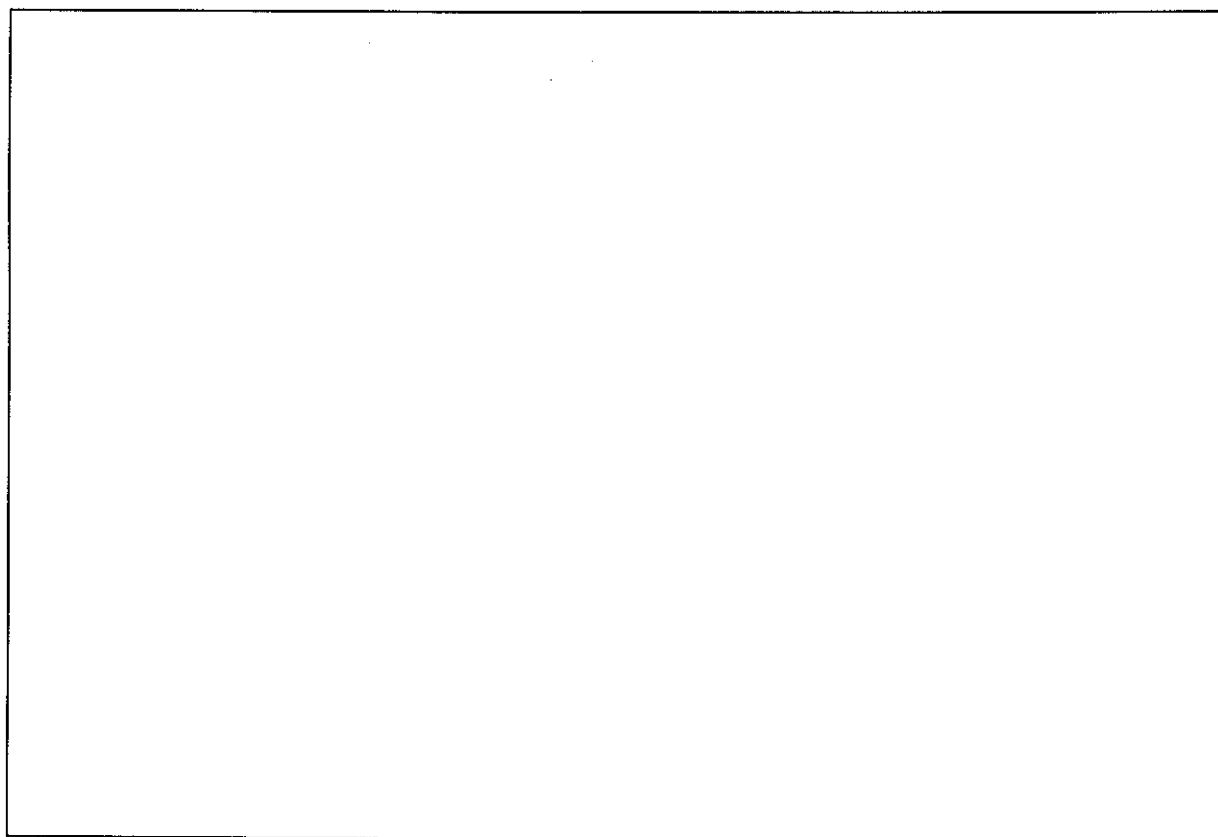
**PROPERTY NO:**  147798            **Title:**        Lot 14 of B LP200 & 74 CP 172116

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**  C - Local significance



**DESCRIPTION:**    A Victorian timber cottage on limestone rubble foundations, The Humpy has retained its form and scale. It has an unusual timber valence to the verandah and original structure, floor and posts. Other notable features are the limestone chimney, intact joinery to the fenestration and garden setting, combining indigenous vegetation with exotics. The post and rail fence enhances the property's contribution to the street

**HISTORY:**        The property was originally a subdivision as part of James Ford's land. The Humpy was constructed prior to 1883, for James O'Keefe, a labourer. It was owned by the O'Keefe family until 1913-4, when it passed to Mrs Wilhemina Mathew. She remained as the rated owner until c1942 when Dr Alexander C. Mathew took over.

**SIGNIFICANCE:**   The Humpy is of local significance as one of the few early timber Victorian cottages remaining in the region. It is substantially intact with original joinery, limestone foundations and chimney and unusual detailing to the verandah. Its setting enhances its significance.

**SOURCES:**        [1] Shire of Flinders Rate Books.

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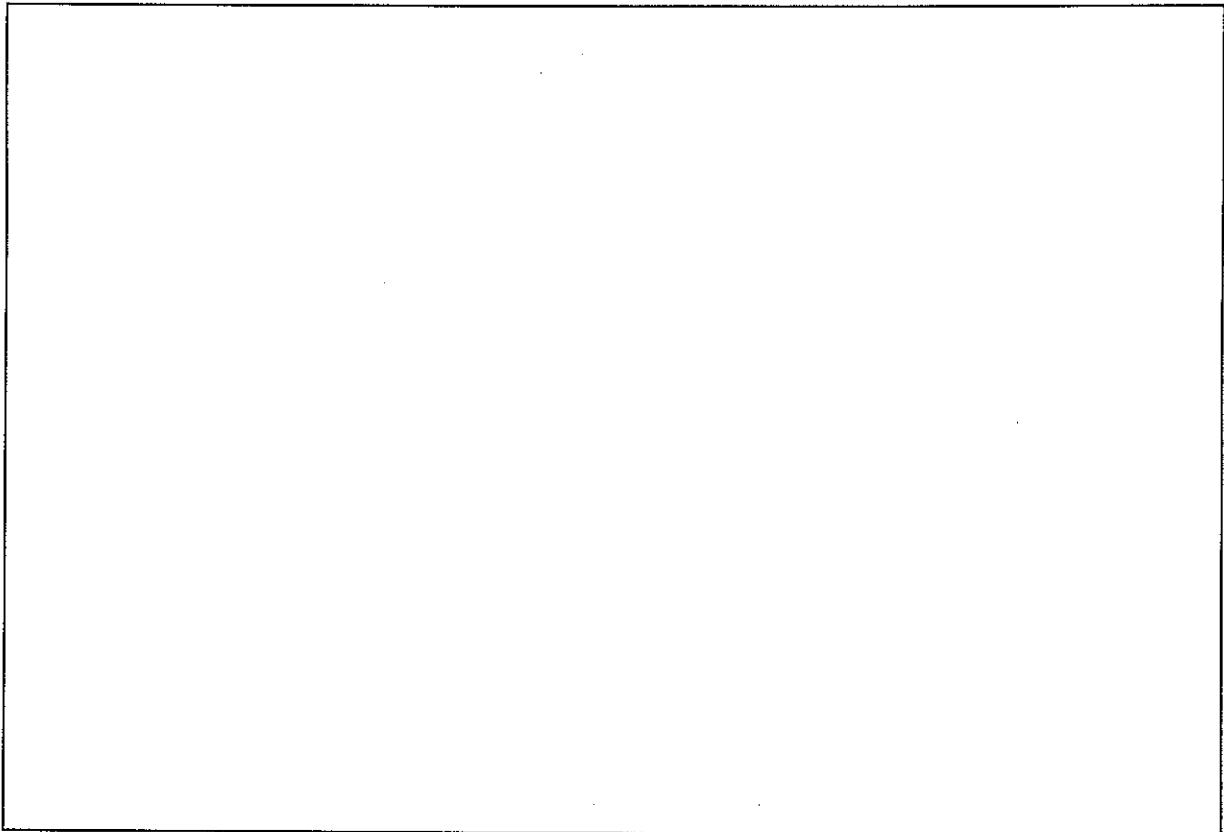
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[2] Plan of Jas. Ford Subdivision 1875.

**Shire of Flinders Heritage Study**  
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**NAME:** House  
**ADDRESS:** 20 Barker Street  
Flinders  
**PROPERTY NO:** 100433 **Title:** Lot 2 LP 145366  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

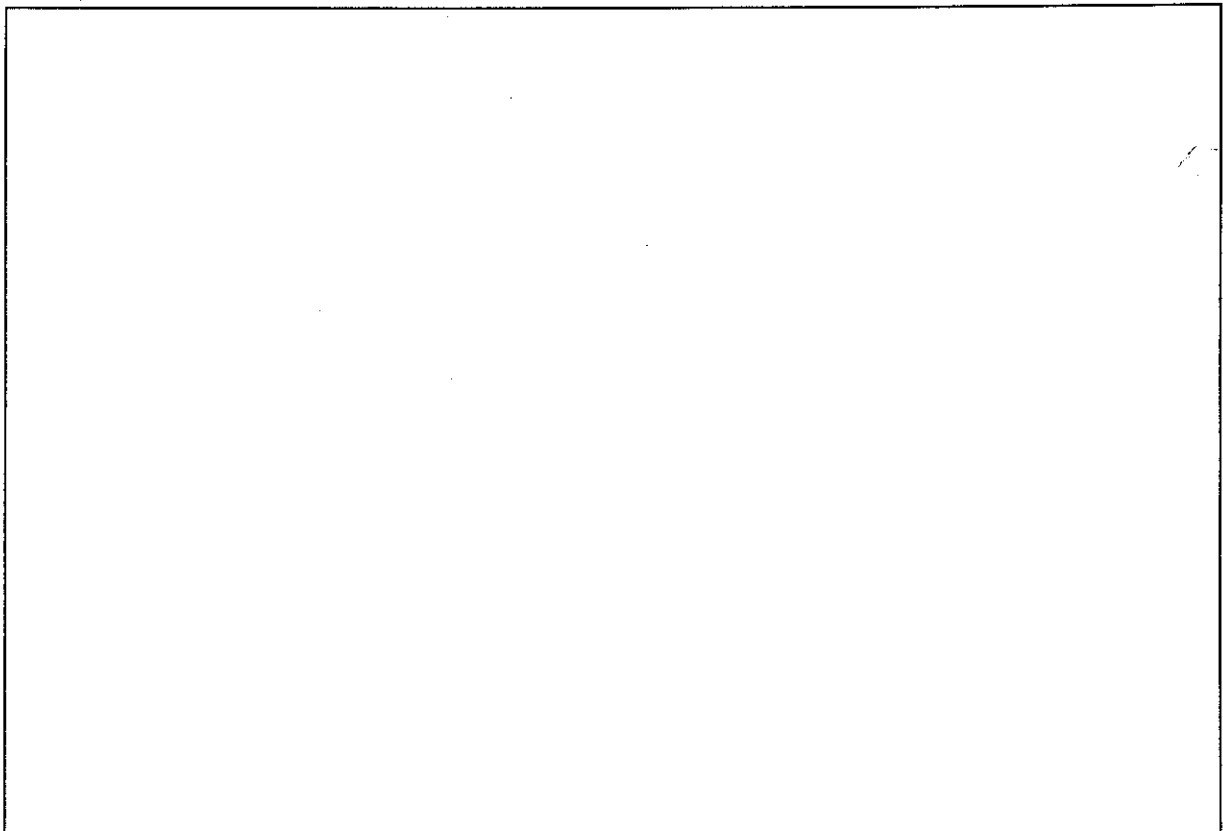


- DESCRIPTION:** Simple timber cottage, with Edwardian verandah detailing, rear skillion and extension to one side; the extensions are said to date from the 1930s.(1) There is a large Monterey Cypress next to cottage.
- HISTORY:** This cottage is located on CA 8 (Township of Flinders), an allotment of around 9 acres first granted to D. Hamilton in 1864.(2) The cottage was built for Tom Clark, a local farmer and milkman, and his family around 1890.(1) Tom Clark owned the land where he ran cows and sheep and had a small orchard until his death in the late 1920s. Later it was sold to Fred Hack who worked for the Shire. Presently owned by Peter Lawson. The history of the building has not been researched.
- SIGNIFICANCE:** Of local significance as a typical small cottage associated with farming, an important local activity in Flinders in the nineteenth and early twentieth centuries, and retaining much of the character of this period.
- SOURCES:** [1] Eric Lucas, pers. comm. and handwritten notes.  
[2] Plan, Township of Flinders.

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**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 19 Bartels Street  
McCrae  
**PROPERTY NO:** 109922 **Title:** Lot 11 LP6121  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A concrete block house enclosed by a verandah on two sides. Set high on the hill above the McCrae lighthouse.

**HISTORY:** The Inspector of the lighthouse, Bartels is said to have lived here at the turn of the century.(1) The lighthouse keepers lived in a group of timber houses located at the foot of the McCrae light;(2) these cottages were demolished after the Second World War.(3) This house probably dates from post-1920.

**SIGNIFICANCE:** Of local significance for its associations with the staffing of the McCrae light, all other examples of accommodation for staff having been apparently demolished. Requires further research.

**SOURCES:** [1] Former owner, now to 9 Terry Street, Rosebud, pers comm.  
[2] Photograph - 'Souvenir & Guide booklet' n.d. p.37.  
[3] P. Wilson, pers. comm.

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**NAME:** Phoenix Cottage

**ADDRESS:** 23 Bass Street  
Flinders

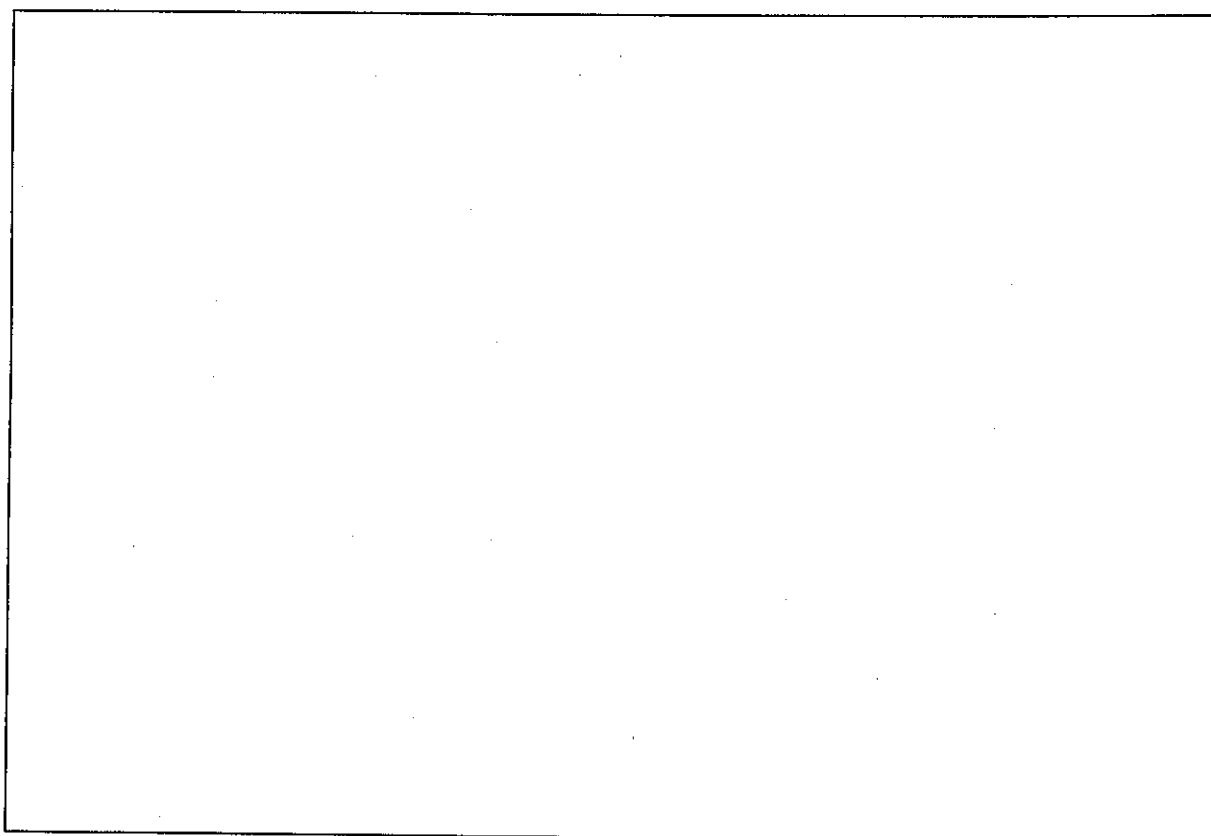
**PROPERTY NO:** 100507      **Title:** Pt CA 19 Township of Flinders

**PRECINCT:**

**MELWAY REF:** 261 H8 K9

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** A two storey timber and cement sheet clad building, with a wide verandah on two sides. It is set within an extensive garden high on the hillslope above the pier. It is similar to a number of buildings in Flinders and Shoreham in its design and use of materials, suggesting the development of a characteristic style through the influence of a designer or builder. Appears substantially intact to that period of construction.

**HISTORY:** The house is located on CA 19 (Township of Flinders), an allotment of around 7 acres first granted to W. Segrave in 1872 (Plan, Town of Flinders), and later subdivided, providing the sites for Bass Lodge and Phoenix Cottage.

The history of the house has not been researched. It appears to date from the late 1910s-20s.

**SIGNIFICANCE:** Of potential regional significance as an excellent example of the characteristic 'fibro and stained timber' buildings that served as holiday houses particularly on this side of the Peninsula. Houses such as Phoenix Cottage are elaborate versions of the simpler houses set in a tea tree landscape on the Port Phillip coast. Research is required to



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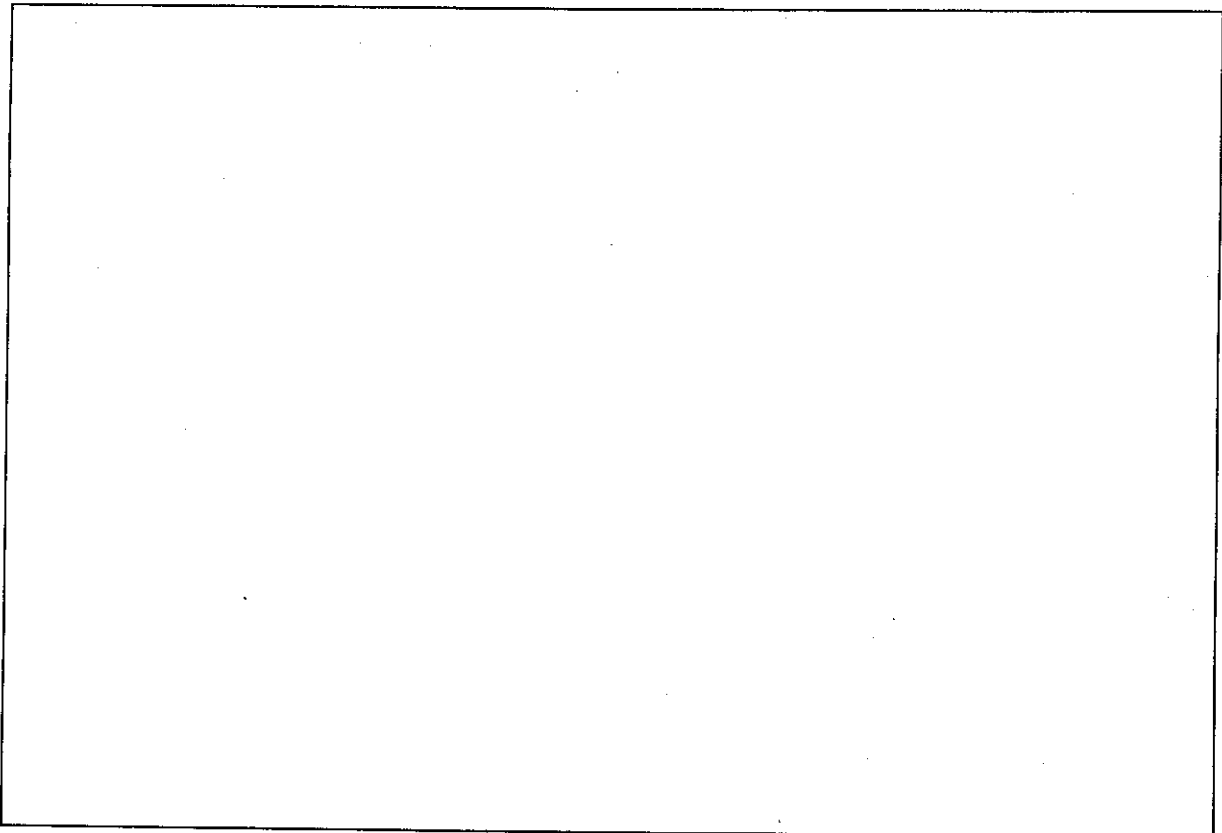
confirm its ranking as of regional significance; information on the architect and owners is required.

**SOURCES:** -

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**NAME:** Bass Lodge  
**ADDRESS:** 33 Bass Street  
Flinders  
**PROPERTY NO:** 145092 **Title:** LP206236 Pt Lot 3  
**PRECINCT:**  
**MELWAY REF:** 261 H8 K9  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Bass Lodge is a large two storey house set within a mature garden on the hillslopes above Flinders foreshore. For a holiday house, it was built in a grand manner, providing occupants and guests with comfortable facilities. Externally, the building's design is dominated by the verandah detailing, with heavy rendered pillars on the ground floor tapering to groups of two or three timber posts with large curving brackets to the eaves.

Other features include a caretakers cottage (originally a laundry), carriage building, well and tank, and windmill for the generation of power, all apparently part of the original complex. The original site of 3 acres has been reduced over the years. The render has been painted in recent years.

**HISTORY:** The house is located on CA 19 (Township of Flinders), an allotment of around 7 acres first granted to W. Segrave in 1872 (Plan, Town of Flinders), and later subdivided, providing the sites for Bass Lodge and Phoenix Cottage.

The house was apparently built for Tom Ritchie who arrived in Victoria in 1852, and

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moving to Frankston in 1854. He became a fish merchant 'running fish from Hastings to Melbourne' and later was a member of the Frankston Fish Company (4) The Frankston Fish Company was established in 1867, and traded as Crosskell, Ritchie & Co.(5)

The date of construction is uncertain - probably c1910-20. It was apparently built as a holiday house. Later owners included Sir Arthur Coles, of G. J. Coles from 1933/4, James Parker (for 2 years). It has been owned by the present owner Mr Fletcher for 20 years.

**SIGNIFICANCE:** Of regional significance as an extraordinary example of holiday house architecture on this side of the Peninsula, with important historical associations with Tom Ritchie and Sir Arthur Coles. Further research into the architect is required.

**SOURCES:**

- [1] Mr Fletcher, current owner, pers comm.
- [2] Eric Lucas.
- [3] Chris Johnston.
- [4] A. Sutherland: Victoria and It's Metropolis, Vol. 2, p.398.
- [5] A. Sutherland: Victoria and It's Metropolis, Vol. 2, p.394.
- [6] Flinders Historical Society - Notes from Mrs Joan Summons (nee Coles).

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**Significant Sites and Areas**

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**NAME:** Drik Drik

**ADDRESS:** 63 Bass Street  
Flinders

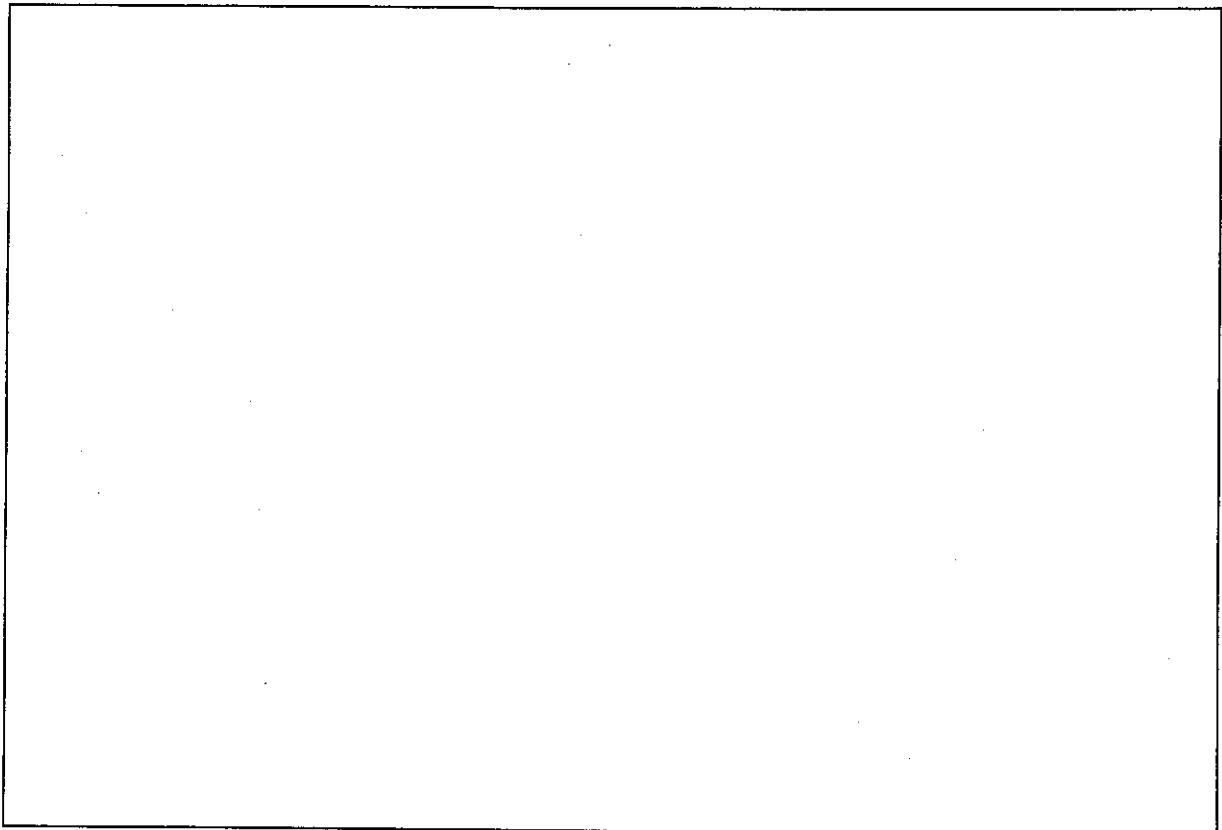
**PROPERTY NO:** 100533      **Title:** CP 153084

**PRECINCT:** F1 - Flinders Town Centre

**MELWAY REF:** 261 N8 K9

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Drik Drik is an unusual limestone building constructed from second-hand materials. Set in a carefully landscaped garden, the house faces the neighbouring allotment which was once part of the Drik Drik property, with the golf course at the opposite boundary. There is a chauffeur's residence next to the house which is in keeping with the design of the main residence.

Drik Drik has a second storey 'Attic' with slate roof, dormer windows and timber shingled gable ends. Some of the limestone in the building is said to have come from the lighthouse at Cape Schanck (which is confusing, as the lighthouse still stands). (The walls are composed of irregular stone blocks which are rectangular in the lower section and tend to decrease in size towards the top of the wall where the finish is more like rubble construction. The stonework around the main entrance is smooth limestone of a different hue, creating a wide opening with a Neo-Georgian door treatment including flattened arch high-light and six pane side lights. The front windows are paired either side of the central door and are deeply set in the French door style with an external metal frames attached to shutters. The facade is

## Shire of Flinders Heritage Study Significant Sites and Areas

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symmetrical with a fixed dormer window above the entrance flanked by longer windows featuring cast ironwork in imitation of a balcony. All upper windows are surmounted by a rounded bull-nose weatherboard gable end with bargeboards and with moulded sill below. There is copper guttering stemming from between the ground floor windows to surround the upper storey side windows.

At the back of the house there is a kitchen extension near a new glass bay window placed in the side wall.

The interior of the house features a number of second hand materials including jarrah tram blocks in the parquetry floor, and timber beams and staircase from the Melbourne Cricket Ground.

The chauffeur's residence is constructed of smooth, squared limestone in the lower storey with a different method of stone construction employed in the upper storey which resembles a 'crazy pave' pattern. The lower wall is grey in colour in comparison to the warmer gold of the upper story which could be local stone. The roof is slate, with triangular, stone gable ends incorporating the same decorative bargeboard as that of the main house. The upper windows are small and square with six pane double hung sashes while the lower are a larger version of the same.

Other interesting features incorporated into the building include smooth keystones in the lower windows and corbel stone between the garage doors.

The garden features stone treatment creating a wall which extends from the back of the house past steps leading to a raised garden with a round stone seat and path leading to the golf course. Another stone walled garden between the chauffeur's residence and the house is a rounded 8 formation of herb hedge and lawns.

### **HISTORY:**

Drik Drik was built by Malcolm William Parker in 1953. The rate books record a weatherboard building and concrete shed on the property in 1950 but no evidence of these buildings remain.(1)

Parker was a successful shoe manufacturer from Melbourne. His second wife, Dorothy was a highly respected journalist, first female editor of 'The Argus', later writing for Mornington Peninsula local papers as well as 'The Age' and 'The Sun'. Her work lead to the setting up of the Angel of Mercy helicopter service and she was honorary publicity officer for the Peninsula Ambulance Service.(4)

The date of construction is inlaid in the tile-work composed of tiles from the Isle of Capri. Parker brought migrant labourers to build the house, accommodating them in a camp on the property while the house was being built.(3) The unusual changes in pattern of stonework may relate to this informal labour source.

The chauffeur's residence is believed to have been built shortly after the main house and the garage is now converted to residential use.

The only alterations to the house include the kitchen additions to the rear of the house, plus the incorporation of a bay window in the side wall.

Articles in Australian Home Beautiful and Vogue Living in the 1960s are believed to contain articles on the house.(3) Further research into the origins of the construction materials and design ideas is desirable.

### **SIGNIFICANCE:**

Drik Drik is of at least regional significance for its historical associations with Doroth

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y Parker, who was locally active as a journalist, and her husband, M. W. Parker who was a well known Melbourne businessman. The house has design interest due to the historical qualities of its second-hand materials and the illustration of unusual design ideas, and informal construction techniques.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Shire of Flinders Building Register.
- [3] K. Eden, pers. comm. 1992.
- [4] Article, 'The Age' 17 March 1992, p.10.

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**Significant Sites and Areas**

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**NAME:** St Andrew's Uniting Church

**ADDRESS:** 65 - 67 Bass Street  
Flinders

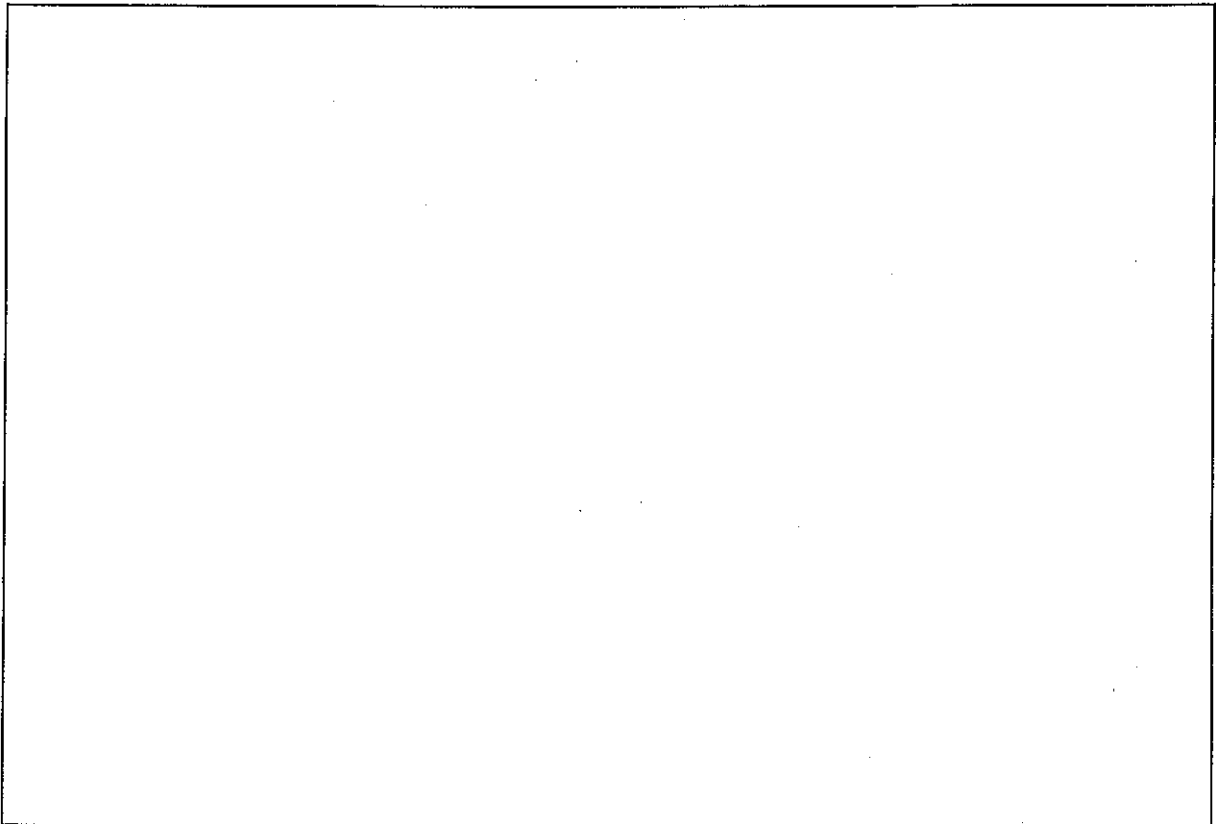
**PROPERTY NO:** 100536                      **Title:** P/F Pt CA 29

**PRECINCT:** F1 - Flinders Town Centre

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Built of concrete block, this simple church is sited at the end of Norman Street, making an important contribution to the character of the town centre. The use of concrete block with red brick trim mimics the limestone and red brick that characterises the Sorrento-Portsea area. The fence and plantings are important contributory elements.

**HISTORY:** The plaque on the church was laid by Mrs R. Falkingham on 23 October 1936, and that on the Sunday School to the rear by Mrs M. R. L. Holland in 1961.

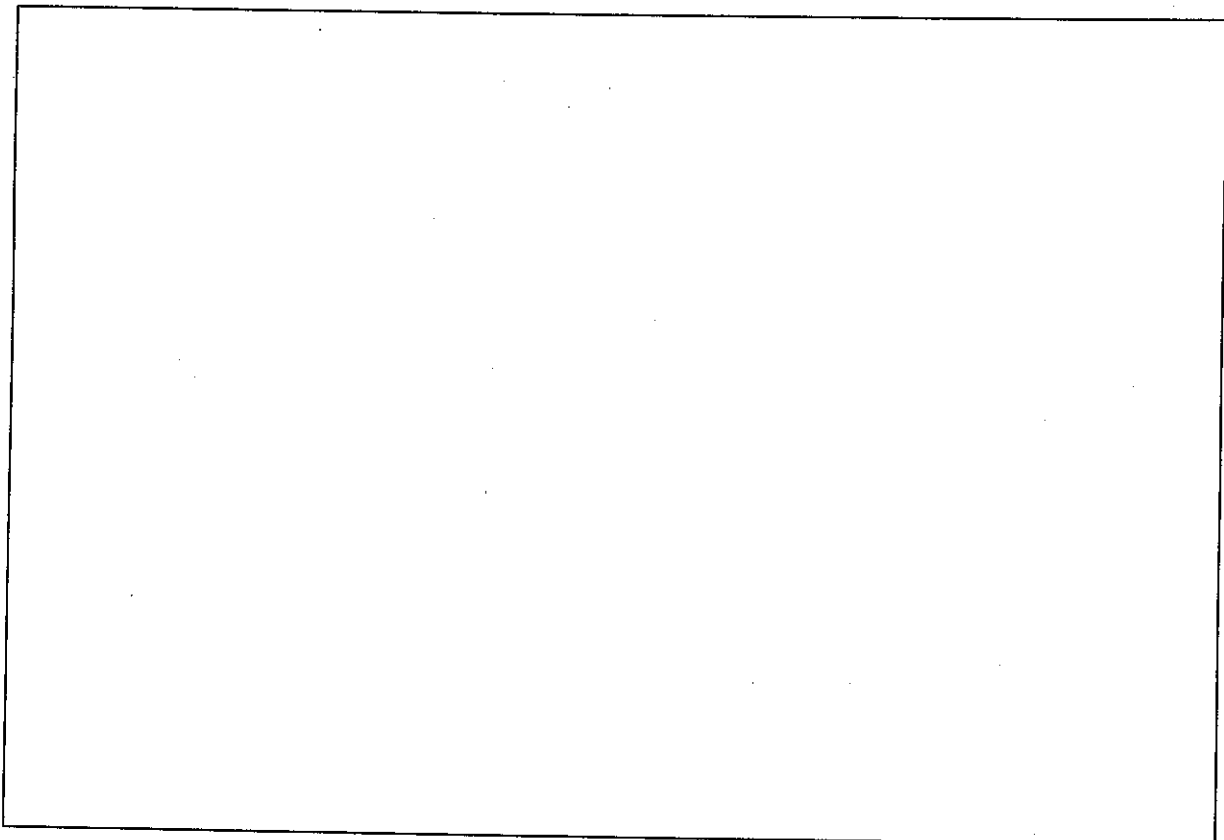
**SIGNIFICANCE:** Of local significance as an important contributory element to the character of the town centre. Further research is required to determine the architect or builder.

**SOURCES:** [1] Plaque on Church.  
[2] Eric Lucas.

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**NAME:** Alavina  
**ADDRESS:** 10 - 18 Beach Road  
Shoreham  
**PROPERTY NO:** 100585 **Title:** CA 5, 4, 3 Section I  
**PRECINCT:**  
**MELWAY REF:** 256 E9  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** A group of three dwellings, a timber cottage, two storey timber and cement sheet dwelling (Alavina) and a recent brick house. Alavina is a large house set behind a high cypress hedge. Externally clad with stained weatherboards and unpainted cement sheet, it is a characteristic building of its period and locality. Other older trees and garden elements remain.

**HISTORY:** Alavina was the name given to the house built for Sydney Smith (publisher) on this site. It was apparently an exact copy of the house still standing in Cliff Road (no. 10? - not surveyed during this study). This house was demolished to build the present house in the 1920s for Clive Leonard, head of the Victorian Racing Club. It was regarded locally as a 'first class' house, being two storey, and sited right on the coast. The house was sold to Mr Dave Perry in the 1940s, and later to Mr Crooks, the present owner.(1,2 & 3). It has continued as a holiday house.

**SIGNIFICANCE:** Of probable regional significance as an elaborate example of the use of stained timber and cement sheet in a stylish house, remaining externally intact, and set within a garden of a similar period to the house.



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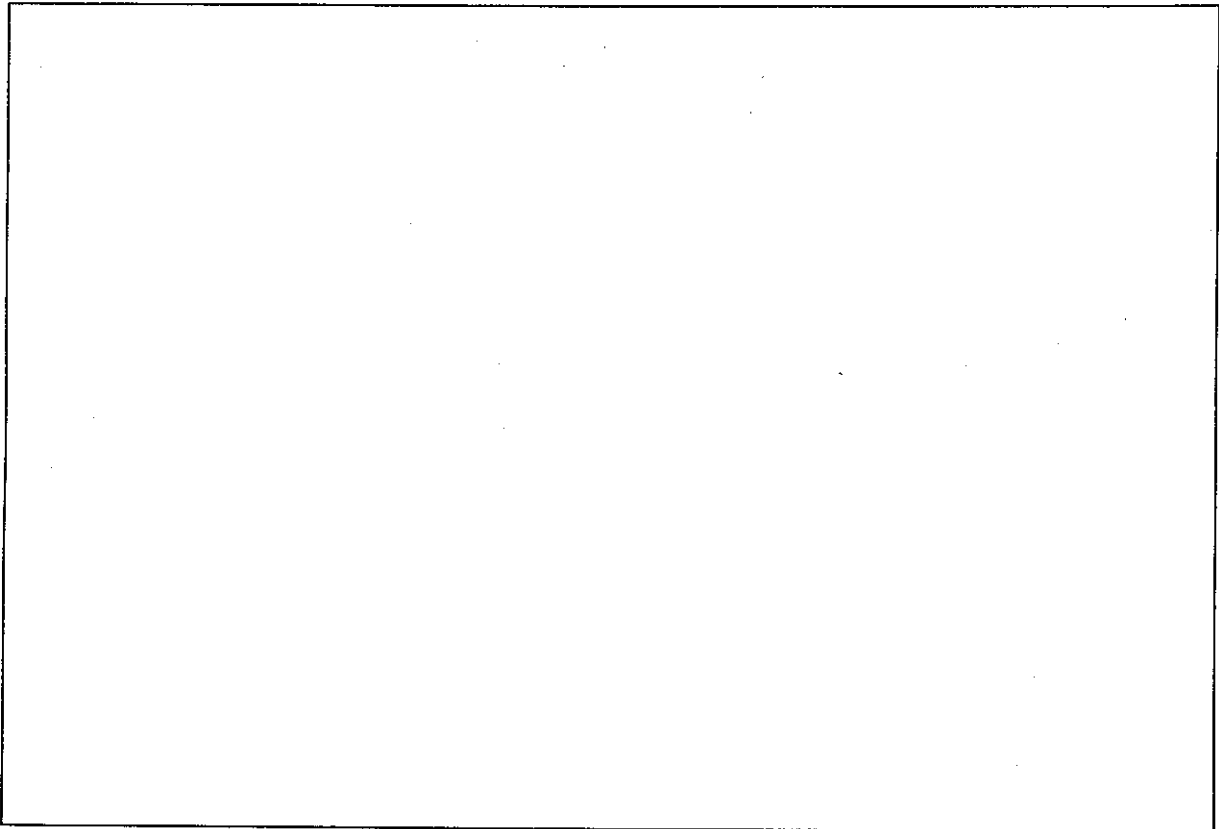
**SOURCES:**

- [1] Mrs V. Horne, pers. comm.
- [2] Mr & Mrs McKillop, pers. comm.
- [3] Notes from Mrs Ann McKenzie.

**Shire of Flinders Heritage Study**  
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**NAME:**            **House**  
**ADDRESS:**        23        Beach Road  
                          Shoreham  
**PROPERTY NO:**   100594            **Title:**        CA 2 Sect 2 T/Balnarring  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    Built using timber weatherboards and unpainted cement sheet as cladding, this house is characteristic of the larger holiday houses in Shoreham and Flinders. It has a separate motor garage, with accommodation, a tank stand, grass tennis court, and four large pine trees planted prior to the building of the house.

**HISTORY:**        This house was built for Mr Hamilton Goulden Fitts, wool merchant, built the house in 1920 as a holiday house. After his death the house was bequeathed to his surviving children. Over the years Clive Hamilton Fitts acquired the shares in the property from his siblings. It is now owned and occupied by a third generation of the Fitts.(1) Clive Hamilton Fitts was knighted for his contribution to medicine and the arts.(3)

Before World War I, many Melbourne families spent their holidays at boarding houses at Flinders, falling in love with the area and buying land to build a house of their own.(1)

The garage was an important part of a house of any substance built from the 1920s.

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'The garage is to the modern suburban house what the French gardener's cottage is to the Chateau. It can materially improve on or definitely mar the appearance of a property'.(2)

The house can be compared to Alavina (opposite), Puckles house in Cliff Road, and Phoenix Cottage Flinders, each of which demonstrate the distinctive architectural style that was developing in the holiday houses around Flinders and Shoreham.

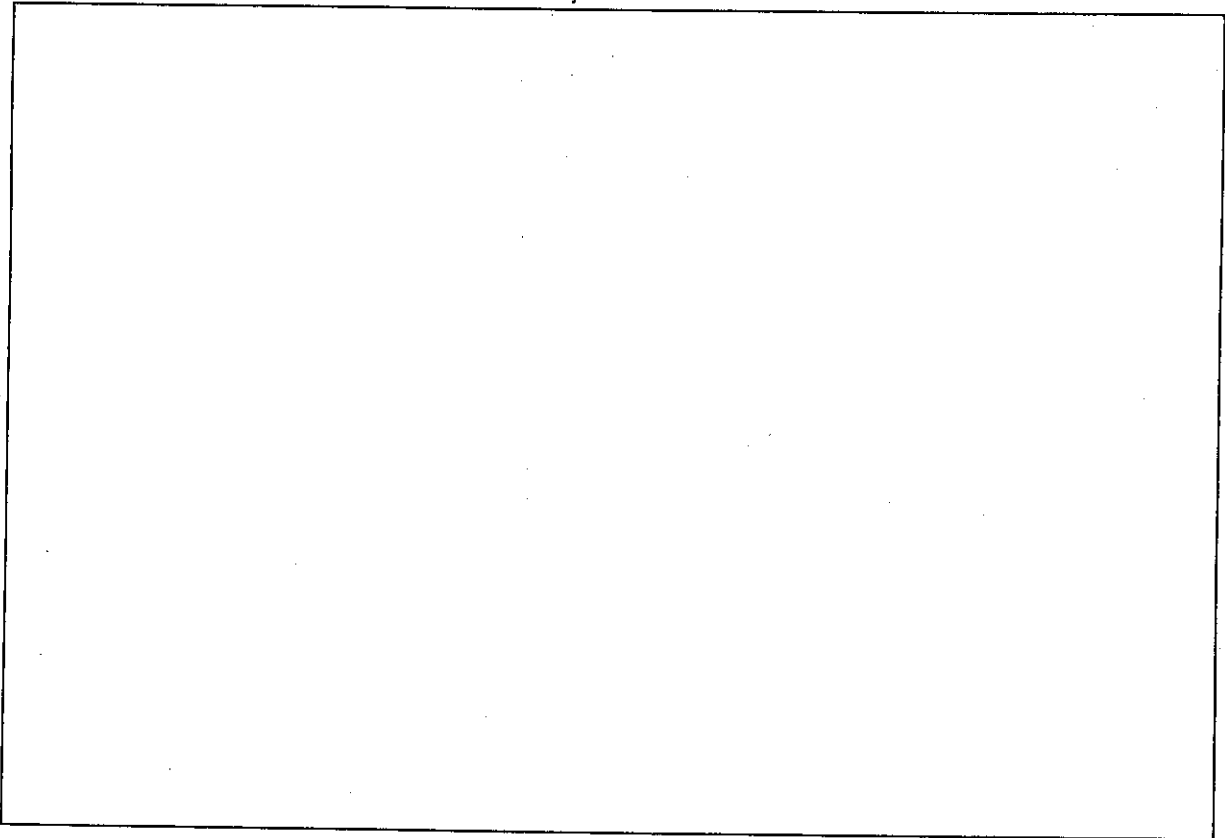
**SIGNIFICANCE:** Of local significance as a characteristic and intact example of the holiday house architecture and materials dominant in the Flinders/Shoreham area, being one of four key examples noted in this study, and important for its associations with the Fitts family.

**SOURCES:** [1] Lady Fitts.  
[2] 'Building and Construction', 1 Dec. 1925 (5).  
[3] 'Who's Who in Australia', 1980, pp.312-313.

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**NAME:** Quamby  
**ADDRESS:** 44 Blair Road  
Portsea  
**PROPERTY NO:** 132868 **Title:** LP5/51 Lot 2  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:** 156 E3  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Quamby is a substantial limestone residence with Edwardian detail, such as finials and strapwork infill to the gables. It retains its original openings and some double hung 12 pane windows. The appearance of the building has been greatly altered by the addition of a wide verandah of timber and glass between Sorrento concrete block piers. The double storey garage of Sorrento block and cement sheet is contemporaneous with the verandah addition and was probably staff quarters. The setting, on a rise with sweeping lawns and the front facing away from Blair Road, suggests that it was originally on a larger piece of land with another frontage.

**HISTORY:** The house was constructed about c1890 for Edwin Dobie, a worker at the Quarantine Station. It was sold in 1893/4 to Alfred Dovey, a labourer who owned it until 1925. From this time, Mrs Annie Mary Danks Thomas was the rated owner for twenty five years. Corona Catanach owned Quamby from 1950 onwards.

**SIGNIFICANCE:** Quamby is of regional significance as a substantial limestone Edwardian residence which was constructed for a worker at the Quarantine Station. It retains a high degree of integrity but has been transformed in appearance by the addition of a wide

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verandah. The verandah and the staff quarters, are built of Sorrento block. Further research into the history of Quamby is required.

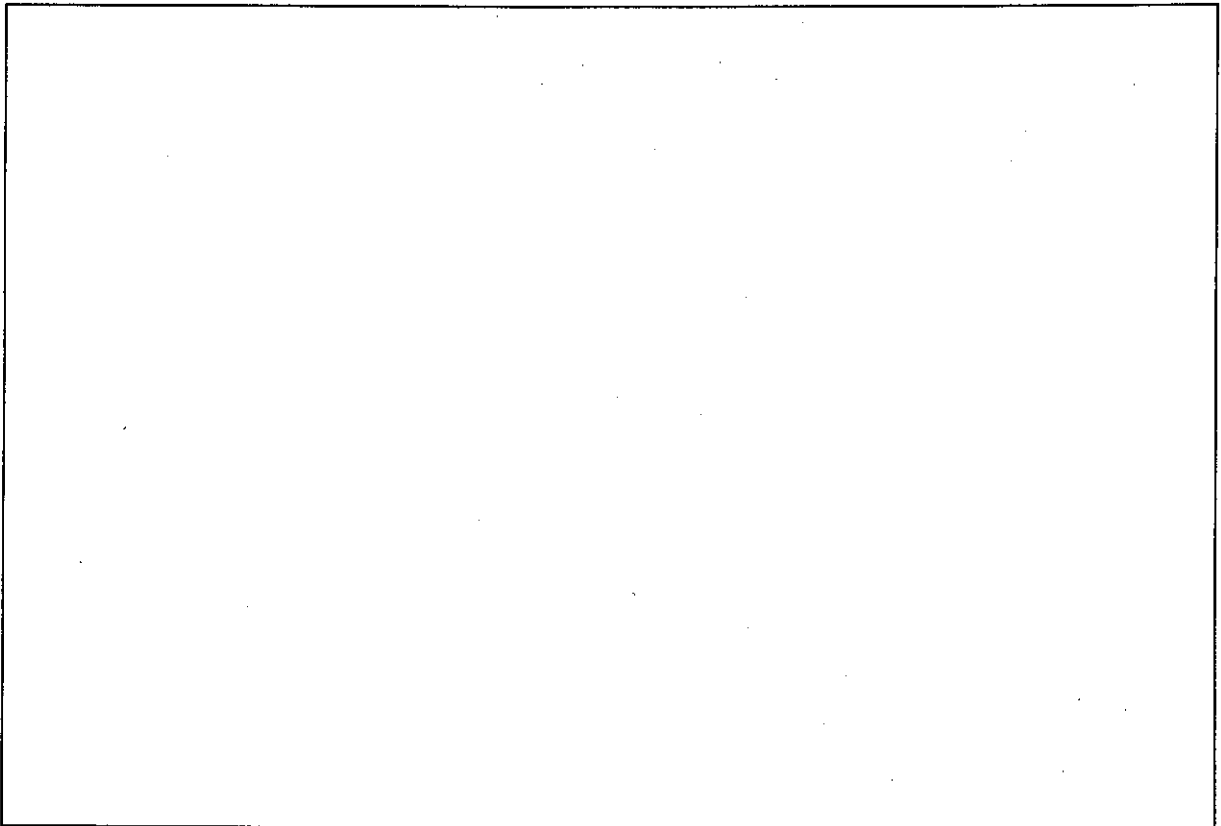
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'History and Heritage', p.13.

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**NAME:** Lochee  
**ADDRESS:** 57 Blair Road cnr Back Beach  
Portsea  
**PROPERTY NO:** 132891 **Title:** Pt CA 29 P/Nepean  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:** 156 E3  
**HERITAGE RECOGNITION:** Application to HBC  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Lochee is an L-shaped limestone Victorian cottage with a timber skillion. It has a high degree of integrity and is a substantial home with fine quality detailing, including tuck pointing to two elevations, a red brick chimney with render and delightful timber brackets to the verandah. Other notable features are the intact window openings with soldier course above, rendered sills and some original joinery. The setting on a rise with lawns and a cottage style garden contributes to its character.

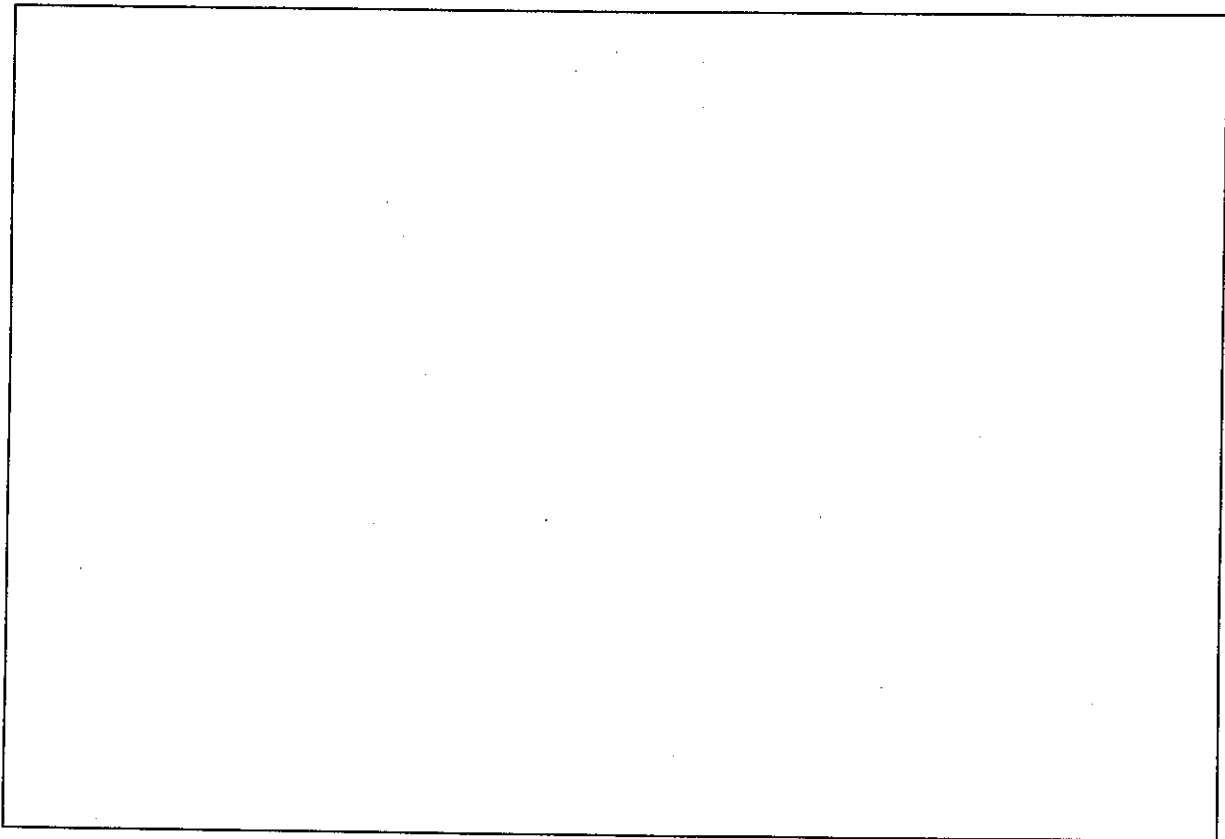
**HISTORY:** John Stirling, labourer and fisherman, is the first listed owner of this property from 1892-3 until 1920-1. Lochee may have been constructed earlier than this date. The property then passed to his wife Mrs Helen Stirling, who owned it until 1939-40. Catherine Mary Cunningham, daughter of John and Helen and known as 'Jean', owned the property from 1939-40 until her death in c1989. The Stirling family's association with Lochee continued for almost 100 years.

**SIGNIFICANCE:** Lochee is of regional significance as a substantial Victorian limestone cottage which retains a high degree of integrity. Its quality of detailing, decoration and setting make it stand out from other more humble examples. It demonstrates the success of the

**Shire of Flinders Heritage Study**  
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**NAME:** Killalde  
**ADDRESS:** 66 Blair Road  
Portsea  
**PROPERTY NO:** 132873 **Title:** Lot 17A LP200  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

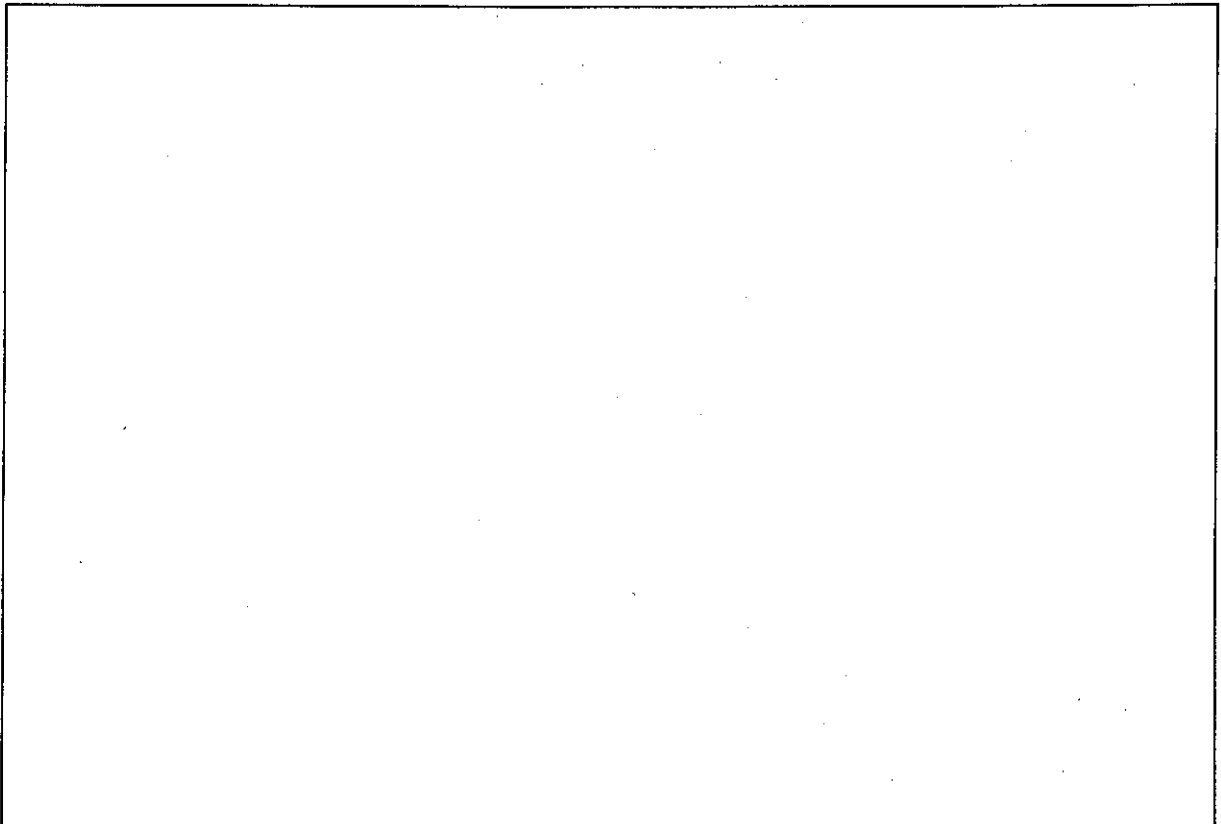


- DESCRIPTION:** Part of Killalde is a simple Victorian limestone cottage of single room width with skillion to the rear and a brick corbelled chimney. Substantial additions have been made to the building and the front has been rendered with an ashlar finish. The site also contains more recent sheds and outbuildings.
- HISTORY:** Killalde may have been constructed prior to 1882 when it is first listed as being owned by the labourer, James O'Keeffe. He had Killalde until 1908-9. Charles Knight owned the property from 1913-4 until 1951-2. It is not known if this labourer, James O'Keeffe, was the same James listed as a labourer with the spelling O'Keefe, who owned The Humpty at 72 Back Beach Road prior to 1883.
- SIGNIFICANCE:** The simple form and modest proportions of the Victorian limestone cottage, Killalde make it of local significance. Despite additions and alterations, it retains original openings and a corbelled brick chimney.
- SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:** Lochee  
**ADDRESS:** 57 Blair Road cnr Back Beach  
Portsea  
**PROPERTY NO:** 132891 **Title:** Pt CA 29 P/Nepean  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:** 156 E3  
**HERITAGE RECOGNITION:** Application to HBC  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Lochee is an L-shaped limestone Victorian cottage with a timber skillion. It has a high degree of integrity and is a substantial home with fine quality detailing, including tuck pointing to two elevations, a red brick chimney with render and delightful timber brackets to the verandah. Other notable features are the intact window openings with soldier course above, rendered sills and some original joinery. The setting on a rise with lawns and a cottage style garden contributes to its character.

**HISTORY:** John Stirling, labourer and fisherman, is the first listed owner of this property from 1892-3 until 1920-1. Lochee may have been constructed earlier than this date. The property then passed to his wife Mrs Helen Stirling, who owned it until 1939-40. Catherine Mary Cunningham, daughter of John and Helen and known as 'Jean', owned the property from 1939-40 until her death in c1989. The Stirling family's association with Lochee continued for almost 100 years.

**SIGNIFICANCE:** Lochee is of regional significance as a substantial Victorian limestone cottage which retains a high degree of integrity. Its quality of detailing, decoration and setting make it stand out from other more humble examples. It demonstrates the success of the



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labourer and fisherman John Stirling and was associated with his family for almost 100 years. Further research to establish the designer and builder of this property should be undertaken.

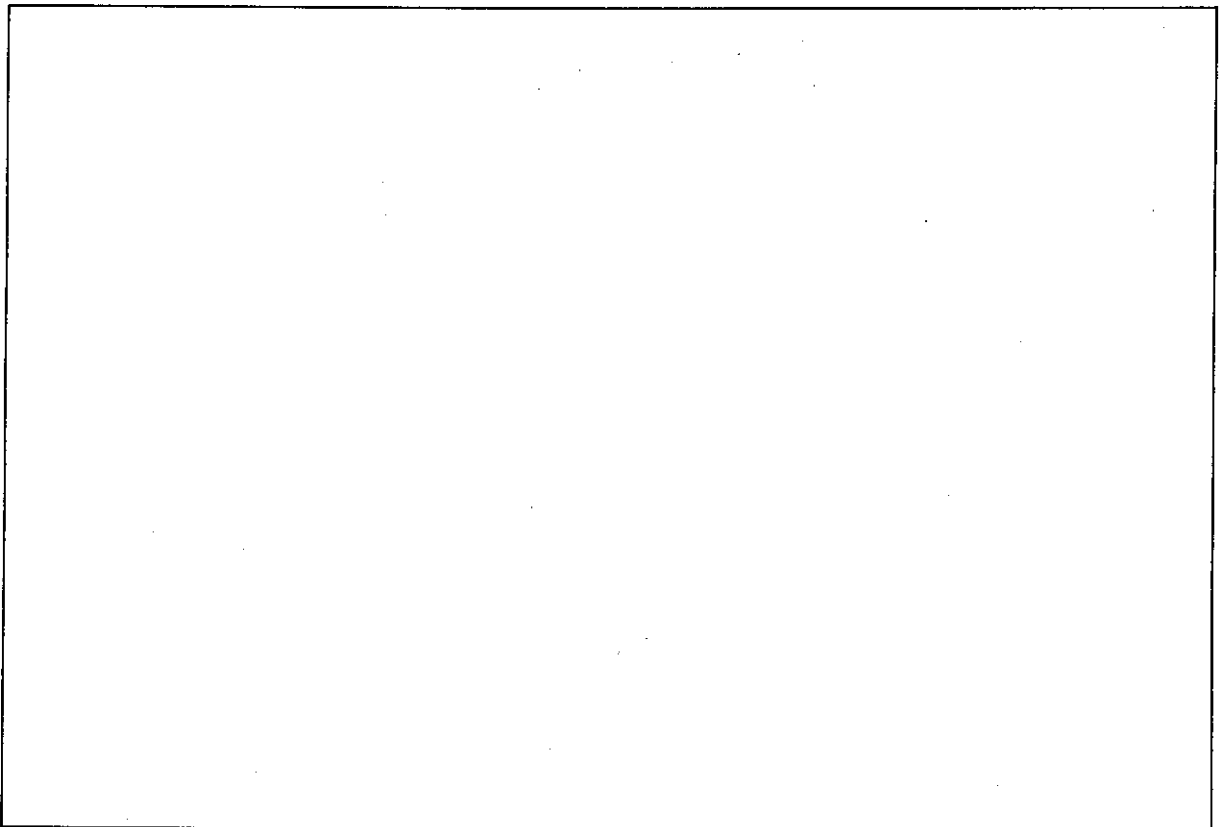
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Betty McMeekin's research.

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**NAME:** Glenlee  
**ADDRESS:** Boneo Road  
Boneo  
**PROPERTY NO:** 120795 **Title:** Lot 2 LP200004  
**PRECINCT:**  
**MELWAY REF:** 253 A1  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Glenlee comprises a large timber farmhouse, linked by later additions to an external kitchen building of limestone. The house appears to be constructed of large timber slabs used horizontally, with packing between and all painted. The former detached kitchen appears to be built of limestone in part; there are two chimneys, one completely external and the other on the external wall.

**HISTORY:** A large area of land was acquired by J. Crichton (or Crichton) on the west side of Boneo Road in 1875.(2) The family is thought to have migrated from Scotland, with the head of the family leasing John Barker's Boniyong run, and setting up a dairy farm, making cheese. One of his sons, John, left Boniyong in 1876, alienating 452 acres from Barker's on the west side of Boneo Road. His house - Glen Lee - was one of the best known in the district for its hospitality. He also made cheese, under the direction of his younger brother, and was active and generous in the local community.(3)

This house is said to date from 1862, and to have been associated with the original land owner Crichton Snr, and to have been moved from the east to the west side of

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the road in 1866. The form of construction of the building suggests an early date, but detailed research is required.

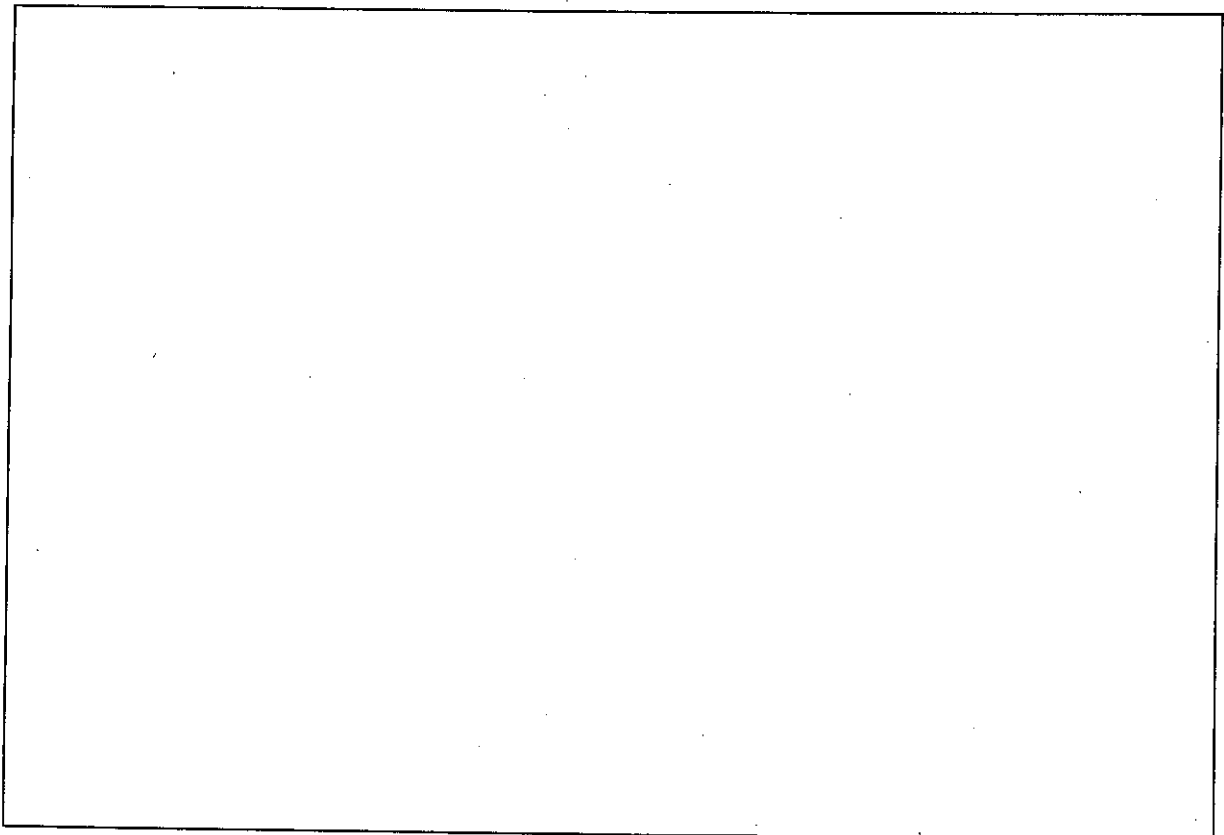
**SIGNIFICANCE:** Of probable regional significance as one of the early dairying properties in this locality, associated with an important family that occupied and farmed the area from the 1860s, and for the construction techniques used, being the sole example noted in this part of the Peninsula.

**SOURCES:** [1] Ray Cairns and P. Wilson, field inspection.  
[2] Parish Plan.  
[3] Hollinshed, C., 'Lime Land Leisure', 1982, p.14.

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**NAME:** Maroolaba  
**ADDRESS:** Boneo Road  
Boneo  
**PROPERTY NO:** 115344 **Title:** Lot 1 LP117200  
**PRECINCT:**  
**MELWAY REF:** 253 C10  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



- DESCRIPTION:** Maroolaba is located on the hillslope above Boneo Road. It is a timber framed building, with lathes (saplings?) and plaster/stucco used externally and internally. Between the lathes, the walls are packed with limestone rubble. No other examples of the use of this technique were recorded during the study, although other simple building techniques using saplings or lathes and daub were identified.(2) The house has been modernised internally by the present generation of Cairns.
- HISTORY:** The Cairns settled further north in Boneo in 1855, burning lime and farming. After the death of David Cairns in 1870, Robert Cairns (his brother) and family moved further south, apparently selecting 198 acres (although the Parish Plan records the land as acquired by James Cairns in 1881).(3) They built the present house in 1873, which was valued by the Crown Lands Department at 400 pounds.(2) The house remains in the Cairns family until the present day.
- SIGNIFICANCE:** Of regional significance as the most important structure associated with the Cairns family, the pioneers and early limeburners of Boneo, to remain in this locality, with the continuity of ownership within the family for over 120 years adding substantially

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to its significance. The construction technique is also of regional significance, being the sole example noted, and demonstrating an innovative use of the local limestone to create a solid and well-insulated building.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Ray Cairns, pers. comm.
- [3] P. Wilson, 'Cairns Family of Boneo', 1986, p.14.

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**NAME:** Limestone Chimney & Tree

**ADDRESS:** Boneo Road (East side)  
Boneo

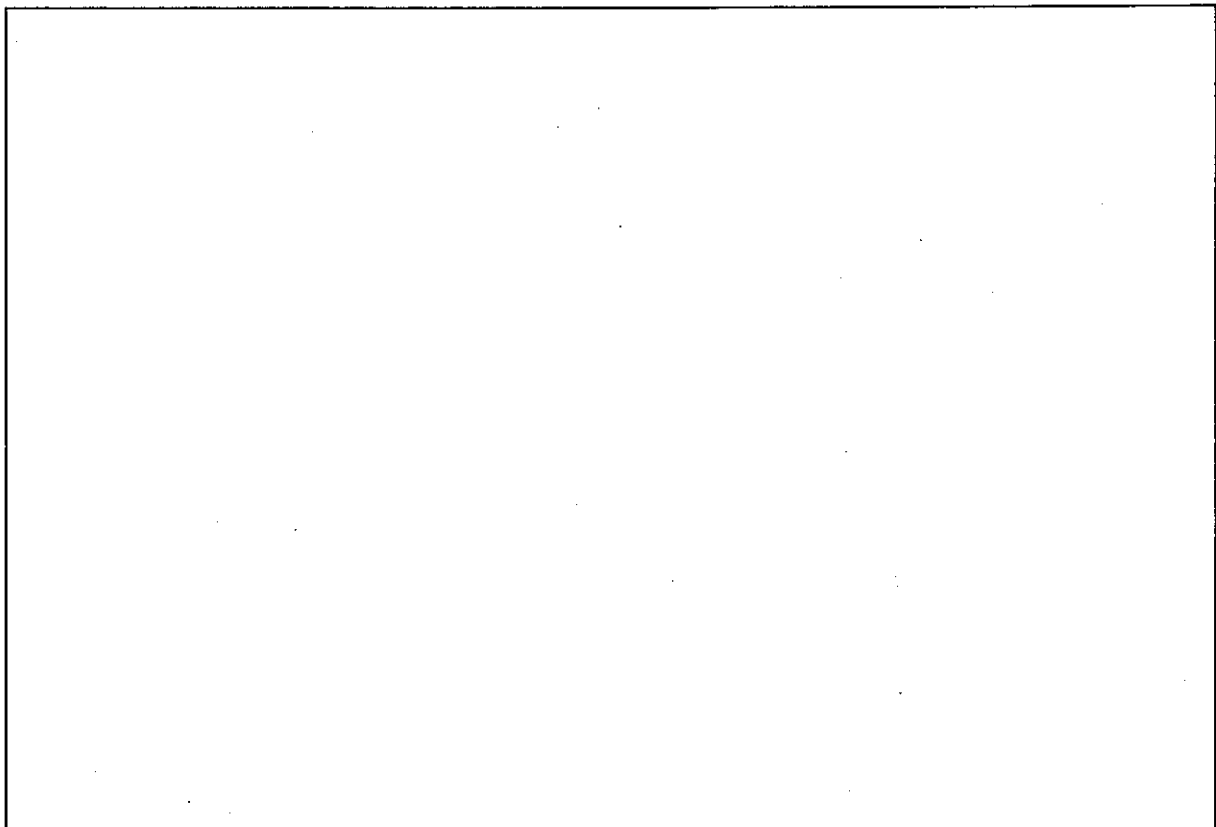
**PROPERTY NO:** 110585      **Title:** Pt 2 LP136748

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A large limestone chimney, some rubble and a large Morton Bay Fig tree remain on this site. The site of the house has been levelled and is part of the lawn in front of the present house on the site. Prior to its accidental demolition, its condition was recorded in a student thesis.(1) It was described as a three-roomed cottage built of hand-sawn and adzed timbers, the main supports being set straight into the ground. Battens of tea-tree formed the walls, with a mix of lime, sand and straw packed between them, smoothed and washed with lime.(1)

**HISTORY:** R. D. and A. Cairns selected CA 28, Parish of Wannaeue in 1855. The survey plan shows two dwellings close to Boneo Road and a lime kiln to the south-east. One accommodated Robert and his family and the other his brother David and family. Later a third residence was added to the group to accommodate Alexander and his family. The Cairns burnt lime in their kiln, shipping it out to Melbourne.

One of these three houses remained until recent years when it was crushed by a large limb that dropped from the Morton Bay Fig Tree, leaving only the chimney. None of the other houses nor the kiln remain (3), although the kiln was still there in a ruinous

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state in 1973.(1)

**SIGNIFICANCE:** The limestone chimney and huge Morton Bay Fig mark a site of local significance for its historical associations with the Cairns family and their early lime-burning activities of which no other physical evidence remains.

**SOURCES:** [1] C. Doery, 'Poetry in Limestone' (unpaginated) - Cairns Cottage, Boneo.  
[2] P. Wilson, 'The Cairns family of Boneo', 1986.  
[3] Ray Cairns, pers. comm.  
[4] Parish Plan.

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**NAME:**               **Braeside**

**ADDRESS:**                       Boneo Road (East side)

Boneo

**PROPERTY NO:**   144429

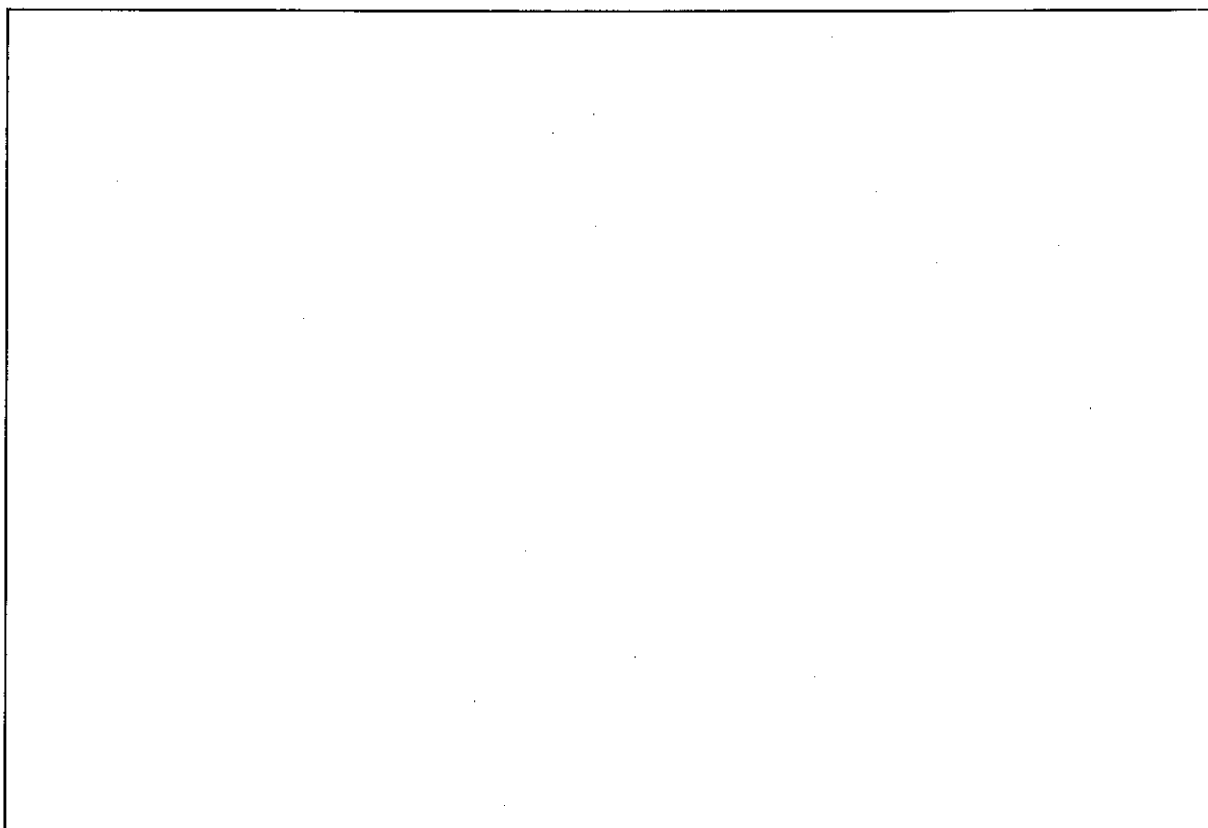
**Title:**           Lot 6 LP84128 & Lot 2 LP142643

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**   Braeside is an impressive limestone and red brick house, set high on the hill above Boneo Road; by its style and detailing the house may be the work of George Morce, a builder prominent in Sorrento from the late 1870s. A large Mulberry tree marks the site of the original house.

**HISTORY:**       The Patterson family are another of the early Boneo families. James Patterson, his wife and four children arrived in Australia, going first to the goldfields and only in 1871 coming to the Peninsula. James Patterson alienated 157 acres in 1876 (CA 22, Sec C, Parish of Fingal). The Pattersons used the land for cropping (potatoes, oats) and for grazing (cattle, sheep).(2)

The rate books record a building on the property in 1869 (listed as a house). By 1878 'buildings' are mentioned. The original house is known to have been located close to the gate of the present house, next to an old Mulberry tree which still remains.(3)

The present house was built by James Patterson Jnr (1870-1948) after his marriage to



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Mary Ellis, probably in the 1890s.(2) The house remained in the family until 1910/11 when it was transferred to H. N. & J. J. Ruddock.(1) Tommy Ruddock grew vegetables on part of the property. Subsequent owners have included Frank Calligan (who demolished the original house), and the present owners the Claytons since 1959.(3)

**SIGNIFICANCE:** Of local significance as a fine limestone and red brick house, in a style characteristic of the Sorrento-Portsea area, but the only example in this locality. Of historical importance for its association with the Patterson family, first white owners of this land.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] P. Wilson, 'The Cairns family of Boneo', 1986, pp.26-27.  
[3] Mr & Mrs Clayton, present owners, pers. comm.

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**NAME:** Cairns Cemetery

**ADDRESS:** Boneo Road (off)  
Boneo

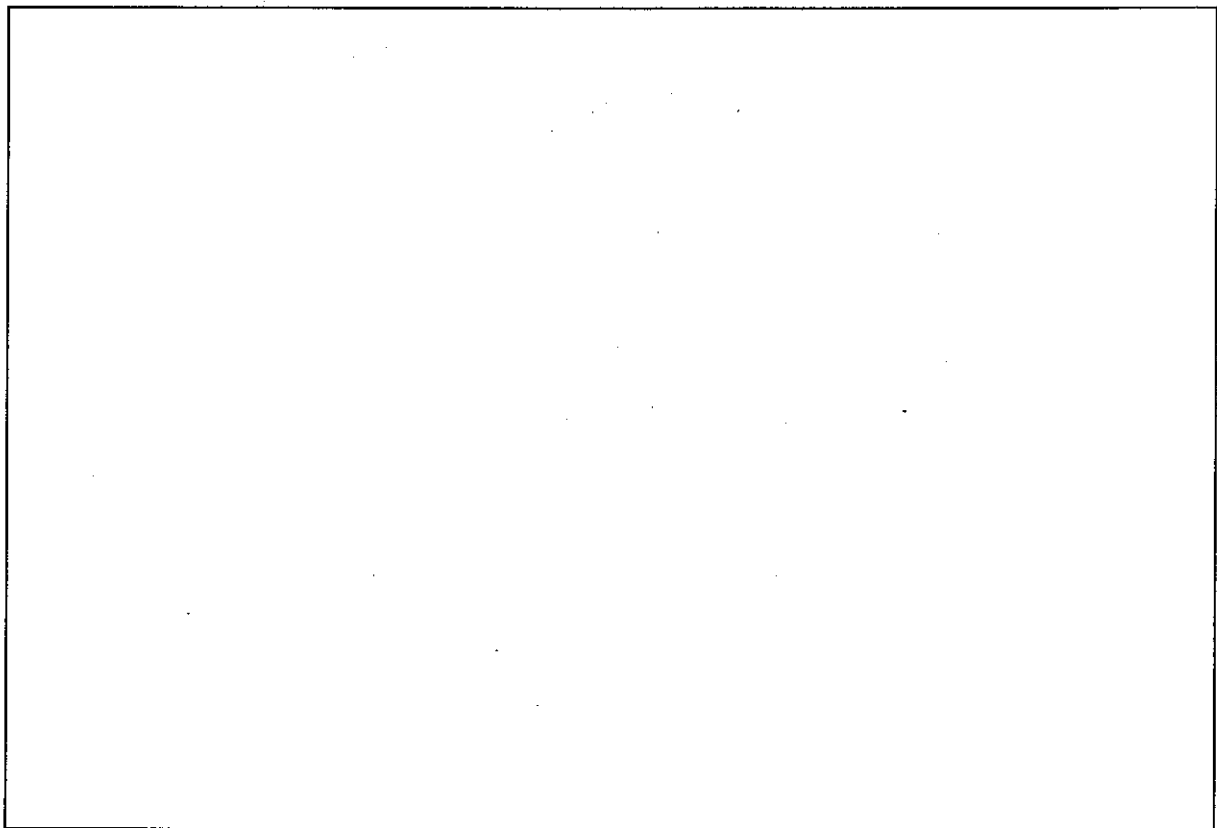
**PROPERTY NO:** **Title:** CA 2 Parish of Wannaeue

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Boneo Cemetery is marked by four Italian cypresses, and a recent stone carrying a plaque recording the history and known burial at the cemetery. It is set within a market garden.

**HISTORY:** The cemetery contains the graves of some of the early white settlers of the district, particular members of the Cairns family, the first of whom settled in Boneo soon after their arrival in Australia in 1852. The first person buried there was the young son of Robert and Mary Cairns. It was his death that prompted the selection of a site for the cemetery directly to the west of the Cairns dwellings.(1) The original burial area is believed to be 1 chain square. The cypresses which mark the corners were planted by the Cairns (date unknown) and the site fenced.(1) At least eleven people are buried here.

The cemetery is on private land and is protected under the Shire of Flinders Planning Scheme and by agreement with the land owner.(1)

**SIGNIFICANCE:** The Cairns or Boneo Cemetery is a locally significant place for its associations with t

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he early settlers of the district and the Cairns family, and as a demonstration of one of the important processes in the formation of community.

**SOURCES:**

[1] P. Wilson, 'The Cairns family of Boneo', 1986, pp.15, 16.

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**NAME:** Desailly's waterhole

**ADDRESS:** Boneo Road (off)  
Boneo

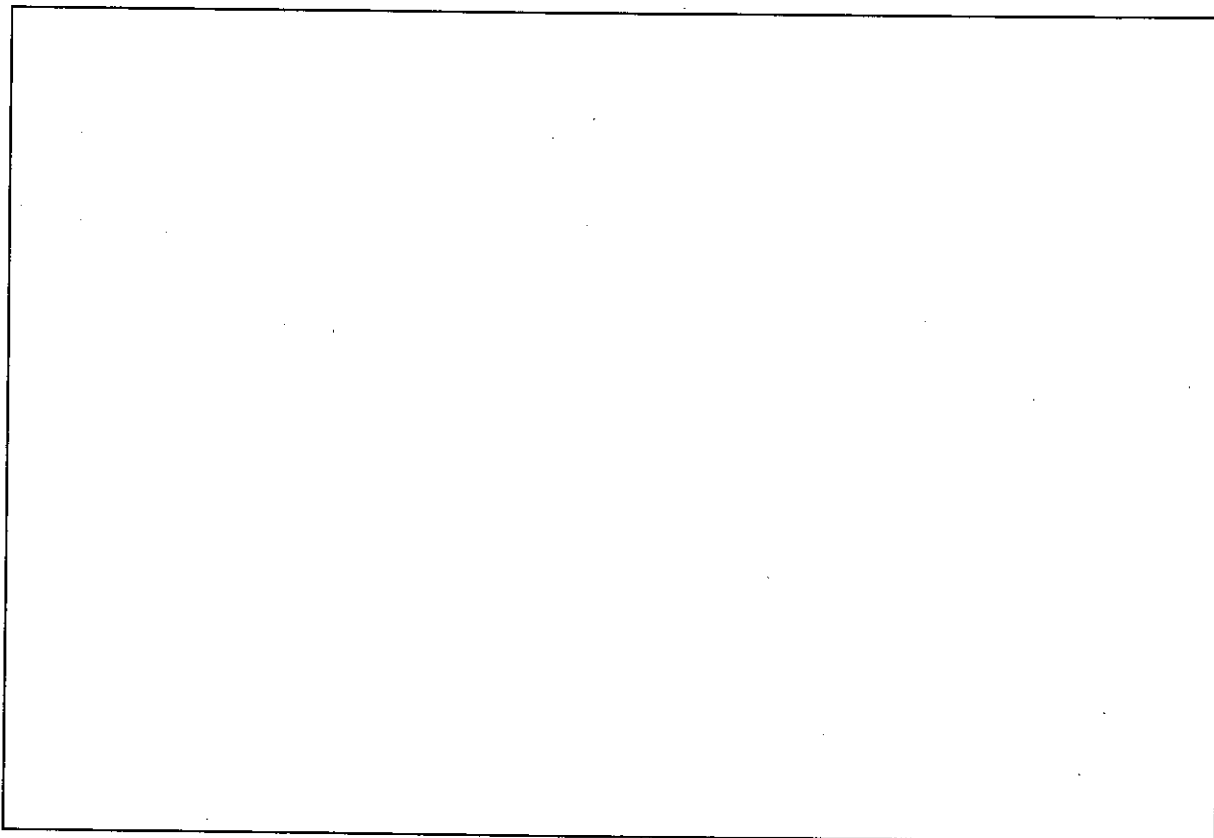
**PROPERTY NO:** **Title:** Gaffers Rd

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A named natural feature close to the edge of the dunes. Set within a landscape of pasture grasses.

**HISTORY:** The locality is best known as the site of a pistol duel between Edward Barker and Maurice Meyrick in 1842.(1) It is said to be the second pistol duel fought in Victoria.(1) De Serville notes that the custom of duelling appears to have ceased by 1850.(3)

The area was held at that time as a series of large runs, with John and Edward Barker at Cape Schanck, William Hobson at Tootgarook, and Maurice Meyrick at Boneyong.(1)

The duel was apparently over an argument over the removal of either sand or mimosa bark from the waterhole site by some of Barker's men. An argument ensued between Barker and Desailly (the latter worked for Hobson), and Meyrick became involved.(2)

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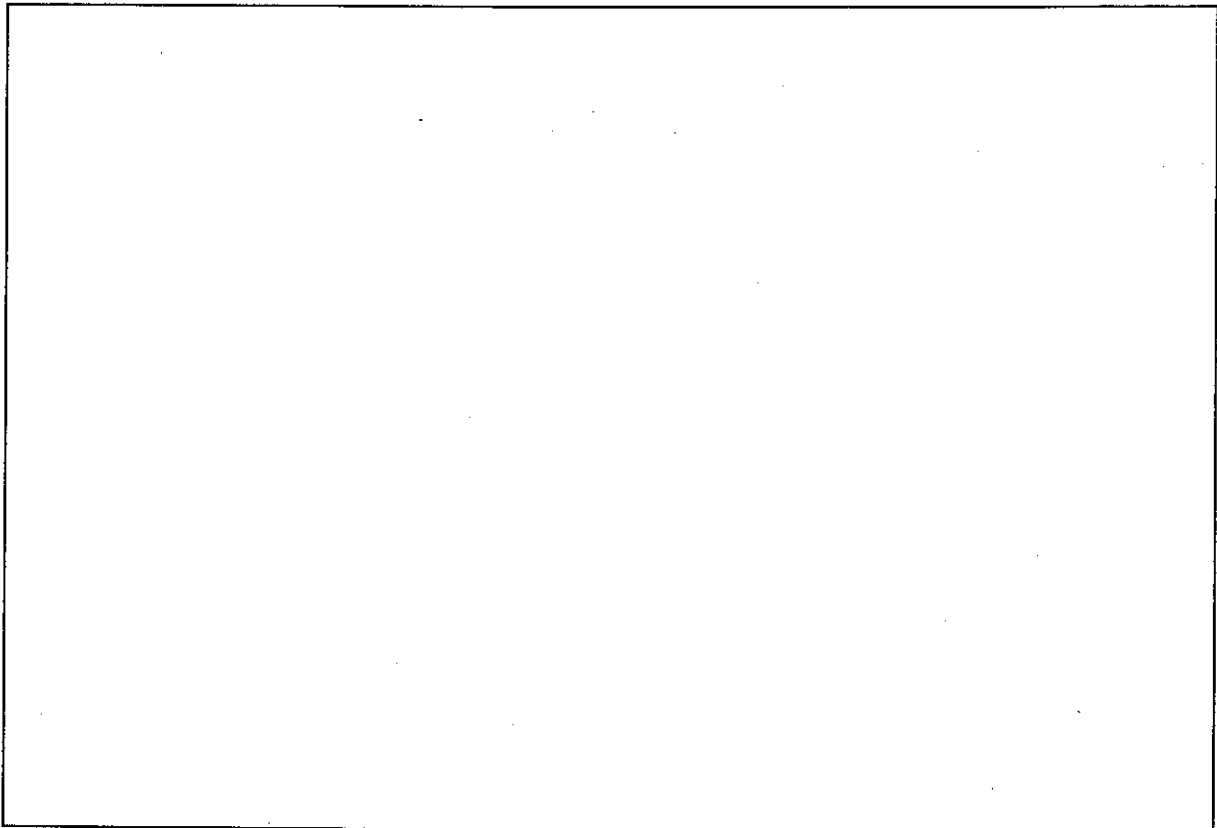
**SIGNIFICANCE:** Of local significance as an illustration of the competition for the resources of the new colony between the men who held vast areas of the land, and of the code of honour used to settle such differences. An evocative site, largely because of its setting.

**SOURCES:** [1] P. Wilson, 'The Cairns family of Boneo', 1986, p.28.  
[2] P. Wilson, pers. comm.  
[3] P. de Serville, 'Pounds and Pedigrees', pp.34-37.

**Shire of Flinders Heritage Study**  
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**NAME:** Midway  
**ADDRESS:** Boneo Road (West side)  
Boneo  
**PROPERTY NO:** 147741 **Title:** Lot1 LP217405  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A house in several sections, the oldest probably being the limestone section with red brick quoins, that has had its roof replaced with a skillion. Attached to the south is a sawn timber building, using ashlar block timber for the main facade. The verandah on this section has been removed. Two exposed plastered fireplaces to the south suggest that at least another two rooms have been demolished. The site contains a number of other features including a number of older fruit trees towards Boneo Road, a row of Peppercorn trees and boxthorn on Boneo Road (remnants of a hedge?).

**HISTORY:** James Purves acquired this allotment (CA 4, Section A, Parish of Wannaeue) along with other land on the eastern side of Boneo Road (CAs 5 & 6) and elsewhere in the district in 1877 and 1878. James Purves was described in the rate books as yeoman.(1) The first mention of a building on the land is in 1878.(1)

Local sources believe that John Cain, son of Owen Cain, built this house using local limestone. The rate books confirm that John Cain owned the property, it passing down to Kathleen Cain.(1) A later occupier of the house was Ken Spinner.(2)

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The rate books describe it as a 'brick and wood dwelling, 6 rooms'.(1)

John Cain has been described as 'the most enterprising of the brothers and in this sense most like his father'.(3). He farmed, burnt lime, had his own craft, and became a local councillor.(3) He operated several lime kilns, including Marks's on Chinamans Creek, and one on his property on the corner of St Johns Wood Road.

**SIGNIFICANCE:** Of local historical significance for its association with limeburning in the district and in particular with John Cain; requires further research to determine the date and sequence of construction of the building.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Ray Cairns and P. Wilson, field inspection.  
[3] 'Lime Land & Leisure' (on John Cain), pp.104-5.

**Shire of Flinders Heritage Study**  
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**NAME:** House Fmr Maroondah

**ADDRESS:** 8 Boroondara Road  
Sorrento

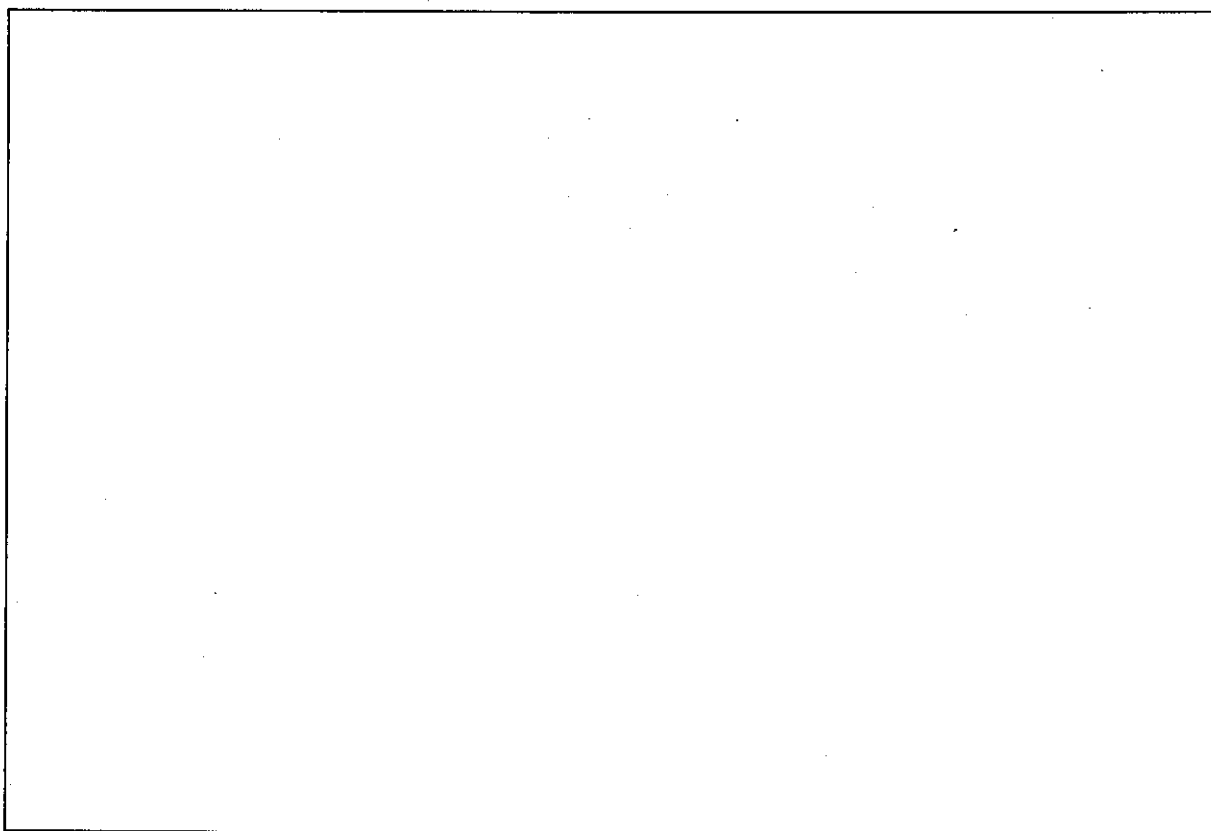
**PROPERTY NO:** 132918 **Title:** Pt 12 LP155

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This house is a solid Edwardian villa in limestone with additions in matching stone, pointed on most walls. It features unusual limestone brackets in the gable eaves and timber brackets elsewhere with generous triple casement windows. The building is set in a pleasant overgrown garden.
- HISTORY:** This residence was constructed in 1901-2 where it is listed at the address of Portsea Road.(1) The first owner was Josiah Hiskens, former State School Head Teacher, being the second teacher to work at the school.(2) The property included three buildings at that time. Later owners were other prominent families, A. E. and M. A. Redman and E. M. Baillieu.(1) Mrs E. Baillieu bought the house for the Baillieu family chauffeur's residence. Mr Cherry was the family chauffeur for many years after 1926.(3)
- SIGNIFICANCE:** This house, formerly known as Maroondah is locally historically significant for its associations with the former head teacher of Sorrento State School, Josiah Hiskens, who was first owner. The solidity and location of the house are indications of the relative social status of that position at the turn of the century. Subsequent owners



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have included members of the Redman family, associated with building in Sorrento and the Baillieu family who used the building as a chauffeur's residence.

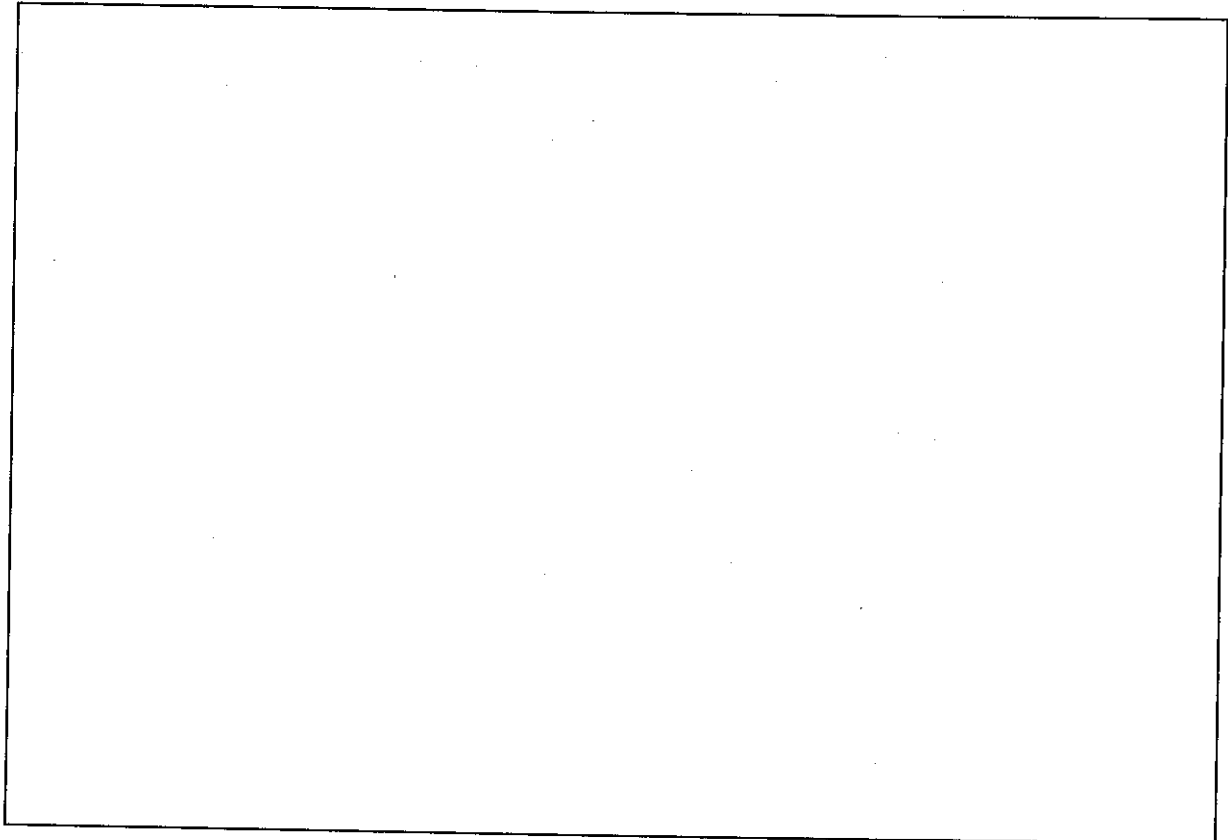
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Sorrento Primary School Centenary 1871-1971.
- [3] F. Camm to B. McMeekin, pers. comm., August 1992.

**Shire of Flinders Heritage Study**  
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**NAME:** Strawberry Cottage  
**ADDRESS:** 39 Boroondara Road  
Sorrento  
**PROPERTY NO:** 132939 **Title:** LP83089 Lot 2  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 A6  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This cottage consists of a symmetrical Edwardian facade which faces away from the Boroondara Road entrance, towards Melbourne Road, its original address. The original four room building features two Edwardian windows with coloured sidelights (possibly three if verandah infill obscures another, or this could have been relocated to the side). To the rear of the building there is a new extension in sympathetic proportions which incorporates limestone chimney.

**HISTORY:** This house was first built in 1891 for John Locke and remained in the family until 1956 when it was sold to the Peninsula Ambulance Service.(1) Frank Grant, who lived next door recalled the house being built by a Portuguese builder and named Ormond.(4)

The house was rented to the Sorrento Golf Club from 1907 to 1912, when the new Club rooms were completed.(1) The house was easily accessible to the early Golf course which contained nine holes when first constructed and continues to occupy the adjacent land.

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**SIGNIFICANCE:** Strawberry Cottage is regionally significant as evidence of early residential development facing Hotham Road and for its historical associations with the Sorrento Golf Club during the first decade of this century. The building is well preserved and has recently been extended, providing a good example of sympathetic development which differentiates old from new fabric.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] J. W. Barnaby, 'The History of Sorrento Golf Club', Melbourne, 1974.
- [4] 'S. Peninsula Gazette', 13/3/74.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**            **House**

**ADDRESS:**        24        Boston Court  
                          Sorrento

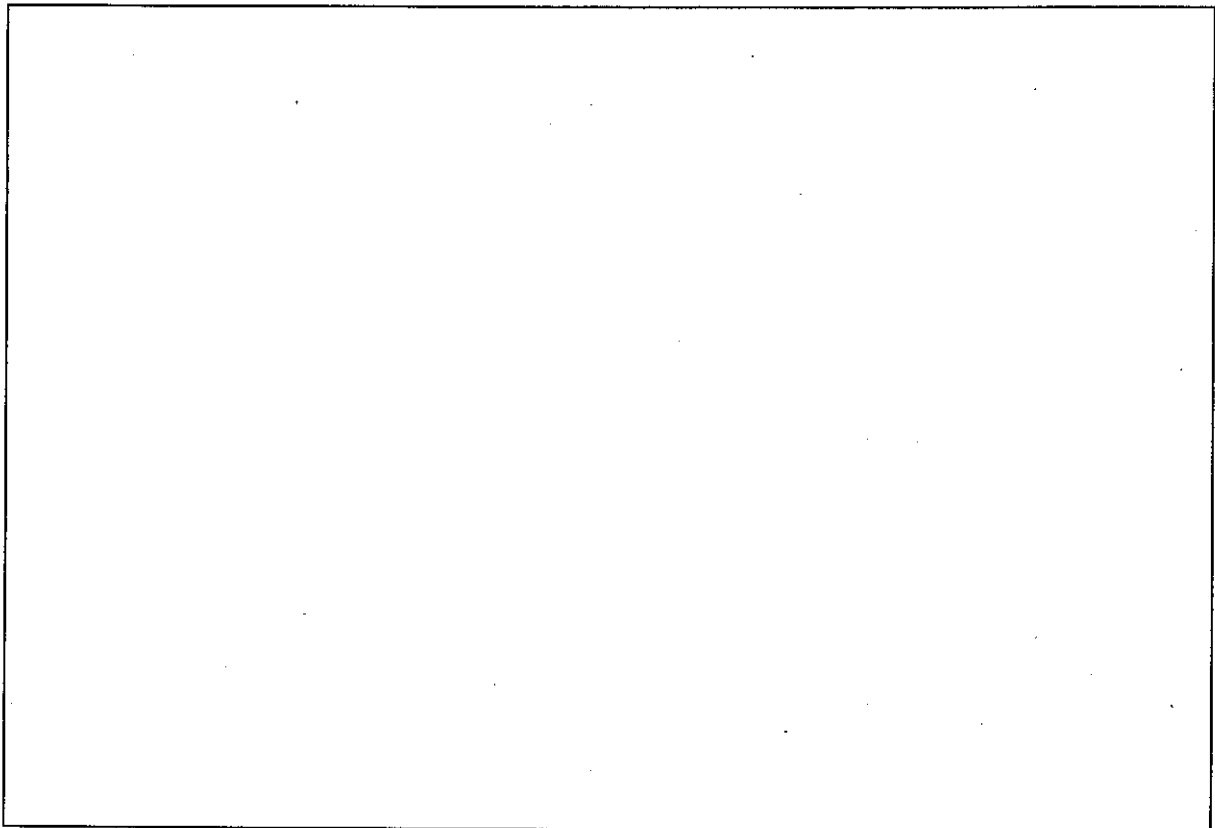
**PROPERTY NO:**   132951                **Title:**        Lot 6 LP87522

**PRECINCT:**        S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    This is an Italianate cottage, typical of many inner residential areas of Melbourne but rare in Sorrento. The facade is clad in timber ashlar and the house has several additions to the rear.

**HISTORY:**         This building was originally built in 1907 at a site corresponding to 140 Ocean Beach Road which was connected with the properties on either side (limestone houses Gannawarra and Carmel at 138 and 142 owned by A. Ellis and J. Patterson respectively) to form Antrim, a boarding house.(2) Later the houses were occupied separately and the Stringer family is associated with this house. The building was dismantled and re-erected at this site in about 1970, supposedly as the result of a family disagreement over property boundaries.(1), (3)

**SIGNIFICANCE:**    24 Boston Court has local significance as an example of a residence in an uncommon Italianate style which has been relocated and renovated. Its early history is significant as a part of a guest house known as Antrim which combined the limestone Edwardian villas known today as Gannawarra and Carmel which remain at the Ocean Beach Road address.

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- SOURCES:**
- [1] Shire of Flinders Rate Books.
  - [2] 'Mornington Standard', 21/9/1907.
  - [3] Member of Stringer family to B. McMeekin, pers. comm., August 1992.

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**NAME:**            **The Stables**

**ADDRESS:**        12        Bowen Road  
                          Sorrento

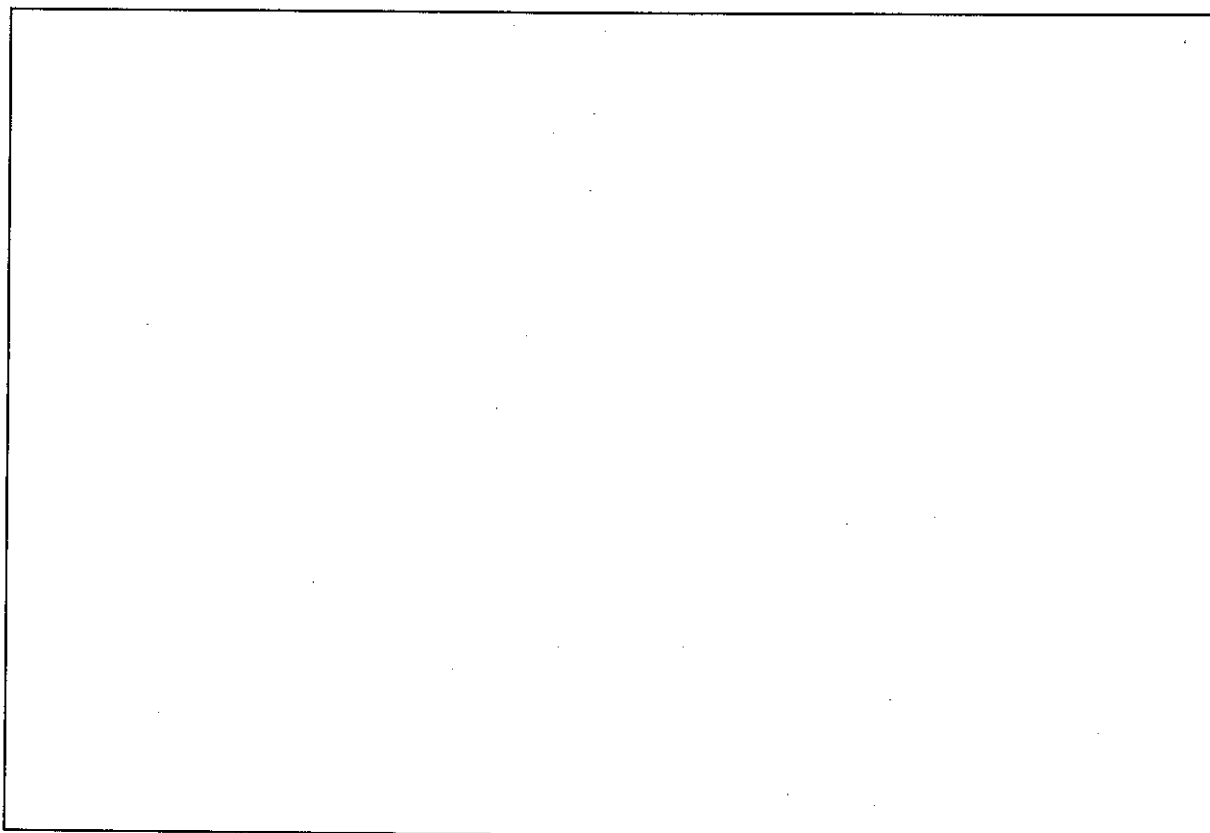
**PROPERTY NO:**  132958            **Title:**        LP83089 Lot 2

**PRECINCT:**        S1 - Sorrento Township and Clifftop

**MELWAY REF:**    157 B9

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**  B - Regional significance



**DESCRIPTION:**    This conversion has retained its stables character despite the removal of a majority of the ground floor features. The building is long in form with a two storey (or mezzanine) section approximately centre, containing a decorative barge board to the gable end and a pulley beam intact above a loft door.

**HISTORY:**        The Stables were originally connected to the North Esk property which fronts on to Point Nepean Road, which was built between 1880 and 1882. A possible construction date for the stables is 1882 or 1890 (1).

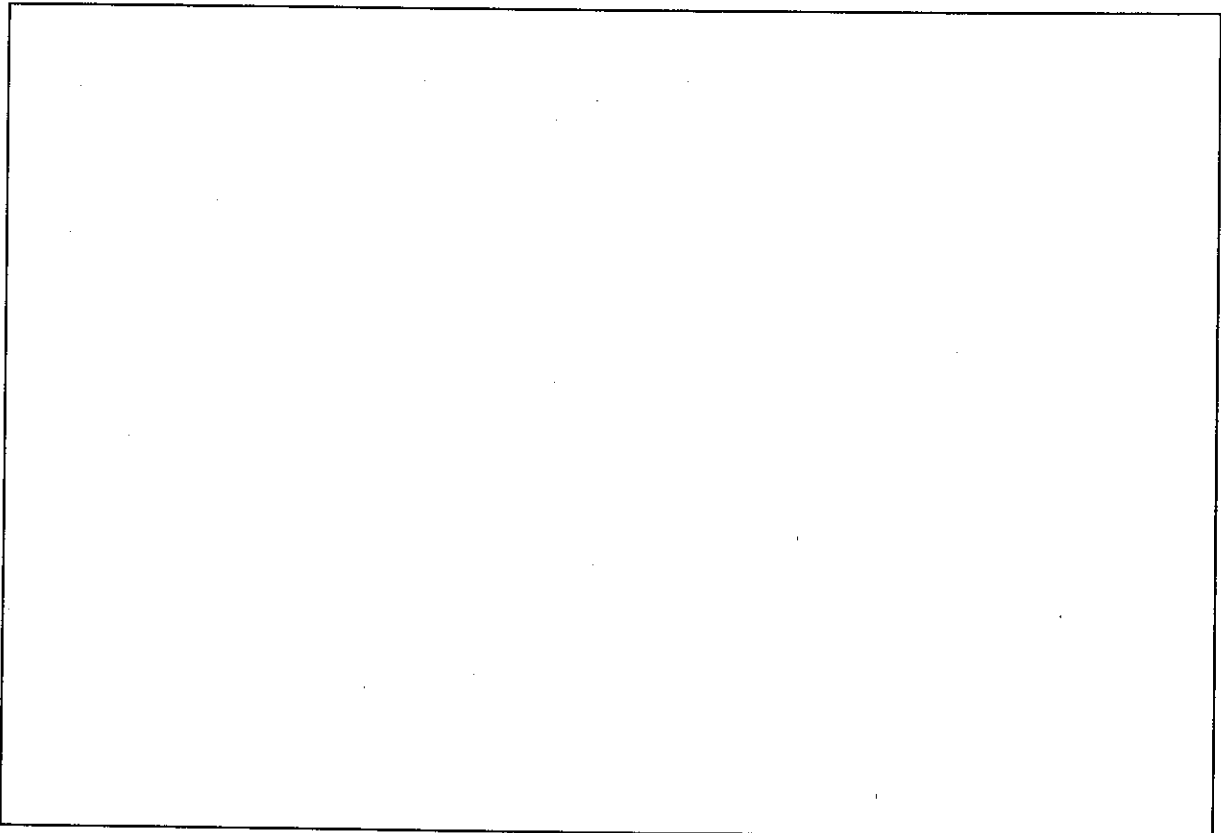
**SIGNIFICANCE:**   The Stables are significant as an early example of stable design and for their clear associations with the property nearby known as North Esk. They have regional significance mainly due to rarity value.

**SOURCES:**        [1] Shire of Flinders Rate Books.

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**NAME:** **Bowen Lodge**  
**ADDRESS:** 25 Bowen Road  
Sorrento  
**PROPERTY NO:** 132988 **Title:** Lot 2 LP73331  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Bowen Lodge is a single fronted cottage raised in an unusual manner and positioned at the rear of the site overlooking two tiny timber shacks. The side walls of the lodge are clad in weatherboard. A rendered verandah with steps leads to the verandah entrance.

**HISTORY:** The original building raised at the rear of the site was constructed in 1916 for a Mrs Annie Turner. According to the Coppin map of 1900, the land was then owned by Peacock.(2b) The house was built at a time when several adjacent properties were being developed as family holiday residences. Judging from the other buildings on the site, this property may have been used as a rentable site.

**SIGNIFICANCE:** Bowen Lodge is locally significant as a very intact example of the semi-permanent residential developments of the early part of this century. The scale and materials reflect a typical approach to seaside family retreats and the proximity of this group relative to others in the Bowen Road area is significant.

**SOURCES:** [1] Shire of Flinders Rate Books.

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[2a] Parish of Nepean Plan N57.

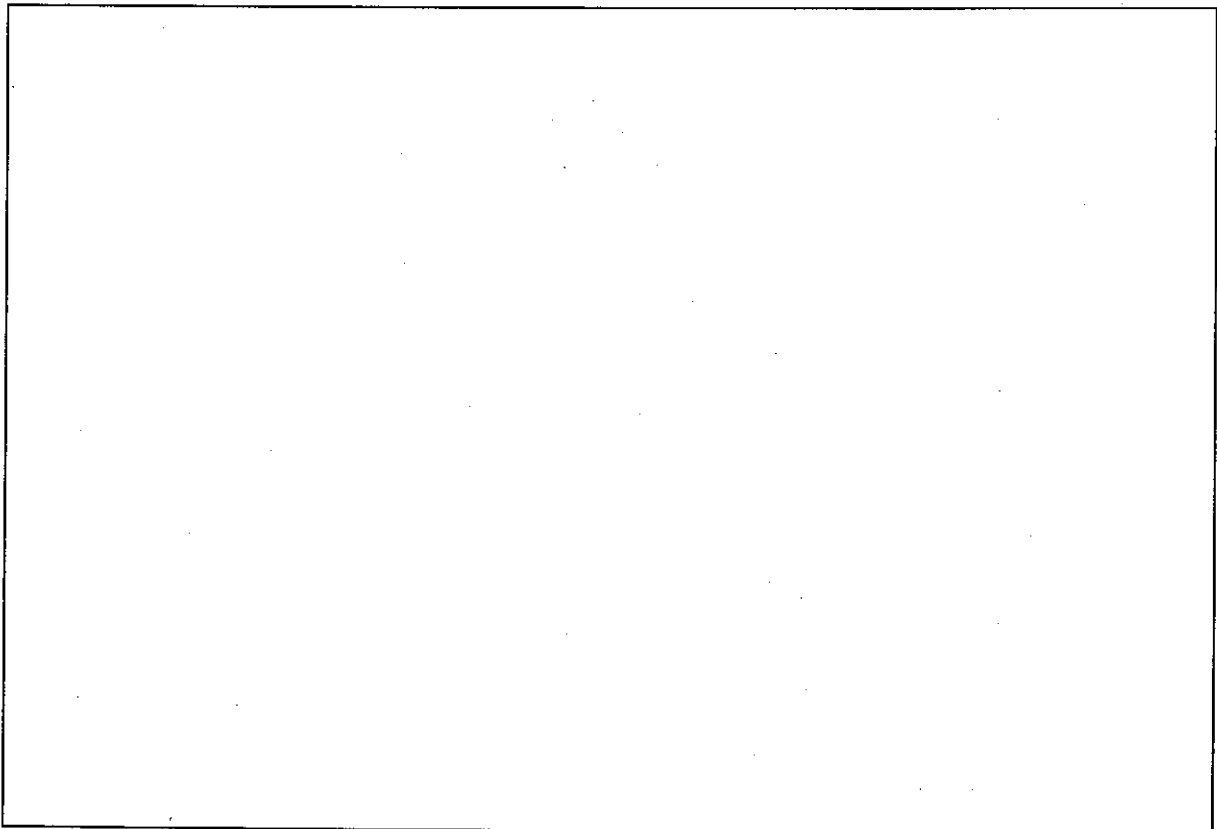
[2b] Coppin Map c1900.



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**NAME:** House  
**ADDRESS:** 30 Bowen Road  
Sorrento  
**PROPERTY NO:** 132970 **Title:** Pt 24 LP206  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This pleasant early Edwardian cottage features a timber ashlar front with an intact corbelled red brick chimney, decorative bargeboards and several additions in the form of flats in the rear extension and a new verandah.

**HISTORY:** Built in 1897 for Mrs H. Browning on the Taylor subdivision.(1) Mrs Browning was the widow of Doctor Browning, medical officer at the Quarantine Station(3).

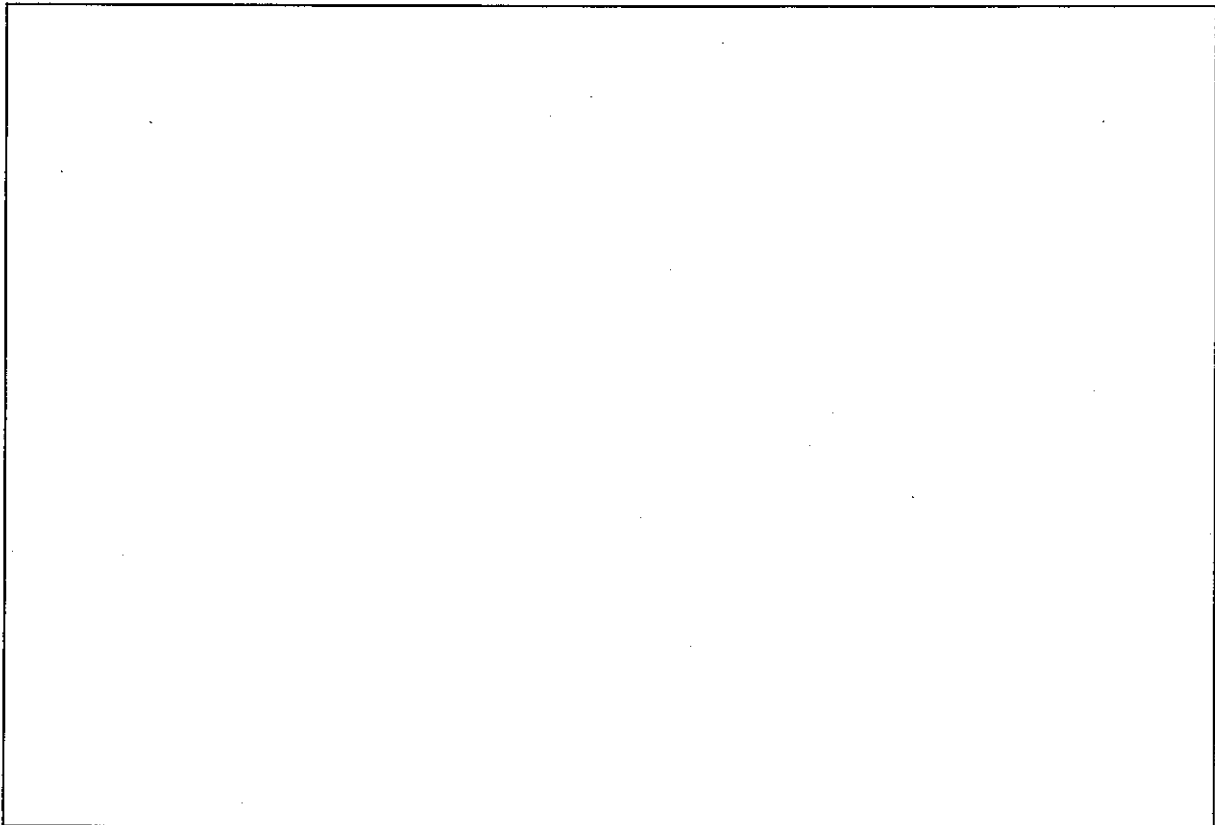
**SIGNIFICANCE:** 30 Bowen Road is locally significant as an example of a permanent residence featuring simple but relatively expensive detailing in the facade. It is historically interesting that the original owner of the property was the widow of the Quarantine Station doctor.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.  
[3] Diary of Dr Browning held by Nepean Historical Society.

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**NAME:** House (fmr Darks old store)  
**ADDRESS:** 35 Bowen Road  
Sorrento  
**PROPERTY NO:** 132992 **Title:** Pts Lots14&15 LP1366  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The main part of this building is a simple bungalow in form with a shop frontage projecting on one side to meet the street corner. An unusual triangular parapet rises above the verandah at the diagonal entry point. The original shop windows and doors are intact and rusticated concrete block quoins feature in the shop front and house.

**HISTORY:** The first owner of this building was Alfred J. H. Dark, who built it in 1929. The store was a general grocery store and later had other purposes. A. Dark was a Flinders Shire councillor for many years. Later his wife took over the business and subsequent owners were W. and F. Mullins.(1)

**SIGNIFICANCE:** The former Dark's grocery store has local significance as an important landmark during the inter-war years when the area was well established as a family holiday precinct. A. Dark was an important local identity who later became Shire councillor for many years.

**SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:** Longford Cottage

**ADDRESS:** 1 Brooke Crescent  
Blairgowrie

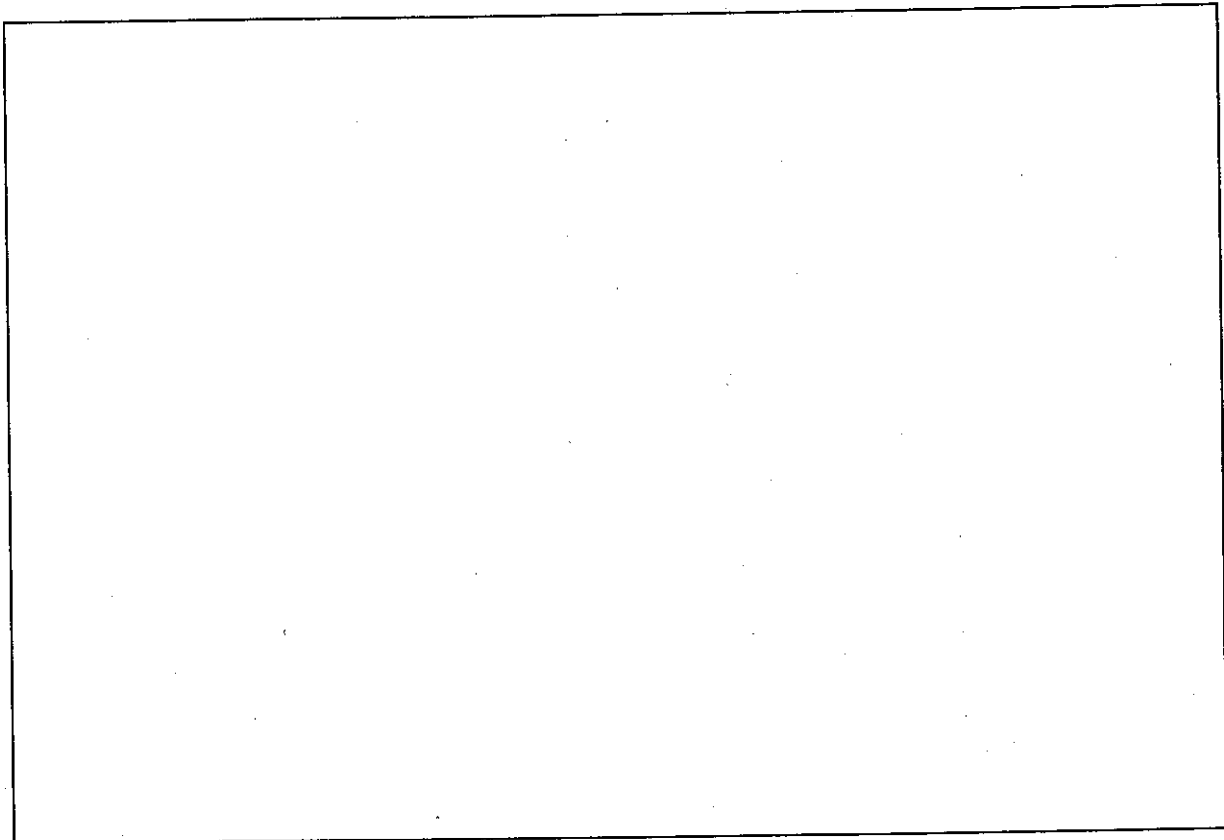
**PROPERTY NO:** 145799      **Title:** Lot 1 LP209971

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Longford cottage is a wattle and daub building which has been altered and extended. The original extension is believed to have been restored sympathetically, but has not been inspected.

The gambrel roof form extends to form a new verandah. The facade is rendered with double hung six pane sashes. There are two brick chimneys at the side of the house which have been rendered to wall height and may date from late last century.

**HISTORY:** The rate books date this building as constructed in 1873-74 of wattle and daub. Dr Jean Werner Gunst, a homeopathic doctor of St Kilda, was the original owner.(1) Gunst was not a local resident, instead using the house as a holiday retreat. In the 'Guide to Sorrento 1876', Dr Gunst recommends the town as a Health Resort. He wrote: 'My family, after a few weeks' stay, have stored up health and vigour for the next twelve months.'(3)

**SIGNIFICANCE:** Longford cottage is locally significant as a rare surviving example of a wattle and daub building in the Blairgowrie area. Its importance has been somewhat reduced by the recent (1980s) additions but its 1870s form is still partially intact. The wattle and

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daub section is comparable to 25 Godfrey Street, Blairgowrie.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Nepean Historical Society Records.
- [3] Research notes by B. McMeekin, 1992.

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**NAME:**                    **Sullivans Lime Kiln**

**ADDRESS:**                    Browns Road  
   Rye

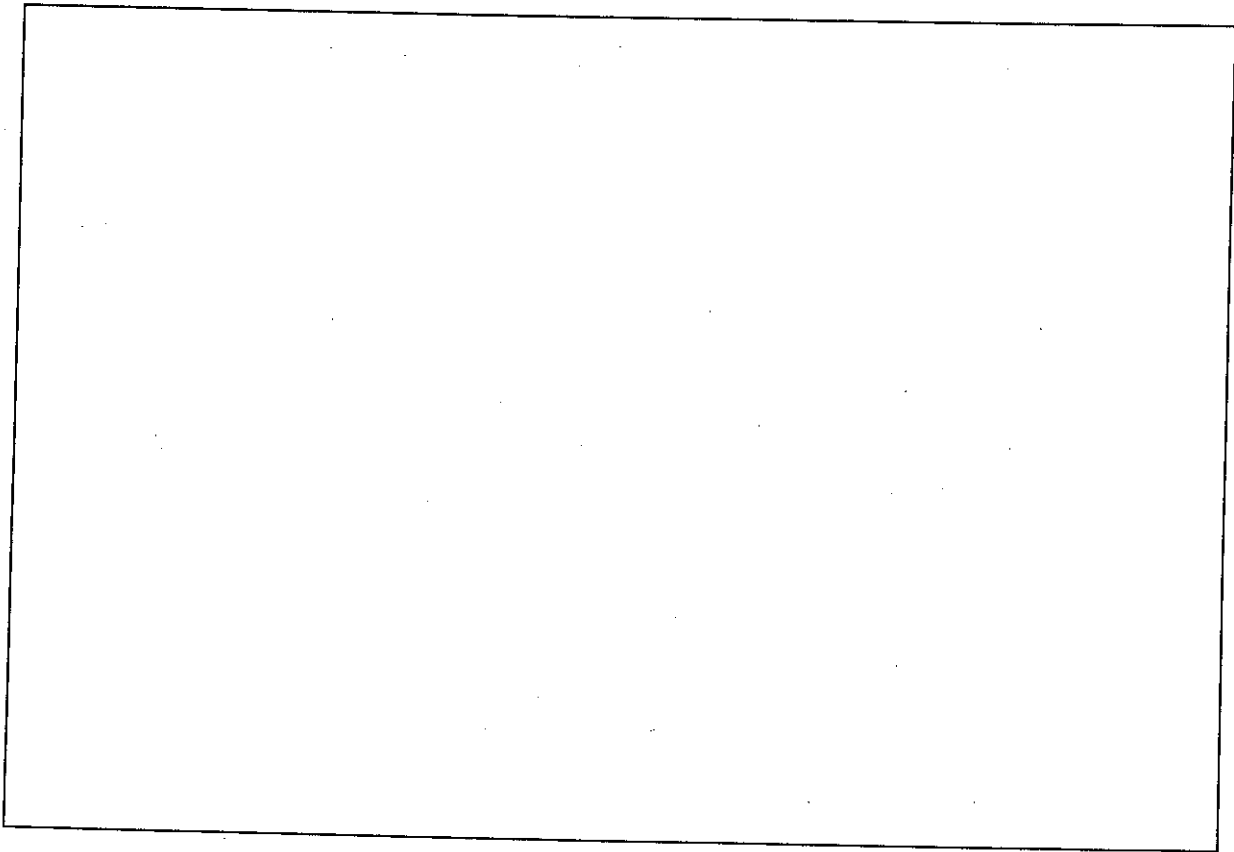
**PROPERTY NO:**    121316                    **Title:**            CA 22 & Pt CA27 Parish of Nepean

**PRECINCT:**

**MELWAY REF:**    168 H 12

**HERITAGE RECOGNITION:**    Regional National  
   Trust File 6390

**LEVEL OF SIGNIFICANCE:**    B - Regional significance



**DESCRIPTION:**    Sullivan's kiln is set within 'The Cups', a landscape of rounded hummocks and hollows formed by a dune system. The more recent sands overlie Tertiary dune limestones. The original vegetation would have been dominated by Casuarina open woodland, a valuable timber for lime burning.

The kiln is built of limestone into the side of a hummock. The kiln shaft was lined with firebricks; examples located during an archaeological survey were predominantly made by Hancock, with some by Lochairn.(5, 6) The shaft is built up above the natural land surface, with retaining walls constructed to contain the shaft; these retaining walls include recent material. The need to extend the shaft above the land surface (perhaps due to the height of the hummock, the desired capacity of the kiln, or a need to increase its drawing power) would have made loading more complicated. A platform of limestone has been built up around the top of the shaft from loading operations; this platform has been eroded or perhaps removed as road screenings in the years since the kiln closed.

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### Significant Sites and Areas

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The unloading area of the kiln is distinguished by the use of bush and split poles to form a bressummer rather than a vault or arch. In this respect Sullivan's kiln is similar in form to the St Andrews kiln (although the latter uses metal supports rather than timber). The bagging shed would have been located between the limestone wing walls which extend outwards from the face of the kiln and have become partly buried.

Works undertaken by the property owner during 1992 have changed the character of the site, and recommendations have been made on the rectification of these works.(6) The impact of these works has included obscuring the platform of limestone created by the loading of the kiln; the probable removal of any archaeological evidence of the former foot track on the eastern side of the kiln; obscuring of the roadway between the kiln and other structures. While the works are said to have stabilised the site and reduced the erosion potential, examination of photographs since the early 1970s suggests that the previous vegetation cover had succeeded in conserving the site very effectively for the previous 20 years.

It is one of six kilns known to remain extant within the Shire, and one of three kilns located inland within the Rye area.

#### **HISTORY:**

The Sullivans were an important lime burning family on the Peninsula. Dennis Sullivan held the original grazing licence covering four square miles of Portsea to Point Nepean, having his land resumed for the Quarantine Station in 1852. Sullivan came to Portsea from Melbourne in 1843. By 1845 they had built a large limestone hut close to the site of the 'shepherds hut' (c1845) which still stands within the Quarantine Station area of the Point Nepean National Park. They also constructed a lime kiln in the cliff face nearby; a neighbour, Cannon, also had a lime kiln nearby.(4) An inventory of Sullivan's improvements in 1852 (for the purposes of compensation) includes a lime kiln.(2) This kiln was apparently little used as the limestone around the Quarantine Station area is not very suitable.(4) The detailed survey work required to locate these early sites has not been part of this study.

Dennis' son Patrick worked at several kilns before starting his own kiln on this site.(2) Research undertaken recently has reviewed early plans of the area and determined that Sullivan's kiln existed on this site by 1855, and that there were several huts there by 1860.(5) Patrick Sullivan acquired the land containing the kiln, CA 22, Parish of Nepean, in August 1867.(8) The family lived in a house to the south of the kiln, with a well lined with limestone nearby.(3) Patrick Sullivan's family grew up at the kiln; in 1876 they moved to Cliff House, on the east corner of Napier Street with the Highway. Sullivan established a number of businesses in Rye and had extensive land holdings.(2) James Sullivan, Patrick's son, operated the kiln, continuing after his father's death, the final load being burnt in 1917.(2)

The 1890 Contour Plan shows the kiln with a single building further south, and a water hole to the east of the other building.(7) A painting by Norman Hall, shows the kiln, two buildings (one presumably the house with a well nearby), a track between the buildings and the top of the kiln, and a foot track down the east side of the kiln for access between the top and base of the kiln.(2) Recent investigations have identified several locations that may contain archaeological material from these other structures.(5)

#### **SIGNIFICANCE:**

Sullivan's kiln is of regional significance as an outstanding example of a mid-nineteenth century lime burning site that was worked for around 60 years, surviving the technological and economic changes that lead to the demise of other early kilns and eventually the lime-burning industry. The kiln demonstrates the technology of

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the period of its establishment, and is one of only six examples known to remain within the Shire of this regionally important industry. It remained a family operation during all of its operating life and its associations with the Sullivan family, early and significant Peninsula lime-burners, are an important part of its significance. Recent changes to the site have reduced its integrity and archaeological potential of the deposits close to the kiln.

**SOURCES:**

- [1] Doery, C. 'Poetry in Limestone', Fine Arts Thesis, University of Melbourne, 1973.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, pp.152-3; 48 (Hall painting); 49-57.
- [3] Letter from Mr Hall to Mrs Bottomley (Alpha Downs Homestead) quoted in Doery.
- [4] National Trust of Australia (Victoria), 'Notes on Point Nepean/Portsea' pp.5.
- [5] du Cros, H., 'Sullivan's kiln: a preliminary archaeological survey'. Prep. for Jervis nominees P/L, Nov. 1991, Figures 2 and 5.
- [6] Andrew Ward & Associates, 'Conservation Management Plan for Sullivan's kiln', 1992.
- [7] Contour Plan, Cunningham & Pickett, 1890.
- [8] Parish Plan, Parish of Nepean.

## Comparison of lime kiln sites in the Shire

Based on field inspection and historical research  
Prepared by Chris Johnston (Dec. 1992)

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These notes attempt to summarise the evidence and information on lime kiln sites within the Shire, and form part of the documentation for each lime kiln assessed. They are intended to simplify the process of comparison, and reduce the repetition of information. They are based on the listed sources and the consultant's extensive knowledge of lime burning sites in many parts of Victoria.

### Lime-burning industry

#### *Production of lime*

Lime was an essential early building material, being used for lime mortar and as a constituent of plaster. Like clay suited to brick-making, deposits of limestone were quickly sought out. Sometimes accumulations of shells (including Aboriginal shell middens) were used.

Before it could be used the limestone had to be burnt to change its chemical composition. While the earliest kilns may have simply been small pits into which the lime and fuel was loaded before being covered and burnt, the evidence of limeburning known from Victorian sites is solely of constructed kilns.<sup>1</sup> Generally such kilns comprised a single shaft, perhaps shaped as an inverted bottle or cone shape, with an open top for loading of the kiln, and a narrow opening (draw hole or 'eye') at the base for disgoring the burnt lime.

Kilns were always built close to the source of the limestone as transporting the raw material before burning would add to the costs of production. They were also invariably built into hillsides to allow easy access to the top for loading and to the base for unloading. In designing the kilns, the eye was placed almost under the body of the kiln and usually within a higher arched section to assist with unloading. As burnt lime is flammable if it contacts water, the unloading area was usually covered by a roof, usually supported on wing walls that extended outwards from the face of the kiln.

The natural characteristics of the limestone throughout Victoria varied considerably, with higher prices being obtained for those types of burnt lime which had a greater than usual resistance to deterioration in the weather. Such limes were referred to as hydraulic lime.

#### *Brief overview of lime burning in Victoria*

Lime burning was an early commercial activity on the Mornington Peninsula, commencing possibly in the late 1830s. Burning at Geelong started around the same time. Transport of the burnt lime to Melbourne by water ensured access to a good market, as most of the building activity in the colony was concentrated there. Early operations were generally

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1. Hollinshed (p. 56) refers to a bush kiln operated by Kenyon and Rowley, but no evidence of this kiln is known to remain.



single kilns operated by a family. The need to load and completely burn a full kiln of lime meant that production was intermittent.

The first record of proposals to burn lime on the Peninsula is the licence granted to a Mr Berry in 1839.<sup>2</sup> John Fawcner advertised the availability of Nepean limestone (presumably unburnt) in Melbourne in 1839.<sup>3</sup> The 1841 coastal survey by George Smythe showed the positions of ten kilns, including six at Tootgarook/Rye. In 1845 seventeen kilns were burning lime at the Heads. By 1858, 28 of Victoria's 47 lime kilns were operating within the Mornington County (which included Westernport). By 1849 twenty-five lime boats were operating in the Bay (presumably serving both the Peninsula and Geelong) and requiring the establishment of a special port on the Yarra to serve their needs.<sup>4</sup>

Lime-burning quickly became a vital industry. During the depression of 1841-42, lime-burning created an important cash source for the pastoral lease holders in the area. The Heads, Portsea and Rye were the main centres of activity. From the 1860s the scale of operations started to increase, with areas worked by individuals starting to be taken over by partnerships and public companies. Some, such as W. A. Blair, dominated the industry, buying out smaller concerns. Larger kilns were built, some in groups to allow a virtually continuous level of production (for example: the 1860s group of four kilns at Geelong and the six kilns 1870s kilns at Walkerville) Improved rail access enabled some sites well away from any water transport to be developed (e.g. Coimadai, Bacchus Marsh; Lilydale; Waurn Ponds, Geelong)

The impact on the landscape of the Peninsula was permanent. The vegetation, originally dominated by she-oak, box and wattle, was cut heavily enabling the tea-tree to spread well beyond its original range. Regulations were introduced in 1853 reserving 'for lime-burning purposes' all timber and firewood on the Peninsula west of a line from the Bay coast west of Arthurs Seat to the ocean coast east of Cape Schanck.<sup>5</sup> By 1855 it was recorded that little timber remained on the Peninsula 'having been used for limeburning purposes'.<sup>6</sup>

By the end of the nineteenth century the lime-burning industry in Victoria was dominated by the larger operations usually using a bank of several kilns and with a large resource of winnable limestone. Continuous kilns came into use at this time. The lime-burning industry was finally replaced during the early years of the twentieth century by the development of Portland cement works (although one of the earliest attempts at making cement is to be found at Snapper Point, Mornington).

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2. C. Hollinshed, *Lime land leisure*, p.51.  
3. Nepean Historical Society, *The Peninsula Story: Sorrento and Portsea - Yesterday*, Book 1, n.d., p.41.  
4. W. Culican & J. Taylor, *Fossil Beach Cement Works*, p.7.  
5. C. Hollinshed, *Lime land leisure*, p.52.  
6. Culican, p. 7.

**Evidence**

*Extant kilns*

There are six extant kilns known to remain within the Shire:

	Location	Dates	Operator/Owner
<b>Portsea</b>			
Shelly Beach kiln	4 McColls Way	1842-1860s? 1868-69 1869-	Edward Skelton W. A. Blair Boyd (leased from Blair)
Duffy's Lime Kiln	7 Merrylands Ave	pre 1869?	C. G. Duffy
Ilyuka kiln	Point King Rd	1880	Boyd (son-in-law of W. A. Blair)
<b>Rye</b>			
Sullivan's Kiln (Alpha Downs kiln)	Browns Rd	1855-1917	Patrick Sullivan James Sullivan
Kiln	459-461 Browns Rd	not known	not known
St Andrews kiln	65 Tiberius Road	1855?-	Darley?

*Sites*

Some evidence of other kilns remains. These places have been listed as sites on the Flinders Heritage Study data base, but have not been assessed. The study recommends their protection as potential archaeological sites.

1. Within Nepean National Park close to *Canterbury Jetty* where a kiln was operated by Hughes for Messrs Campbell, Youle and Walker, from 1888; and the site of Canterbury Jetty itself (built c 1887) which was an important jetty for the loading of lime;
2. Site of the Hughes kiln at *Lower Koonya Beach*;
3. Site of the last kiln to operate in the district in *Byron Street, Blairgowrie*. Hollinshed lists this kiln as operated by the Devine Bros. It is shown on the 1890 contour Plan of the locality. The kiln was operated by G A Hill for John Cain up to 1916 (Nepean Historical Society). Mulberry trees from Hill's orchard are still visible as is some limestone rubble on the hill slope. (Hollinshed states (p. 101) that Blair's Big Kiln was the last to operate; however it was idle from 1913 to 1918 when it was reopened for one load of lime, and then demolished.)

for many people. Its influence on the early development of the Peninsula has been well described by Hollinshed in *Land lime leisure* and in *History & heritage*, one of the volumes produced as part of the Flinders Heritage Study.

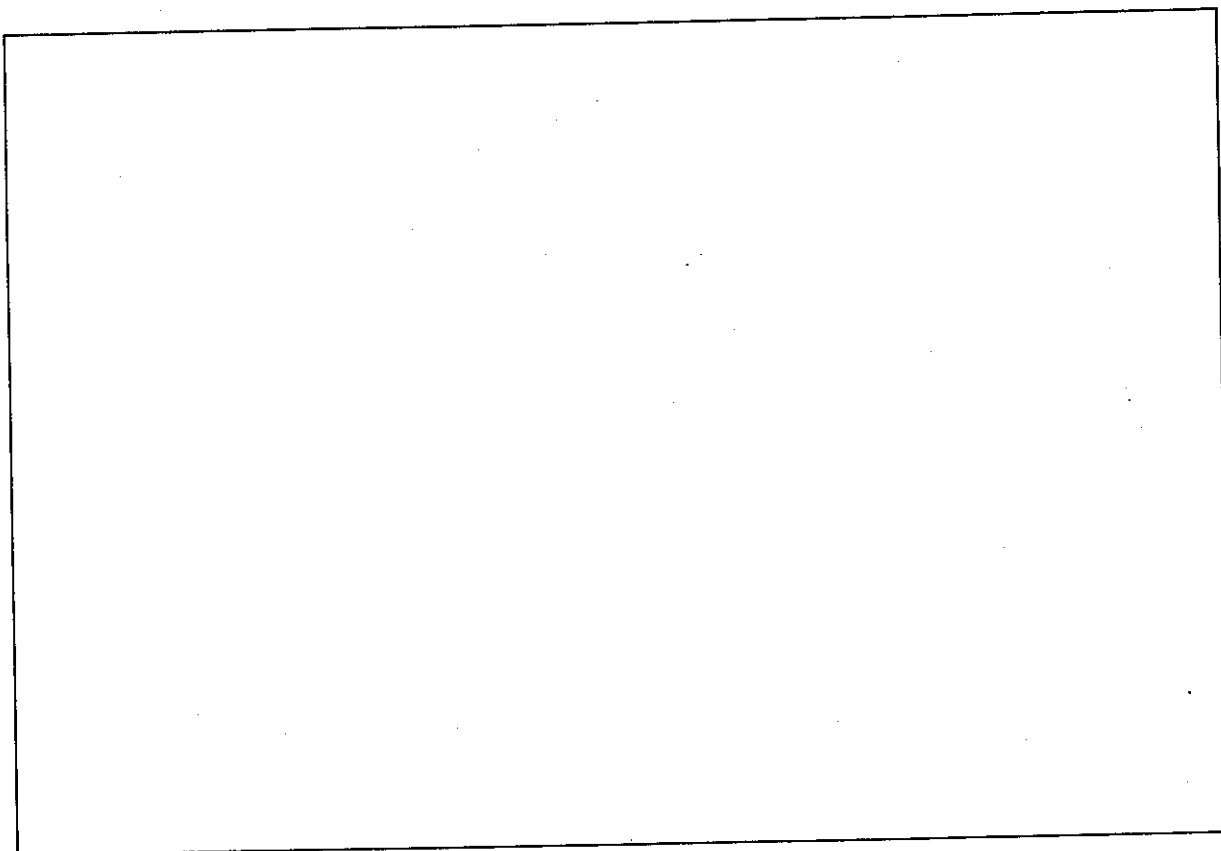
### Sources

- Birmingham, J. *Industrial archaeology in Australia: Rural industry*, Heinemann, 1983, pp.74-6.
- Culican, W., & Taylor, J. *Fossil Beach Cement Works, Mornington Peninsula: an essay in industrial archaeology*, Refulgence Press, Queensland, 1972.
- Doery, C. 'Poetry in limestone', Fine Arts thesis, University of Melbourne, 1973.
- Elphinstone, R., Huggard, T., & Johnston, C. *Walkerville Lime Kilns: preliminary conservation report*. Prepared for the Department of Conservation, Forests and Lands, 1986.
- Hollinshed, C. *Lime land leisure*, Shire of Flinders, 1982, pp.49-63.
- Johnston, C. *Coimadai lime kilns: conservation analysis*. Prepared for the Rural Water Commission, Armadale, 1986.
- Maloney, D. 'Review: Lime industry - surviving kilns in Victoria', unpublished report, National Trust of Australia (Victoria), 28 April 1986.
- National Trust of Australia (Victoria), *Notes on Point Nepean, Portsea*. Prepared by Major J. H. Welsh in 1967.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Lime Kiln  
**ADDRESS:** 459 - 46 Browns Road  
Rye  
**PROPERTY NO:** 121359      **Title:** Lot 87 LP41106  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The site, at the rear of a house, comprises an open shaft set into the side of a hill, built of limestone and lined with a mix of smaller stones, brick rubble and mortar. The base of the shaft is buried, and is overgrown with tea-tree, grasses and other vegetation. A small section of limestone wing wall is visible. The shaft is bottle-shaped, appearing to curve inwards towards the rim. There appears to be a deposit of loose lime and soil around the top of the kiln, suggesting that the height of the shaft has not changed substantially.

The form of the shaft is consistent with the site being a lime kiln, however the lack of a brick inner-lining on the shaft is unusual, and is the only example seen on the Peninsula.

**HISTORY:** Nothing is known of the history of this site. An allotment of more than 124 acres (CA 16, Parish of Nepean) was acquired by B. Hards in 1866.(1)

The site is not shown by Hollinshed on his plan of kilns and kiln sites, but he notes the access difficulties that must have been associated with a kiln on the opposite side

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of Browns Road and a little further west (operated by Quinnan).(2) The difficult location suggests it may be a later kiln, taking advantage of gradually improving road systems, and perhaps using Canterbury Jetty rather than that at Napier Street.

The kiln is not shown on other early plans of the area including F. Byerlly's 1855 sketch map(4), George McDonald's 1860 Parish of Nepean plan(5), nor the 1890 Contour Plan which shows several clearings to the south.(3)

**SIGNIFICANCE:** The Browns Road kiln is of at least local significance as one of only six kilns known to remain in the Shire, of which three are located inland at Rye, which provide evidence of this important industry. Further historical research is required to fully assess its significance.

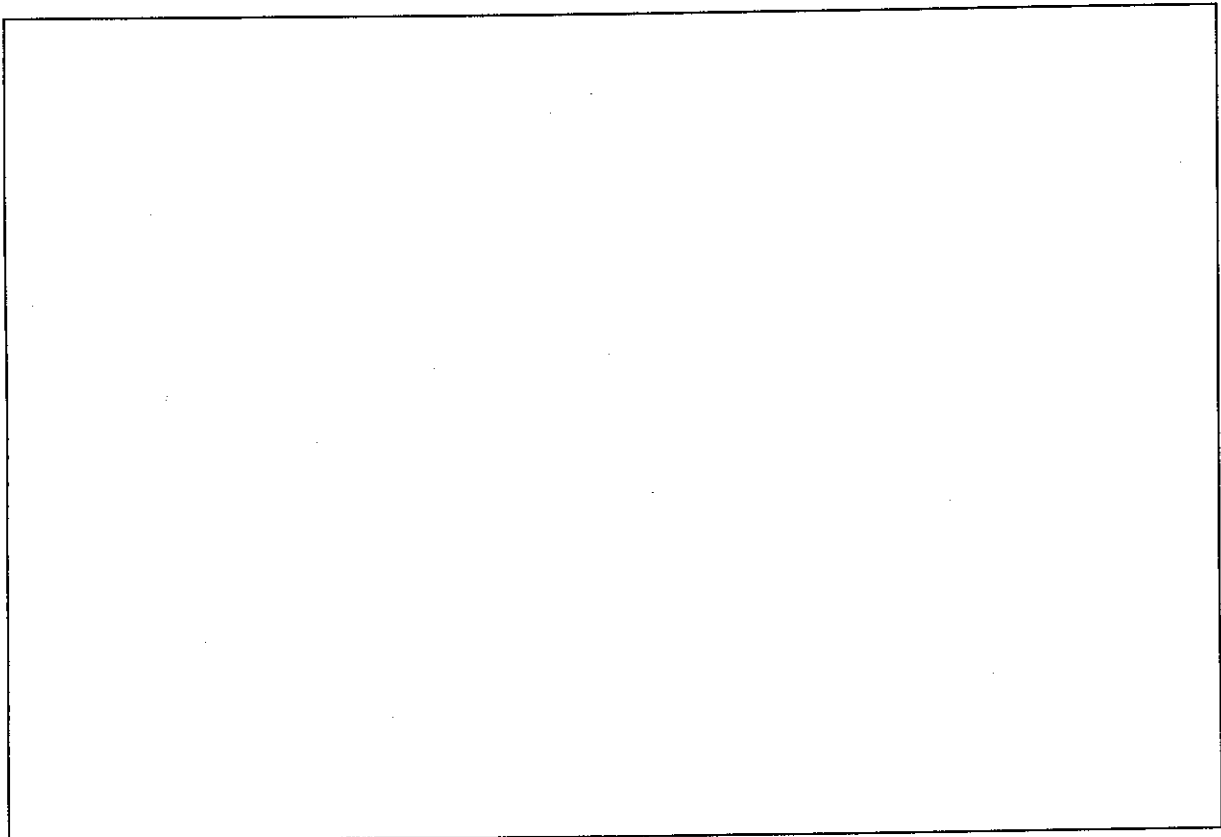
**SOURCES:**

- [1] Parish Plan, Parish of Nepean.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, pp.53, 57.
- [3] Contour Plan, Cunningham & Pickett, 1890.
- [4] F. Byerlly's 1855 Sketch Map of the Peninsula - Rye Section, held in P. Collins papers in the Nepean Historical Society Archives.
- [5] George McDonald - Parish of Nepean, surveyed 1860; for the Office of Lands and Survey, Melbourne (Central Mapping Authority Archives).

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**NAME:** Little Breda  
**ADDRESS:** 3 Byrnes Rd  
Shoreham  
**PROPERTY NO:** 101299 **Title:** Part CA 61B  
**PRECINCT:**  
**MELWAY REF:** 256 E8 F6  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** A small timber cottage with steeply pitched gabled roof, verandahs on two sides, and an extension to the rear. It has been altered, probably in the 1930s, and again more recently. Little Breda is set behind a large cypress hedge and within an established garden that features large cypresses. Decorative stonework is used extensively in the front garden.

**HISTORY:** This house is said to date from the 1860s, having been built for Michael (Micky) Maher (buried in Flinders Cemetery). The house was known as Tipperary. The Part 61B Plan records that CA 61B (comprising over 80 acres) was granted to M. Byrne in 1877.(2) He may have held the land as a lease prior to purchasing it, and the house could date from the lease period. This requires further research.

Many of the early white settlers at Shoreham are said to have come from the same locality in Ireland - family names include Higgins, Dowling, Riley, Byrne, Kennedy, Callinan.(1) The other early house of interest is the former Byrne cottage.

**SIGNIFICANCE:** Little Breda is probably of regional significance as one of two early houses remaining

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that demonstrate the prominence of the Irish in settling this locality, and as the earliest house remaining in Shoreham. The setting of the house is important.

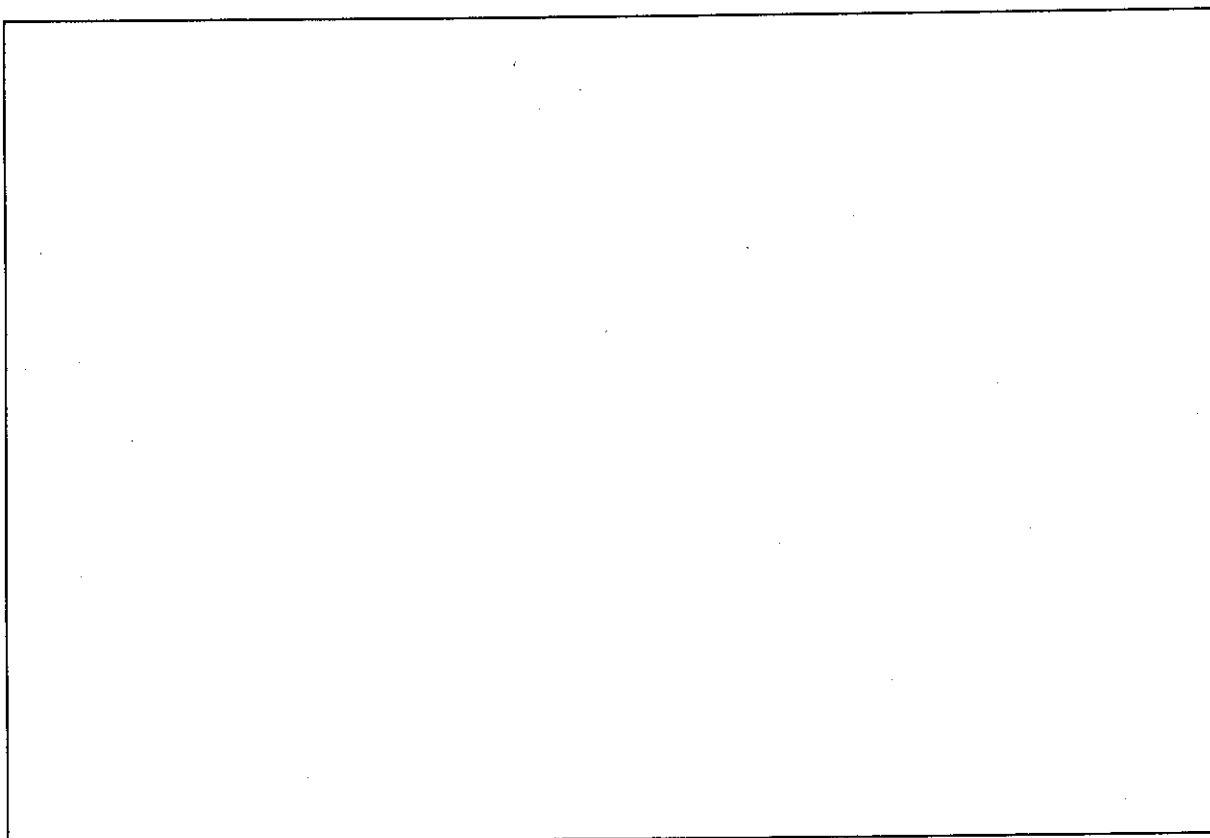
**SOURCES:**

- [1] Mrs A. McKenzie, pers. comm. and notes.
- [2] Parish Plan, Parish of Balnarring.

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**NAME:** Fmr Post Office & Residence  
**ADDRESS:** Byrnes Road  
Shoreham  
**PROPERTY NO:** 101304 **Title:** Pt CA62 T/Bal  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** timber dwelling with projecting section previously used as the post office; the post office had a separate entrance on the south-west side of the building. Internally the house is lined with Regency boards.

**HISTORY:** The post office was originally established in a single room at the rear of the house. The post mistress Miss Ellen Byrne built the whole house, probably starting around 1912, and adding a room at a time. Her father had a coach business and would deliver the mail bags. When Miss Byrne died in 1926 the post office was moved to its present site directly opposite.(1)

The Byrne family arrived in the district in the 1860s. One of the present owners (Mrs McKenzie) is a member of the Byrne family and Miss Ellen Byrne was her aunt.(1)

**SIGNIFICANCE:** The former Shoreham post office and dwelling is of local historical significance for its associations with the Byrne family, early local settlers, and for its function in the town. Architecturally it is of local significance for its intactness, presenting a typical



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and relatively unaltered example of building forms and the use of materials in the early years of the twentieth century.

**SOURCES:** [1] Mrs A. McKenzie, pers. comm.

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**Significant Sites and Areas**

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**NAME:** Fmr School

**ADDRESS:** 67 Byrnes Road  
Shoreham

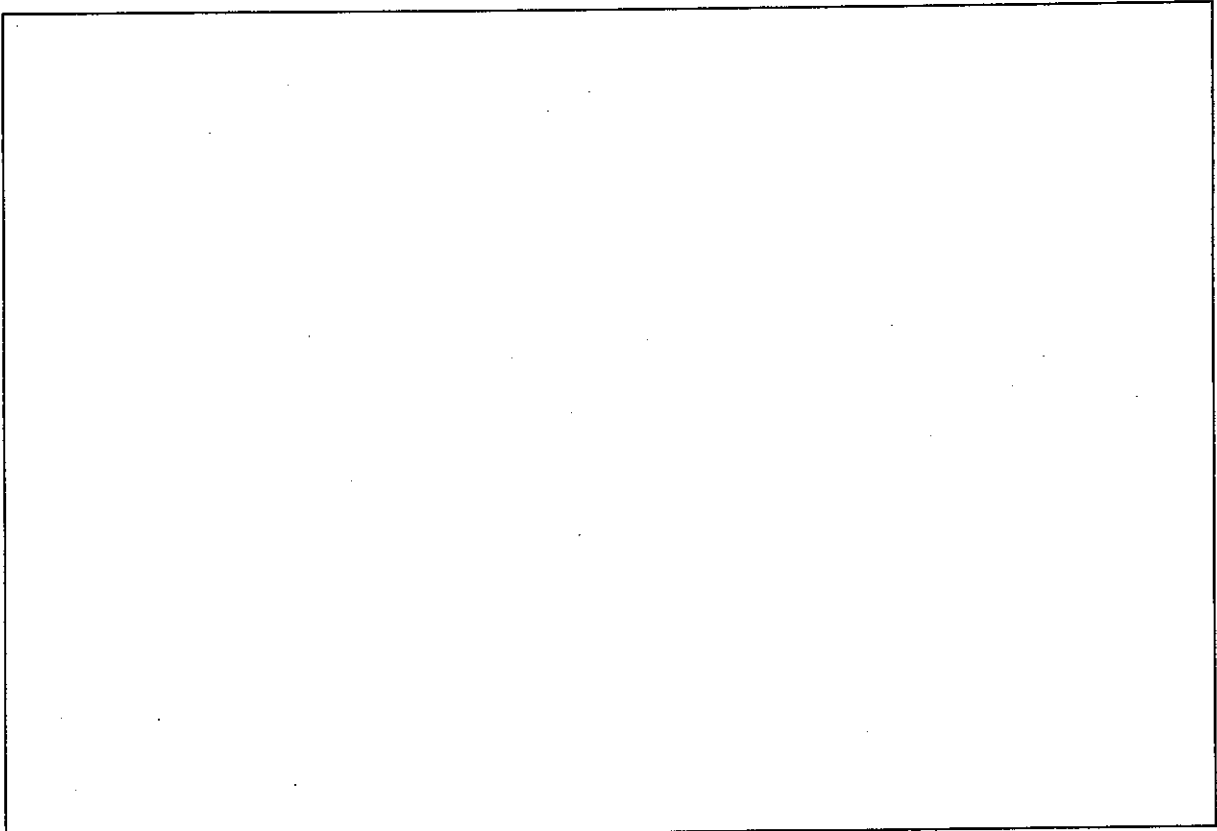
**PROPERTY NO:** 101319      **Title:** Pts CAs 1/2/3 P/Bal

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A brick school on bluestone foundations, comprising a large schoolroom with entry porch and fireplace, two smaller adjoining rooms (one with fireplace), and a more recent skillion addition. The brickwork has been painted externally. The school remains set on a large site surrounded by sugar gums and cypresses.

**HISTORY:** The school was founded as the Stony Creek school opening in 1875, with Peter Nowlan - a member of the first school committee - recognised locally as a driving force behind its foundation. The name changed to Shoreham in 1881.(1)

The building was designed and built by the Public Works Department as a school, with a small three-roomed residence for the teacher at the rear.(2) The ship bringing materials for the building of the school was wrecked on the beach, but the materials were salvaged and brought to the site by bullock team.(3) It is not clear which materials were brought by ship, as the bricks are apparently locally burnt.(2)

The school was closed in 1892, becoming a shop, then reopening as a school in 1914 until 1951 when pupils moved to Red Hill Consolidated.(3)

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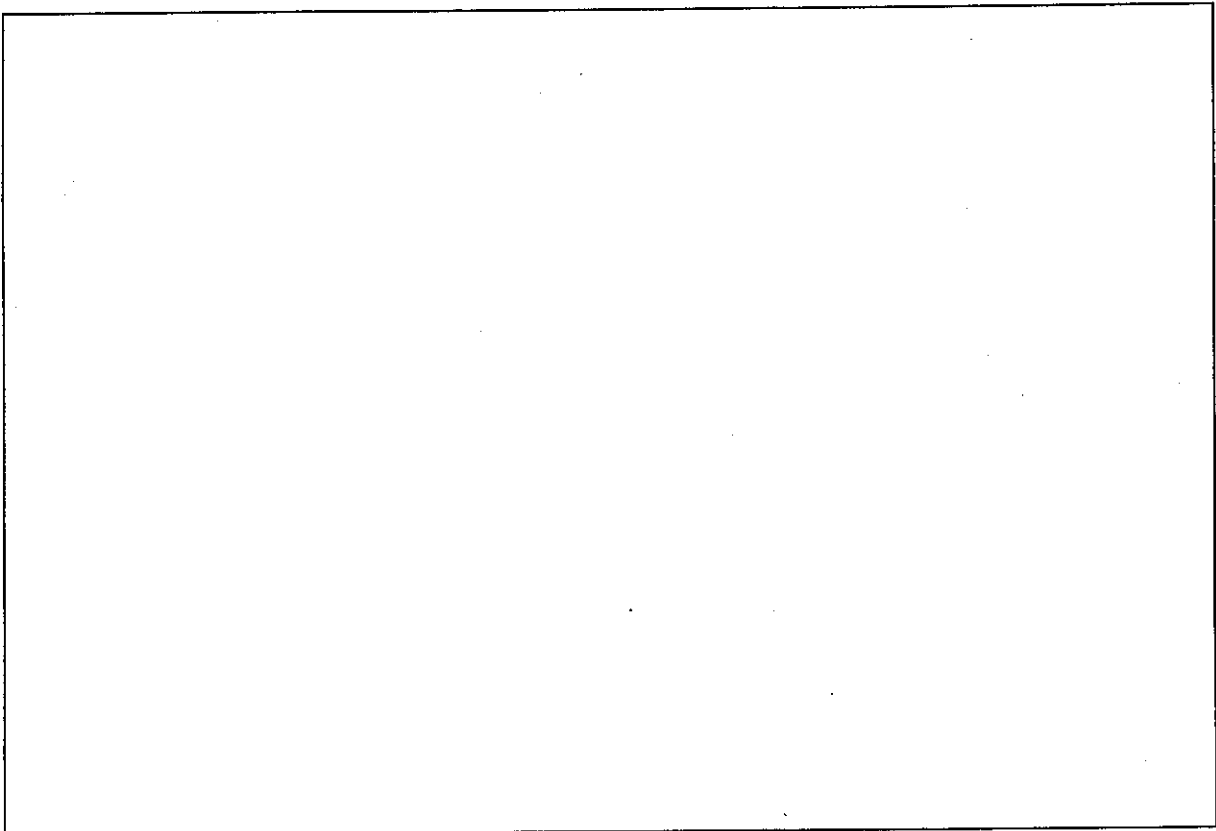
**SIGNIFICANCE:** The former Stony Creek school is of local historical significance as the first school serving the locality, demonstrating the area's isolation and the important role of ships as suppliers of needed goods, and being the only building remaining from the 1870s period in Shoreham township.

**SOURCES:** [1] 'Vision and Realisation', Vol. 3, p.348.  
[2] National Trust File No. 1724.  
[3] Plaque on building.

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**NAME:** House  
**ADDRESS:** 24 - 28 Cain Road  
Rye  
**PROPERTY NO:** 133101 **Title:** LP42667 Pt Lot 27  
**PRECINCT:**  
**MELWAY REF:** 168 C4  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This house comprises a weatherboard section which faces the street and an older limestone section to the rear of the building. The two sections are well combined under the one roof form which suggests the stone to be a later addition, however this would be unusual. The limestone section to the north contains an entrance with blue glass sidelights. Overall the house is in a deteriorated condition. It is oriented skew to the road, suggesting it predates the alignment of Cain Street. Several fruit trees remain on the site.

**HISTORY:** This house was built in 1880 for Michael Cain, the third son of Owen Cain, pioneer limeburner. Michael attended the old Boneo School and became a wheelwright, catering for most of the local blacksmithing. From 1896 (after Owen's death) to 1903, Catholic Mass was celebrated at 24 Cain Street rather than at Tyrone. Michael worked with Harry (Henry) Watts on the Sorrento Tramway before moving with his wife, Ethel Hill to Moe. Later owners of the house included his daughter Mary Agnes and grandson Owen Beglow Cain.(2)

Further research is required to establish whether this property formed part of Owen

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Cain's first kiln site. It is reported by C. Hollinshed that Cain had his own road leading from his kiln to the beach at White Cliffs, where barges transported the lime. The name of this road would substantiate this connection.

**SIGNIFICANCE:** This house has regional significance for its associations with several generations of the pioneer Cain family. (Owen Cain of Tyrone at 1-3 Locke Road, owned a substantial land holding in the area from 1860 on which he established his limeburning business.) Owen Cain is often credited with the introduction of viable lime burning practice in the Rye district.

The house was originally built in 1880 and, with Tyrone is one of the oldest limestone buildings in the Rye area. It is of design significance in its demonstration of the evolutionary growth of a residence over time using different construction materials. The site on Cain Road is of landmark significance for its presumed historical connections with the route between the early Cain lime kilns and the beach where lime was transported.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Hollinsworth, C., 'Lime, land & leisure', Shire of Flinders, 1982, pp.104-5.

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**Significant Sites and Areas**

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**NAME:** Cape Schanck Lighthouse Station

**ADDRESS:** Cape Schanck Road  
Cape Schanck

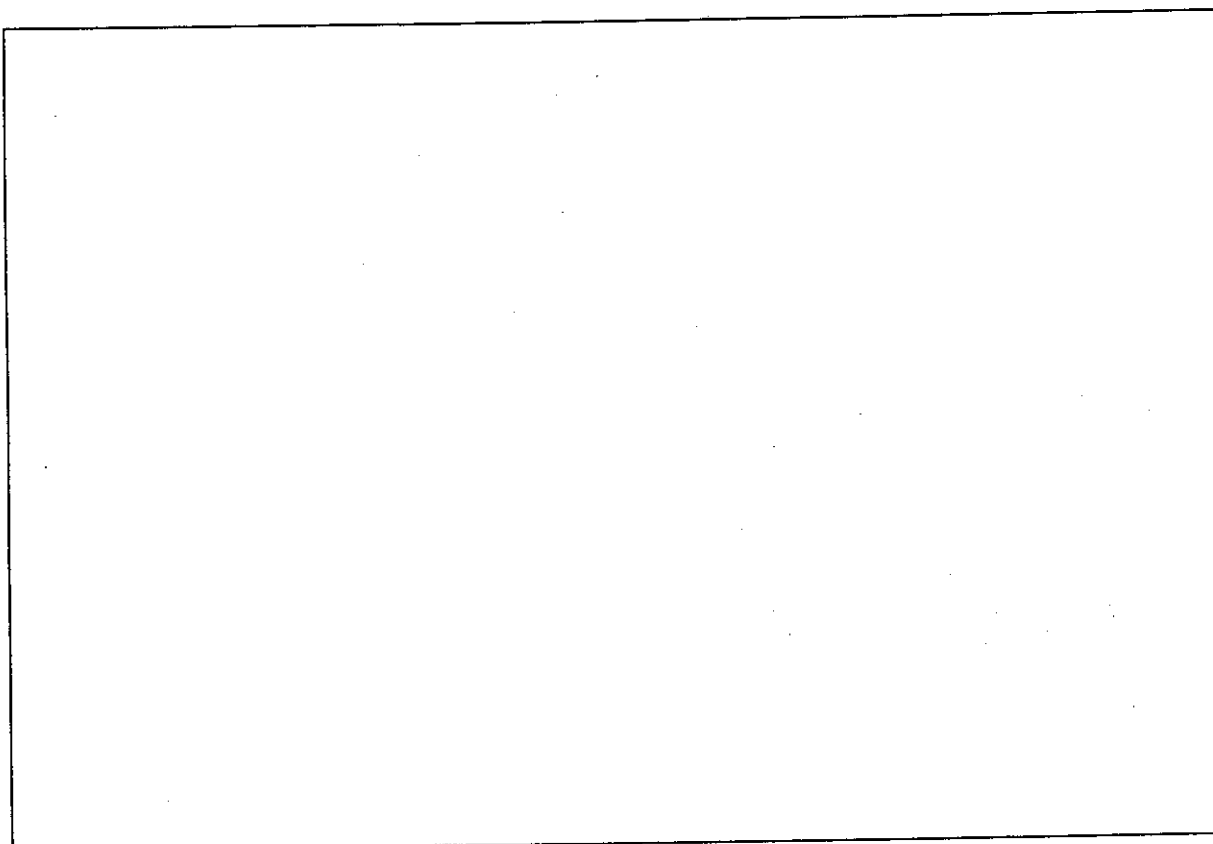
**PROPERTY NO:** 121786 **Title:**

**PRECINCT:**

**MELWAY REF:** 258 B10

**HERITAGE RECOGNITION:** Classified National  
Trust File 3306

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Cape Schanck Lighthouse Station contains a collection of buildings located around a central open area, with the lighthouse closest to the coast. The complex comprises three buildings of rendered limestone - Headkeepers Quarters (c1859), the Assistant Lighthouse keepers Quarters (c1859), and the lighthouse (c1859) - a timber building and a later red brick house (c1930/40).(2) There were additions and repairs to the light house in 1881.(3)

The light-tower has been described as of 'traditional design' using an imported lantern (made by Chance Bros. of Birmingham). It stands 21 metres above Cape Schanck, marking the eastern approach to Port Phillip Bay. The light was modernised and converted to electricity in 1940. Likewise the form of the complex is typical of lighthouse architecture of the mid-nineteenth century.(2)

**HISTORY:** The complex was designed by the Public Works Department and built in 1859.(2)

**SIGNIFICANCE:** The lighthouse and associated keepers quarters is typical of mid-nineteenth century li

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ghthouse design, with more highly regarded examples located at Cape Otway and Gabo Island.(2) It is of regional architectural significance as the single example of this type of complex on the Mornington Peninsula, of regional historical significance for its ability to demonstrate the importance of coastal shipping to the settlement and functioning of Melbourne during the nineteenth century, and of aesthetic significance as an important coastal landmark.

**SOURCES:**

- [1] National Trust File No. 3306.
- [2] Register of the National Estate assessment and Register entry.
- [3] 'Argus', 19/11/1881, p.6.
- [4] 'Argus', 7/6/1879, p.3.

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**Significant Sites and Areas**

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**NAME:** Barragunda

**ADDRESS:** Cape Schanck Road  
Cape Schanck

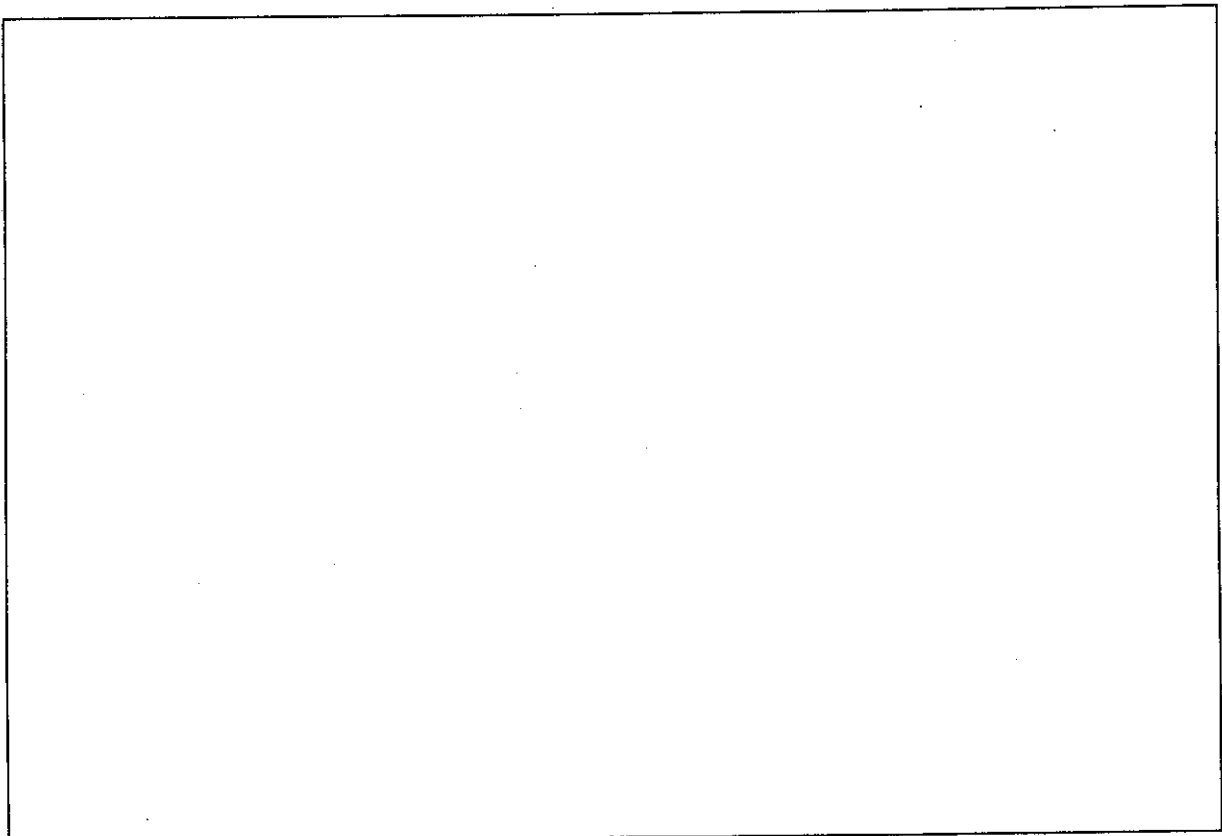
**PROPERTY NO:** 111034      **Title:** LP208253 Pt 3

**PRECINCT:**

**MELWAY REF:** 258 B10

**HERITAGE RECOGNITION:** Registered HBC  
Victoria  
Classified National  
Trust File 901

**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** Barragunda is a pastoral property consisting of a large homestead, a c1930s manager's house, and an early rural building situated on land with views across Cape Schanck and Bushrangers Bay. The homestead, constructed from limestone quarried on the site, is a Gothic-revival design. It has a picturesque slate roof-line, topped with bell-cast towers, corbelled chimneys and Dutch gables. The homestead has a 1930s wing which is in keeping with the original section but has classical detailing, including small entry porticos. Its scale and use of the same limestone with a slate roof makes it a harmonious addition. The setting, on a knoll with a walled garden, amid lawns and mature trees, contributes to its gracious appearance.

The shearing shed is framed of saplings to the walls and Dutch gable, has a section of limestone rubble walling and retains timber shingles beneath the corrugated iron roof. The c1930 manager's house has a Dutch-gable roof but is very modest in proportions and materials when compared with the contemporary addition to the



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main homestead. The manager's house has a corrugated asbestos roof and rendered walls.

**HISTORY:**

The land which is now the Barragunda property was part of a pastoral run called Cape Schanck taken up in 1838 by Charles Campbell from Sydney, covering over 9,600 acres. The well known early pastoralist John Barker, with his brother Edward, held the run from 1840 until 1884. It was subdivided and the licence sold to J. B. Were and Dr Godfrey Howitt. Barragunda was built for Dr Godfrey Howitt in c1866, as a wedding present for his daughter Edith who married Robert Anderson, a worker on the nearby Barker property. It was probably designed by Edward La Trobe Bateman, but reputedly supervised by the notable Melbourne architects, Reed and Barnes. Bateman was an English designer who had associated with influential artists and designers in London, including Rosetti and Owen Jones. He designed the rose garden at Barragunda, the garden at Chatsworth in the Western District and the house and garden at Heronswood in Dromana.

A limestone cottage on the Cape Schanck Road, known as Shepherd's Cottage or Kelly Cottage, has links with Barragunda. It is within the old boundaries of the original Cape Schanck pastoral run and was built in the 1860s for William Haddow. Haddow was the chief shepherd employed by Robert Anderson of Barragunda and Titles Office records show Anderson as the owner of the site.

The 1930s manager's house and extensions to Barragunda are most probably designed by the architect Marcus Martin.

Analysis of Significance Architecturally, Barragunda can be compared to other designs done by Bateman at Heronswood and Chatsworth. Each building, although exhibiting some stylistic devices in common with the others, such as a rustic, picturesque character and distinctive roof line, is significant in its own right. The style is usually seen in ecclesiastical or institutional architecture in Australia and is rare in domestic buildings.

Comparison can be made with the work of the architectural firm Davidson and Henderson in Geelong and some of Reed and Barnes buildings, like the Faraday Street School in Carlton.

Few comparative pastoral properties remain on the Mornington Peninsula. Barragunda retains more of its land than McCrae Homestead or Blairgowrie House.

**SIGNIFICANCE:**

Barragunda, a rare surviving pastoral property on the Peninsula, is of state significance for its continual use since the 1840s for this purpose. It retains lands, shearing shed and manager's house, as well as the Homestead, in a rural setting. The complex demonstrates a hierarchical arrangement through its layout with walled gardens, lawns and pastoral land and the relative status of the homestead, manager's residence and shearing shed, made clear in design and materials of construction. It retains an early rural outbuilding, now a shearing shed, which demonstrates vernacular construction techniques.

The Homestead is of state significance as a well detailed and picturesque example of a Gothic revival design. This style was rarely used for domestic architecture in Australia and, despite alterations, Barragunda retains many important features. Some of these are: the use of limestone, quarried on the site; a slate roof, decorated with bell-cast towers, corbelled chimneys and Dutch gables; and a walled garden.

Probably designed by Edward La Trobe Bateman, Barragunda Homestead is a

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particularly interesting architectural comparison to Heronswood by the same designer and also situated on the Mornington Peninsula.

Of state significance is the property's historical association with the well known early pastoralist John Barker and the wealthy landowner Dr Godfrey Howitt.

**SOURCES:**

[1] Historic Buildings Council File, Register of Historic Buildings  
No. 84/5586 JD.

[2] Heritage Week, 'Historic Homesteads' brochure.

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**NAME:**                    **House**

**ADDRESS:**                    Cape Schanck Road  
                                  Cape Schanck

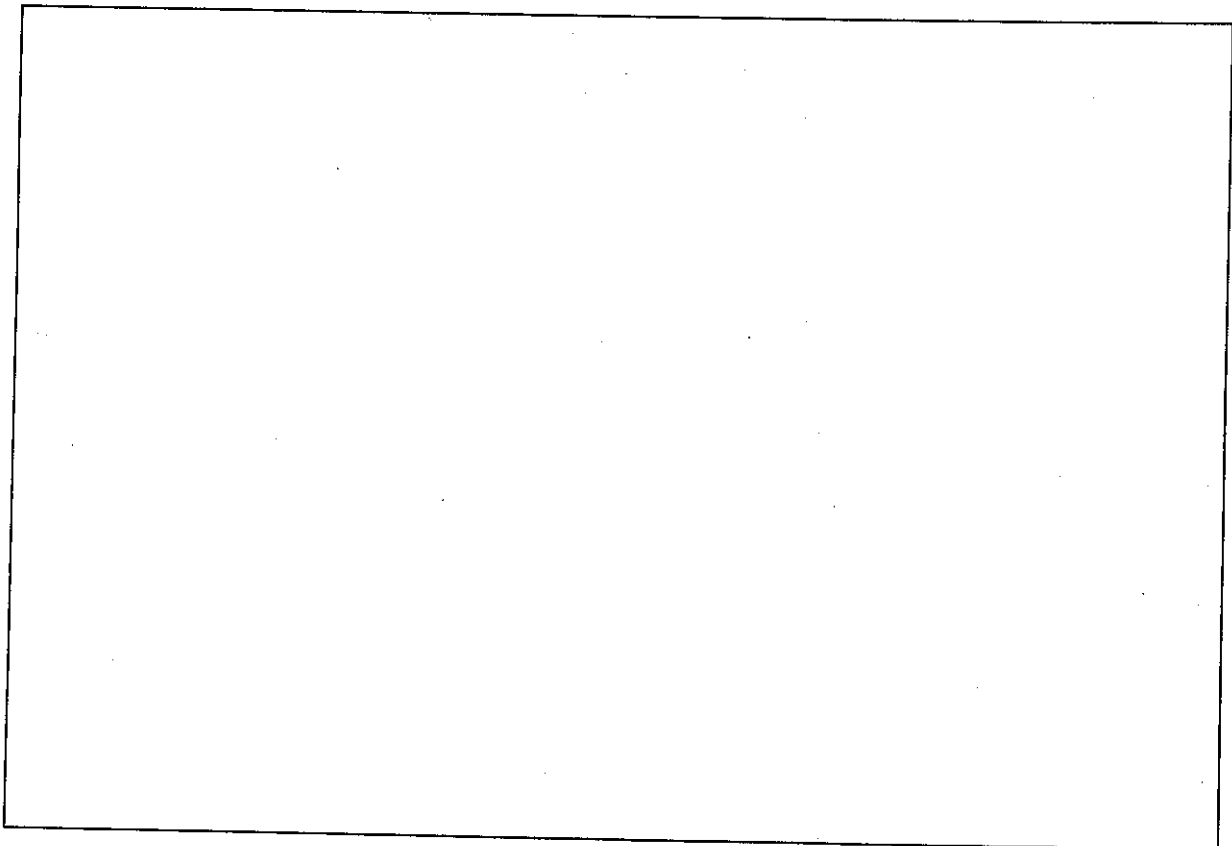
**PROPERTY NO:**   111009                    **Title:**        Lot 21 LP56864

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**   Single storey limestone house, symmetrical in form. The house has been extended, closely replicating the form, materials and detailing of the original.(1)

Access to the property was not possible during the field survey.

**HISTORY:**        The house was reputedly built c 1860 as a shepherd's hut and first occupied by William and Marion Haddow (and family of nine).(1)

The Cape Schanck run was leased by John Barker from c1845, then transferred to Godfrey Howitt. Barragunda, the main house on the run was built by Howitt in 1866 for his daughter on her marriage to Robert Anderson.(1).

William Haddow worked for Robert Anderson at Barragunda as Anderson's chief shepherd. The Haddow's arrived in Australia in 1859. The house was originally constructed with three bedrooms, a pantry and kitchen-living room.

The house was empty for about 30 years prior to 1954 when it was acquired by the

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Knight family, the first permanent dwellers since the last member of the Haddow family had left. It transferred to the Kelly family in 1961 and the house was extended.(1)

**SIGNIFICANCE:** Of at least local historical significance due to its associations with the Barragunda property, providing evidence of the form and size of the house of the property's chief shepherd.

Inspection of the building and/or further historical research is required to determine the extent of remaining fabric from the period of its establishment.

**SOURCES:** [1] Doery, C., 'Poetry in Limestone' Thesis (unpaginated) - Place 12.  
[2] Hollinshed, 'Land, lime & leisure', 1982, p.62.  
[3] Mornington Peninsula Sheet 4 - 1890 Cunningham Contour Plan.

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**NAME:** McCrae Homestead

**ADDRESS:** 6 - 8 Charles Street  
McCrae

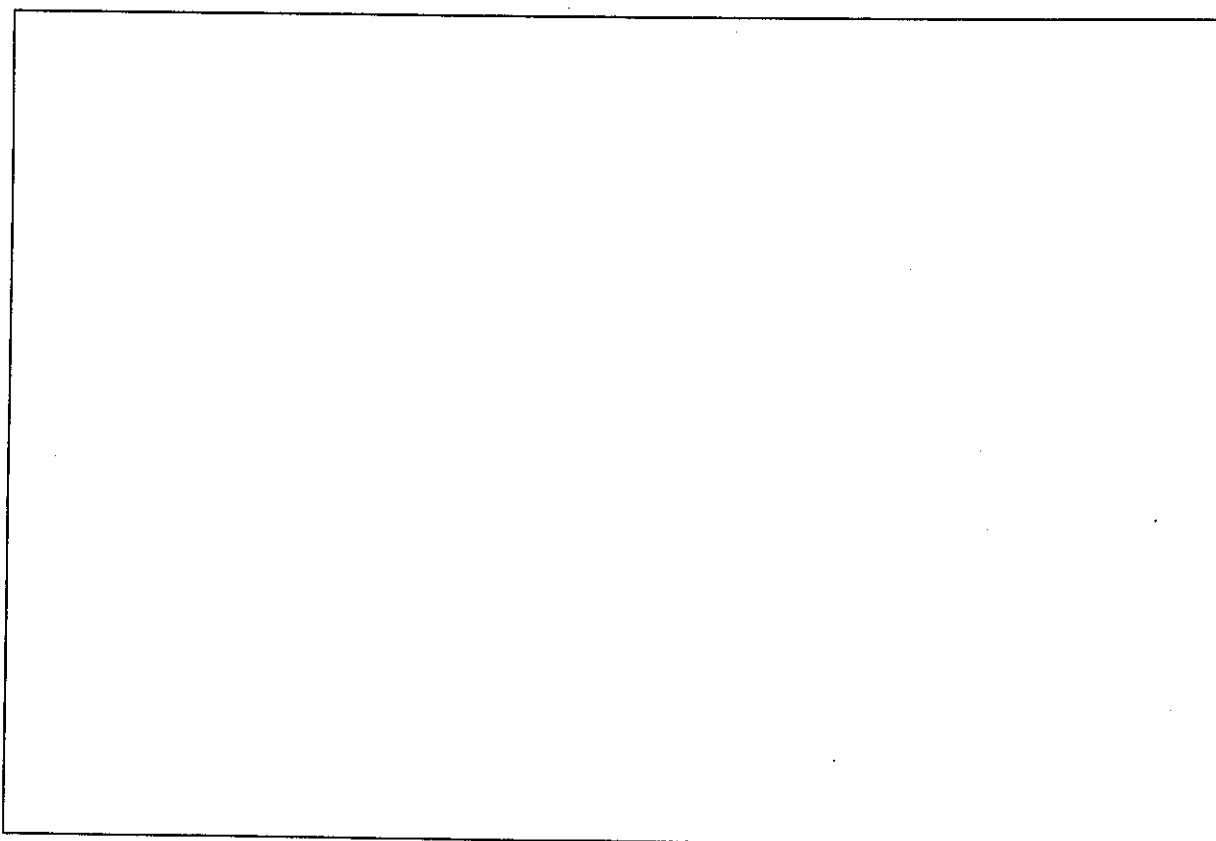
**PROPERTY NO:** 111218\*      **Title:** LP11673 Lot 101 & Lot 102

**PRECINCT:**

**MELWAY REF:** 159 A10

**HERITAGE RECOGNITION:** Registered HBC  
Victoria  
Classified National  
Trust File 1176

**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** McCrae Homestead consists of a two roomed building with skillion and verandah, and a detached kitchen. Its modest room arrangement, form and scale convey much about the lifestyle of its early occupants, despite alterations and rebuilding over the years. Constructed by the original owners from local materials, the horizontal drop-slab timber walls, wattle-and-daub kitchen and shingle roof are of note, despite being altered. The Homestead buildings were restored and reconstructed under the ownership of the National Trust of Australia (Victoria) from 1970 onwards, based on Georgiana McCrae's 1850s plan. The hand-made bricks in the chimneys and multi-paned windows are also features. Recent works include new roof, paving and drainage provisions, along with visitor facilities. Because of the subdivision and changes to the property, very little remains of the once extensive garden orchards and farmland.

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**HISTORY:**

McCrae Homestead was built during 1844-5 on 21,360 acres known as the Arthurs Seat Run for Andrew and Georgiana McCrae. The McCraes were Scots who arrived in Sydney in 1839 and came to Port Phillip in 1841 when the settlement was less than six years old. The Homestead was one of the first houses constructed on the Mornington Peninsula, and was built from local materials by the family and their friends. Its historical value is greatly enhanced by the writings and sketches of Georgiana, whose work provides an outstanding record of early squatting experiences. The family ran cattle, until in 1851, Andrew McCrae gave up pastoral pursuits and became a magistrate and warden at Kilmore. That year, his licence was transferred to Joseph Brooks Burrell.

Joseph and his wife Charlotte had emigrated from Suffolk in 1849 with nine children and considerable wealth. Joseph died in 1874 and Charlotte in 1889 but Burrell family members occupied the Homestead for seventy-six years. They held a strong social position and received many notable visitors to the property. One of the sons, Harry 'Henry' Burrell, participated in the search of remains of Burke and Wills in 1861-2.

The Burrells, like the McCraes, experienced difficulties in making the property pay. The land was gradually subdivided so that when Kathrine Burrell died in 1925 about forty acres remained with the Homestead. In the following years the land was broken up into urban allotments, making it difficult to appreciate the initial Arthurs Seat Run.

Comparative examples of early pastoral properties include Gulf Station, Yarra Glen which has important surviving farm buildings as well as a homestead and The Briars, Mornington which is from a later period. Neither of these properties have the accompanying documentation about the lives of their inhabitants that is recorded by Georgiana McCrae in her sketches and journals.

**SIGNIFICANCE:**

McCrae Cottage, built 1844-5, is of state significance as one of very few remaining Homesteads from this early period of Victoria's history. Its modest room arrangement, form and scale convey the realities of life in an early Victorian Homestead and are typical of simple dwellings derived from the English farmhouse model and imported into Australia with Anglo-Saxon immigrants. Although substantially reconstructed, its building materials, horizontal drop-slab timber walls, wattle-and-daub, hand-made bricks, shingle roof and multi-paned windows, are significant because they represent the construction techniques and skills which were common in Victoria at the time. Also it is of note that the building was originally constructed from local materials, although this quality has been lost to some extent through alterations.

Andrew and Georgiana McCrae occupied the property for just over five years until 1851 and it was built by them with assistance from friends. The property is of state significance because of the extent to which Georgiana McCrae was able to convey information about her times and life-style, through writing and drawings relating to the homestead. It is an outstanding record to aid understanding of the place and the McCrae Cottage also gains in significance because of its association with such a talented woman. The importance of the Homestead's builders and first occupants, the McCraes, was acknowledged by public petition to have the area named after them.

The association of McCrae Homestead with the wealthy pastoral family, the Burrells from 1851 to 1925 is of great significance. Although the Burrells did not physically shape the buildings, their family research and collection of historic material has provided valuable information on the property.

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- SOURCES:**
- [1] 'McCrae Homestead Restoration' in 'Trust News', June-July 1991, p.10.
  - [2] Australian Heritage Commission File No 005792  
2/1B/021/0001/01.
  - [3] Letter from George G. McCrae to Mr Trycross, n.d.
  - [4] Information supplied to C. Hollinshed by Mr J. W. Trycross,  
24/10/1977.
  - [5] Research notes by D. Charwood, c1929, supplied by J. Trycross.
  - [6] National Trust File No. 1176 (Classified). Research notes.

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**NAME:** Oak trees

**ADDRESS:** 2 - 12 Clarendon Street  
Dromana

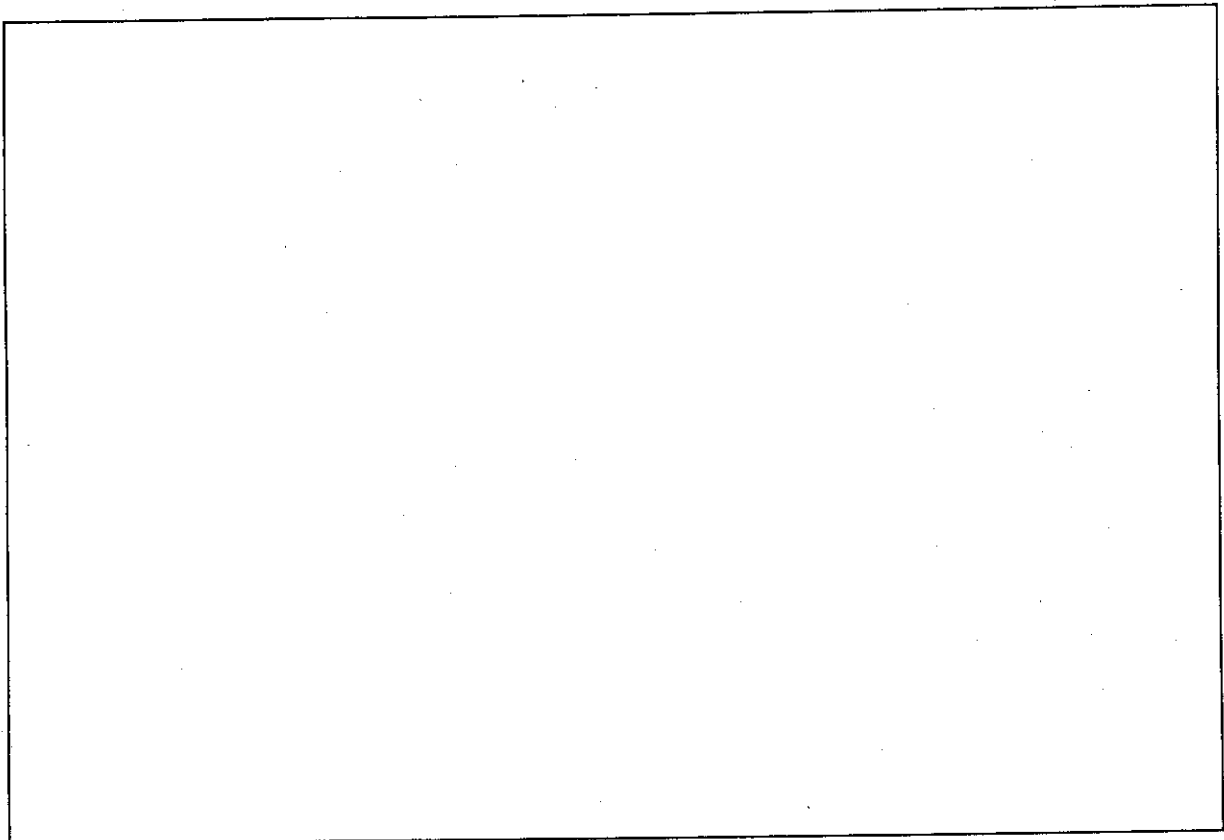
**PROPERTY NO:** **Title:** Clarendon Street Road Reserve

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A row of eleven well shaped oak trees line this section of Clarendon street between McArthur and Foote streets. The condition of the trees appears to deteriorate towards the Foote Street intersection. At the time of inspection, there was a mature Elm in the property of Clarendon Street which related to this stand of trees.

**HISTORY:** The trees are associated with the property at 6 Clarendon Street, the site of Aringa guesthouse and were probably planted around the 1874 construction date of that building. The plantings relate to historic plantings on properties nearby such as Heronswood and McRae's cottage.(1)

**SIGNIFICANCE:** The row of Oak trees is attributed local historical significance for its associations with the Aringa guesthouse (demolished) site which was established in the 1870s. The plantings are comparable to the historic sites of Heronswood and the McRae's cottage.

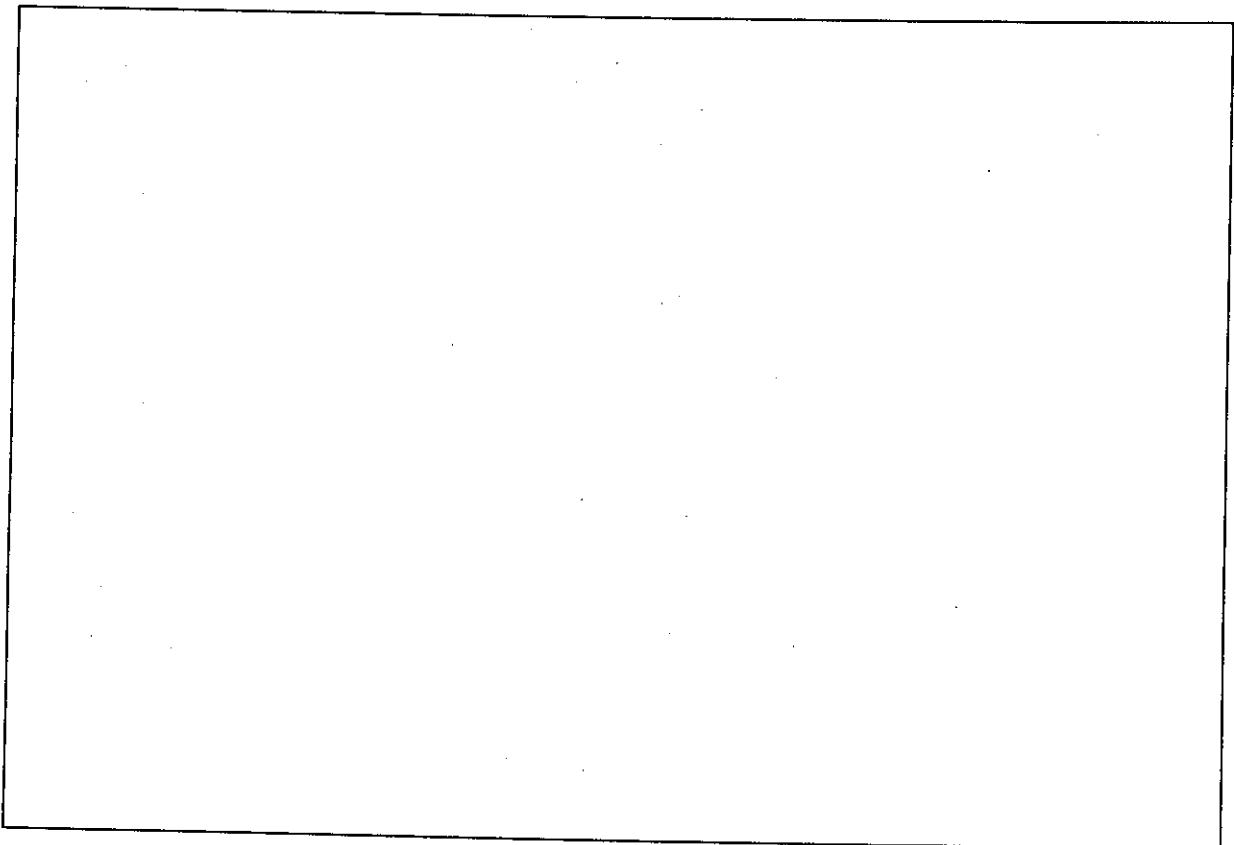
**SOURCES:** [1] Lewis, N., 'Supplimentary Report - AAT Hearing, 6 Clarendon Street, Dromana', 1991.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Bayview  
**ADDRESS:** 19 - 19 Clarendon Street  
Dromana  
**PROPERTY NO:** 101680 **Title:** Lot 4 LP200635  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

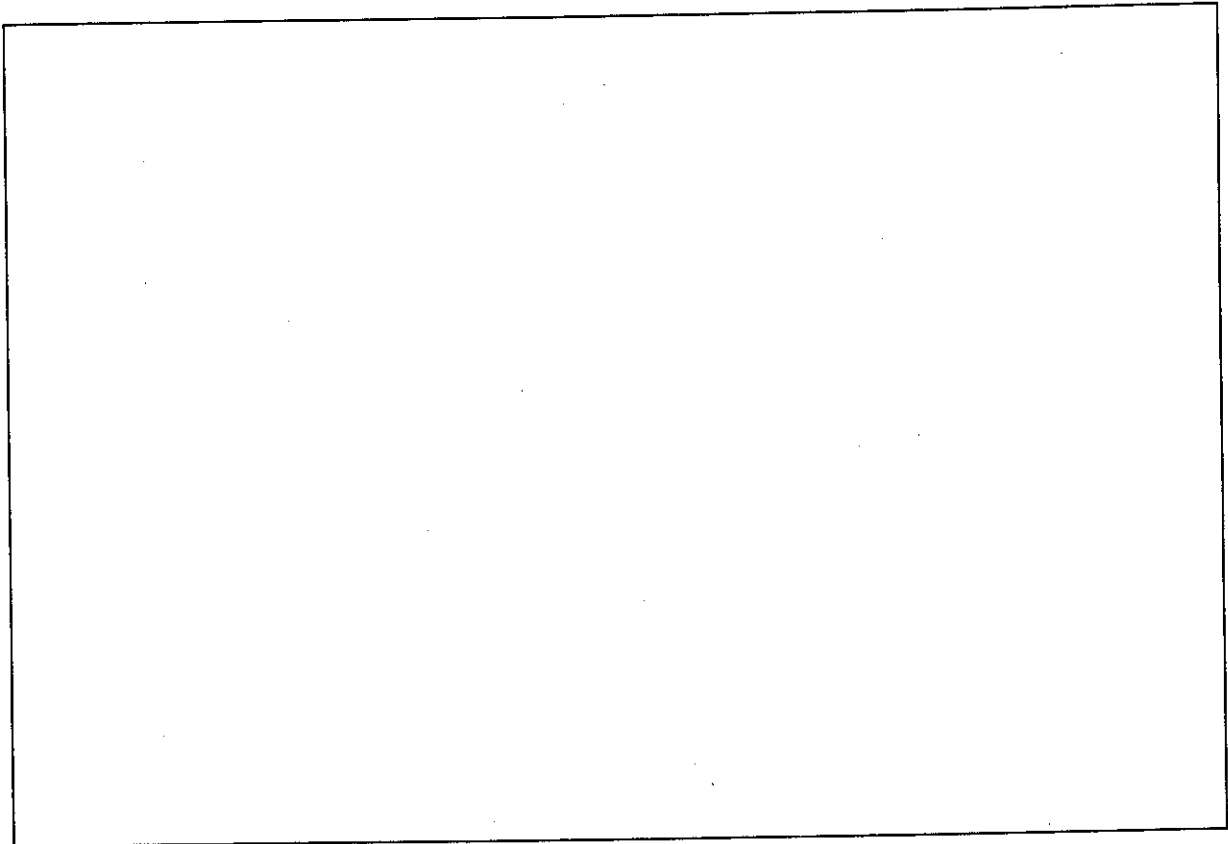


- DESCRIPTION:** Bayview is a simple Victorian villa, symmetrical in plan but featuring an asymmetrical facade with French windows to one side and simple timber fretwork and turned verandah posts.
- HISTORY:** Records for this house can be traced in the rate books to the date 1916, when the property was valued at 10 pounds under the name of J. Matthews.(1) The house was used firstly as a holiday house and then as a permanent residence by the family.(2) In 1947 the house was purchased by E. E. and J. S. Gross and remained in that family for at least twenty years.(1)
- SIGNIFICANCE:** Bayview contains local significance as an example of an early Dromana residence, used initially as a holiday home. It is located on one of the two main roads through the early township, creating landmark importance.
- SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Pers. comm. - Source???

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 6 Cliff Road  
Shoreham  
**PROPERTY NO:** 101743      **Title:** Lot 4 LP22794  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A tiny timber cottage, probably containing two rooms, plus a skillion extension.

**HISTORY:** The cottage was moved from Tucks Road Shoreham to its present site in the 1920s.(1) It is associated with Mary Wainwright, previously owner of the Shoreham store.(2)

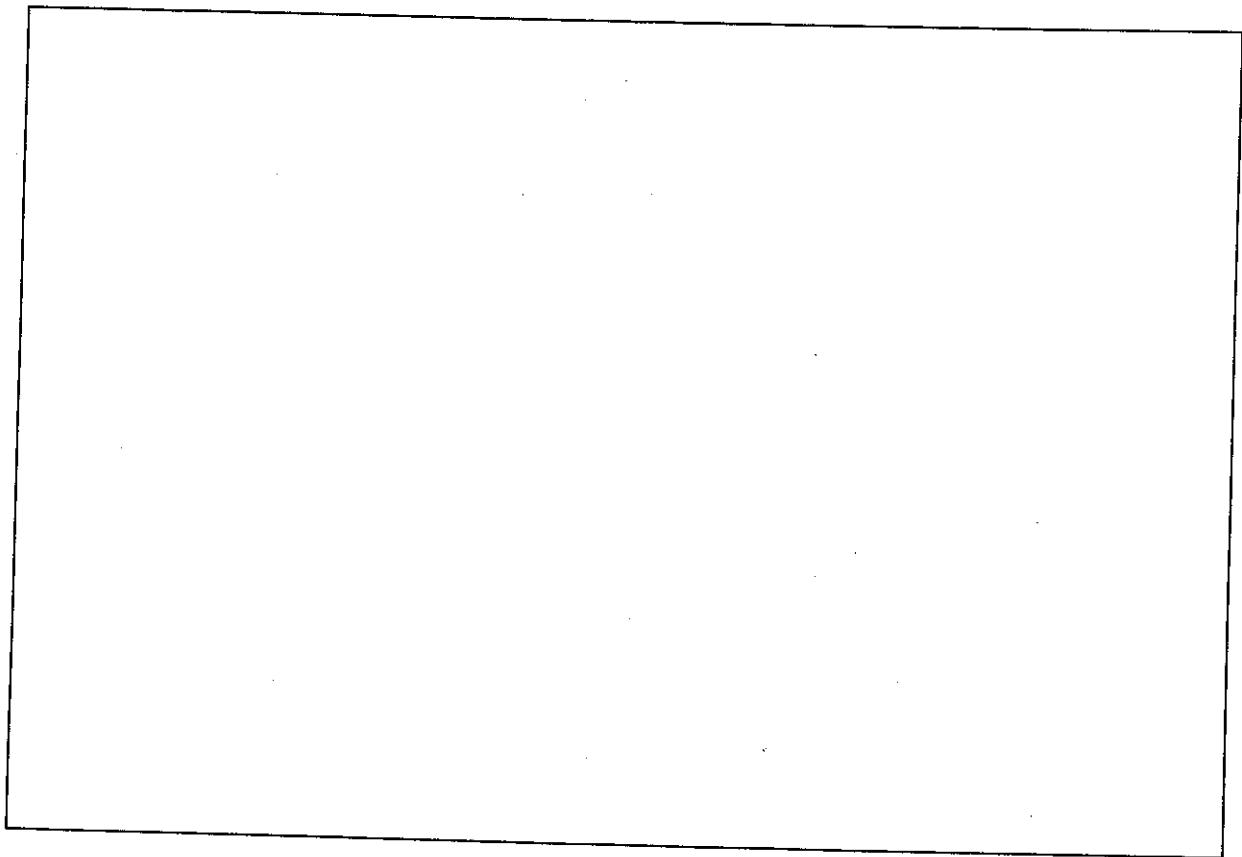
**SIGNIFICANCE:** Of probable local significance, requiring further research.

**SOURCES:** [1] Mrs A. McKenzie, pers. comm.  
[2] Mrs S. McKillop, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**            **Brin Baal**  
**ADDRESS:**        21 - 23 Cliff Road  
                          Shoreham  
**PROPERTY NO:**  101754\*           **Title:**        Pt CA2 & Pt CA3 T/Baln  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**  C - Local significance



**DESCRIPTION:**    A large timber-framed house, externally rendered, plus a smaller house built of the same materials but probably later. The larger house appears to have been extended and altered at various times. The house is set within a landscaped garden, containing a large weeping tree.

**HISTORY:**        Built for the Puckle family (Caroline Amelia Puckle) as a holiday house around 1922/23(1), at the same time as the Beach Road houses were built for the Leonard and Fitts families. Flinders was a popular place for holidays, and those who had enjoyed staying at the guest houses took the opportunity to build their own houses at Flinders and Shoreham.(3)

The Puckle family, after which Puckle Street Moonee Ponds is named, built this house using it as a holiday house. The Puckle family had a caretaker who lived in the cottage attached to the garage, and the caretakers wife cooked for them.(2) It continued in their ownership until 1954 when the property was sold to the present owner (Alice Lorraine Martin).

**Shire of Flinders Heritage Study**  
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**SIGNIFICANCE:** Of local significance as an example of a characteristic holiday house built for a prominent Melbourne family, demonstrating the architecture and style that characterises this side of the Peninsula, being one of four key examples noted in Flinders and Shoreham.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Mrs A. McKenzie, pers. comm.  
[3] Lady Fitts, (see 23 Beach Road, Shoreham).

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**           **Springbank**

**ADDRESS:**        5           Coburn Avenue  
                  McCrae

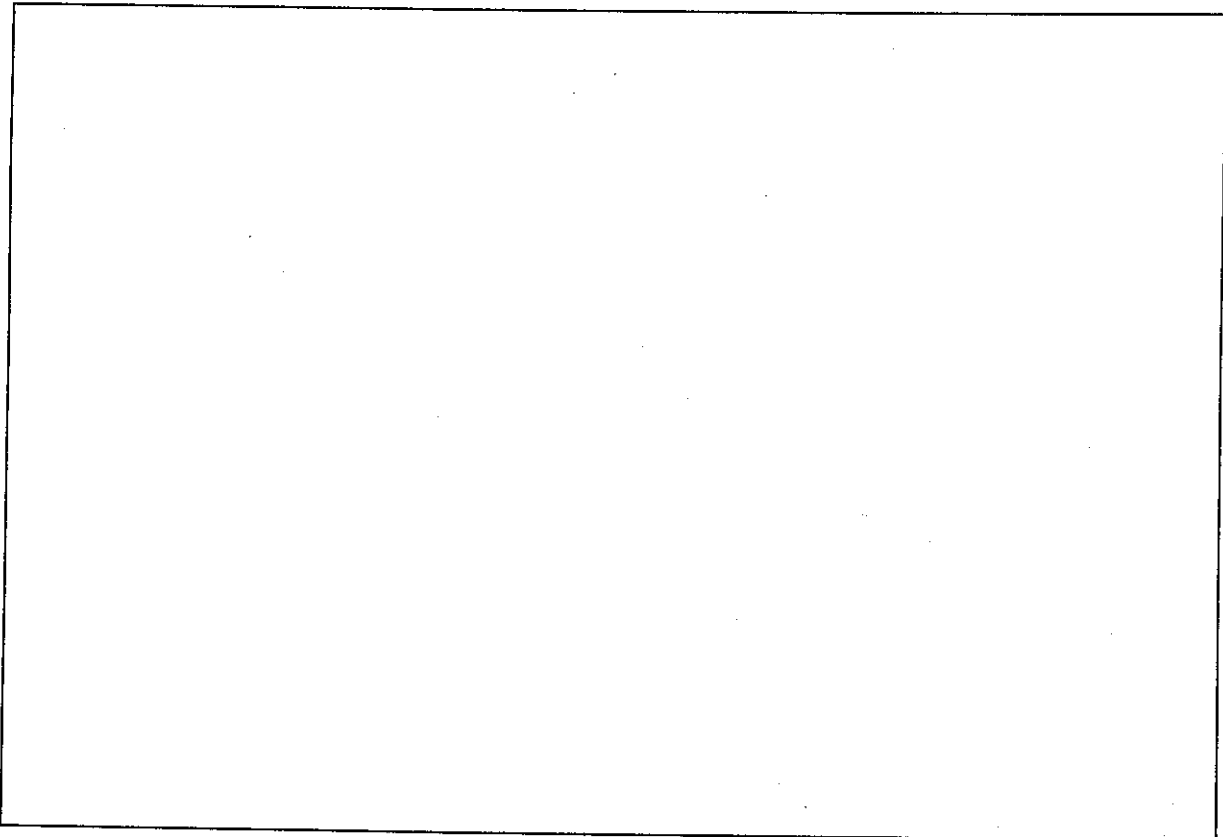
**PROPERTY NO:**  111393           **Title:**        Lot 2 LP96162

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**  C - Local significance



**DESCRIPTION:**    A bungalow constructed of poured concrete by the Coburn family as their new family home after their first house (also Springbank) was destroyed in a bushfire. The house is externally rendered with an ashlar pattern incised into the surface. The house has a gabled roof form typical of the period, using terracotta tiles, and shingled or half timbered gable ends. A wide verandah across the main facade (now enclosed) extends as an eave above a triple light window.

**HISTORY:**        This is the second house of this name associated with the Coburn family. This house was built in 1927.

**SIGNIFICANCE:**  Of local significance for its construction methods, using poured concrete; concrete buildings (including those using a Dromana granite core) became popular in parts of the Peninsula, developing a local vernacular. Such techniques offered considerable potential for people to build or contribute to the building of their own houses. Of interest also for its continuing associations with the Coburn family, a family with a long history in this area.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**SOURCES:** [1] Mr & Mrs Coburn, owners, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**HISTORY:** St Mary's church (and convent?) was originally built on this site in 1876.(1) A second church was built on the site with the address of Coppin Grove, in 1910 to the design of M. Hennessey, architect.(2) The modern church at the corner of the site probably replaced this building.

Further research is required to establish the historical connections and dates of the existing school building which appears to have been built in the inter-war years although the foundation stone was laid in 1962.(3).

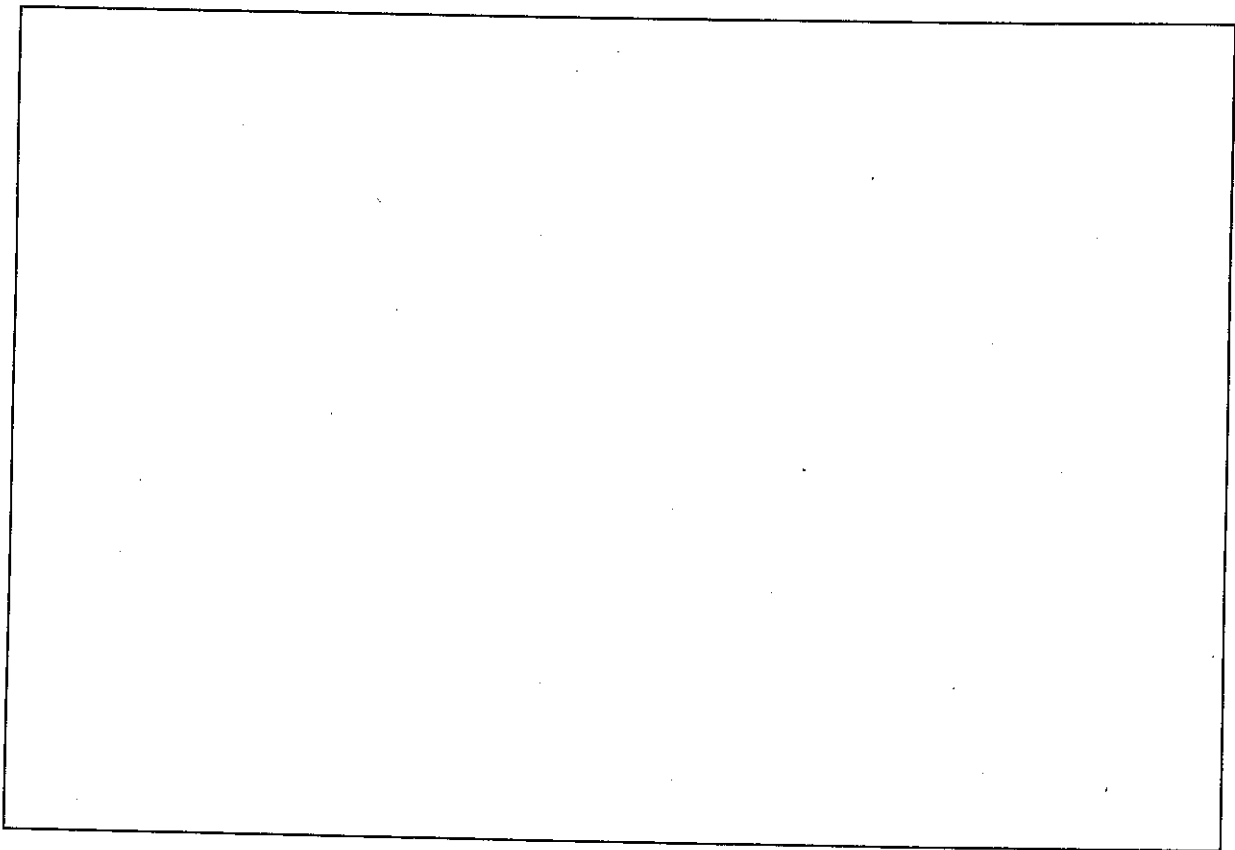
**SIGNIFICANCE:** St Mary's is regionally significant as a very intact and quite spectacular example of a convent style school incorporating the popular inter-war styles of Spanish Mission and Art Deco derivation. The school has sentimental significance to generations of pupils who were brought up in Sorrento and signifies the size of the Catholic community in the area at the time. Further research is required to establish the identity of the architect, builders and dates of construction. There is landmark importance attributed to the site which retains its hill-top views (although it has been partly obscured by a modern church on the corner of the site) and an evocative footpath from Coppin Street.

**SOURCES:** [1] St Mary's Star of the Sea foundation stone; 'Argus', 24/4/76, p.5.  
[2] 'Australian Arch. Index', c 1910.  
[3] Foundation Stone.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** St Joseph's School  
**ADDRESS:** 1 - 5 Constitution Hill Road  
Sorrento  
**PROPERTY NO:** 133840 **Title:** CA 6 P/Nep T/Sorrento  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



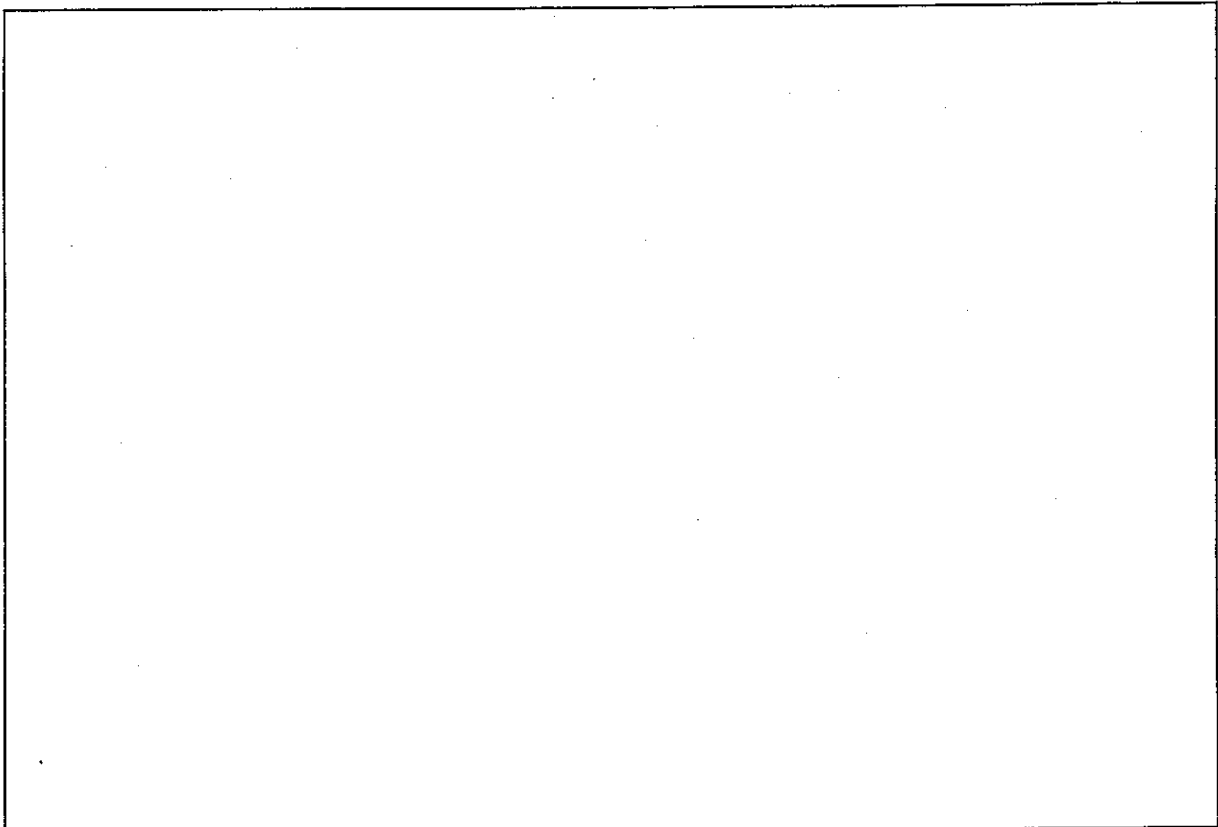
- DESCRIPTION:** St Joseph's is a characteristic 1940s school building apparently built to reflect the style of the senior school nearby in the use of matching materials and with a few details reflecting its religious bias. The facade wall contains two parapet sections, one featuring the entrance and one accommodating the statue of St Joseph.
- HISTORY:** The school celebrated its sixtieth anniversary in 1992. A centenary booklet of the neighbouring State School, records a drain of the State School population in the period that the Catholic school opened.(1) Further research is required to establish dates and associations.
- SIGNIFICANCE:** St Joseph's School is locally significant for its associations with the growth and substantial development of the Catholic community in the Sorrento region during the inter-war years. It has important associations with the neighbouring St Mary's Star of the Sea and also with the State School which shares some facilities.
- SOURCES:** [1] Booklet, '100', prepared for centenary of Sorrento Primary School.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Nairn  
**ADDRESS:** 10 Constitution Hill Road  
Sorrento  
**PROPERTY NO:** 133836 **Title:** Pt CA3 T/Sorrento  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Nairn is a two storey weatherboard house of the typical English seaside bungalow form with tall brick chimney and several hip roofed out buildings.

**HISTORY:** This house was built by Harry and Keith Redman for John S. Wier in 1923. The Peninsula Post of August that year quotes: 'Redman Brothers have secured the contract for the erection of a two storey residence to cost 2,200 pounds on the fine allotment adjoining Kinver, as a seaside home for Mr Wier.'<sup>(2)</sup> Wier was a wealthy Melbourne resident who used the house as a holiday home, occasionally letting it out over the summer season.<sup>(3)</sup> Subsequent owners of the building include Miss J. E. Theomin, and Mrs P. C. Cohen as joint owners.

**SIGNIFICANCE:** Nairn is significant as a very intact example of a seaside holiday house, and a fine example of the Craftsmanship of the local builders, Harry and Keith Redman. It is a good example of housing built at this time for the purpose of holiday residence with a typically simple and functional form. It has a history of use as holiday accommodation for Melbourne visitors.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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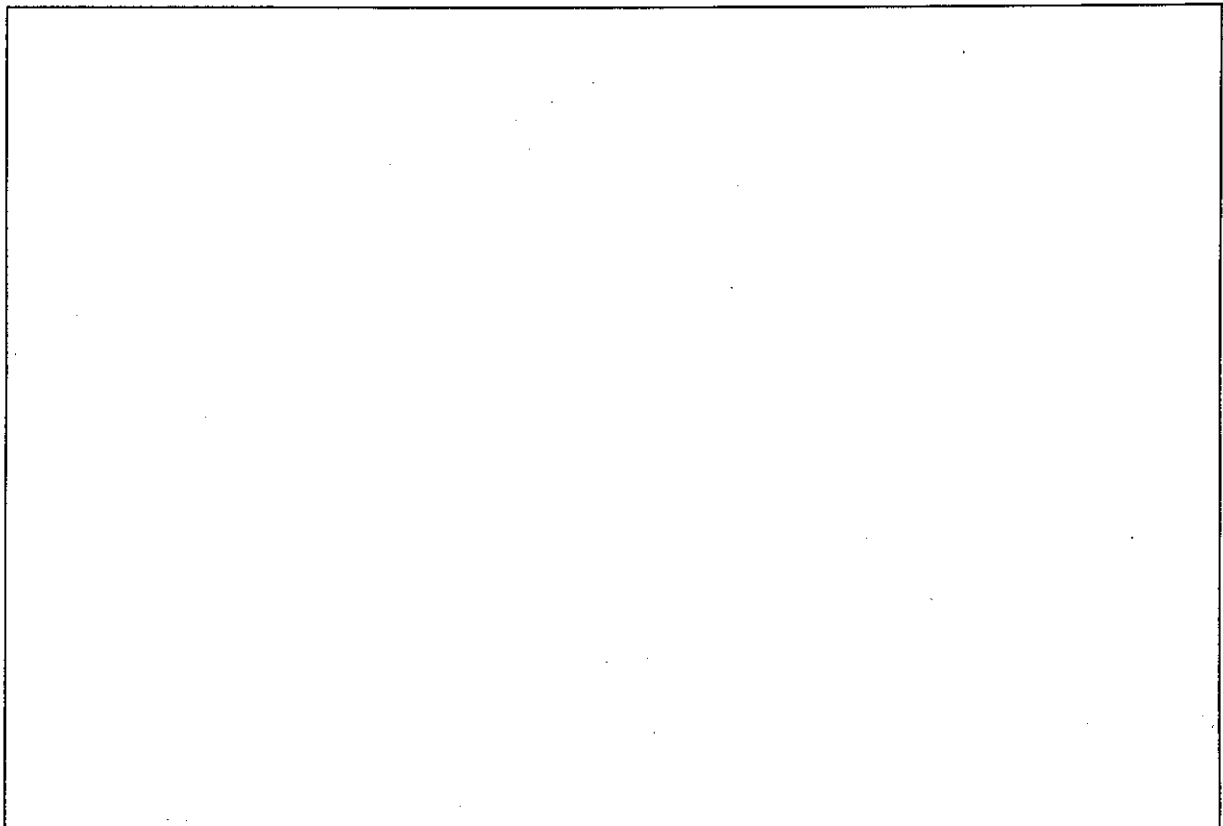
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'Peninsula Post', 3 August 1923.
- [3] Cyrill Watts, pers. comm. to B. McMeekin, August 1992.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Kinver  
**ADDRESS:** 12 Constitution Hill Road  
Sorrento  
**PROPERTY NO:** 133837 **Title:** Pt CA 3, T/Sorrento, P/Nep  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house is an asymmetrical steep gable roofed building overlooking the sea. Late Edwardian windows and double hung sashes and other carpentry details indicate a high standard of Craftsmanship. A limestone outhouse is believed to exist on the site but was not identified in the field.

**HISTORY:** This house was built in 1889 for James Service, Premier of Victoria in 1880 and from 1883 to 1886. Service was also connected with North Esk on the Point Nepean Road. The house was later owned by Mrs J. W. Hill and later Edwin Dark, who renovated it in 1906 and ran it as a boarding house until 1909.(1)

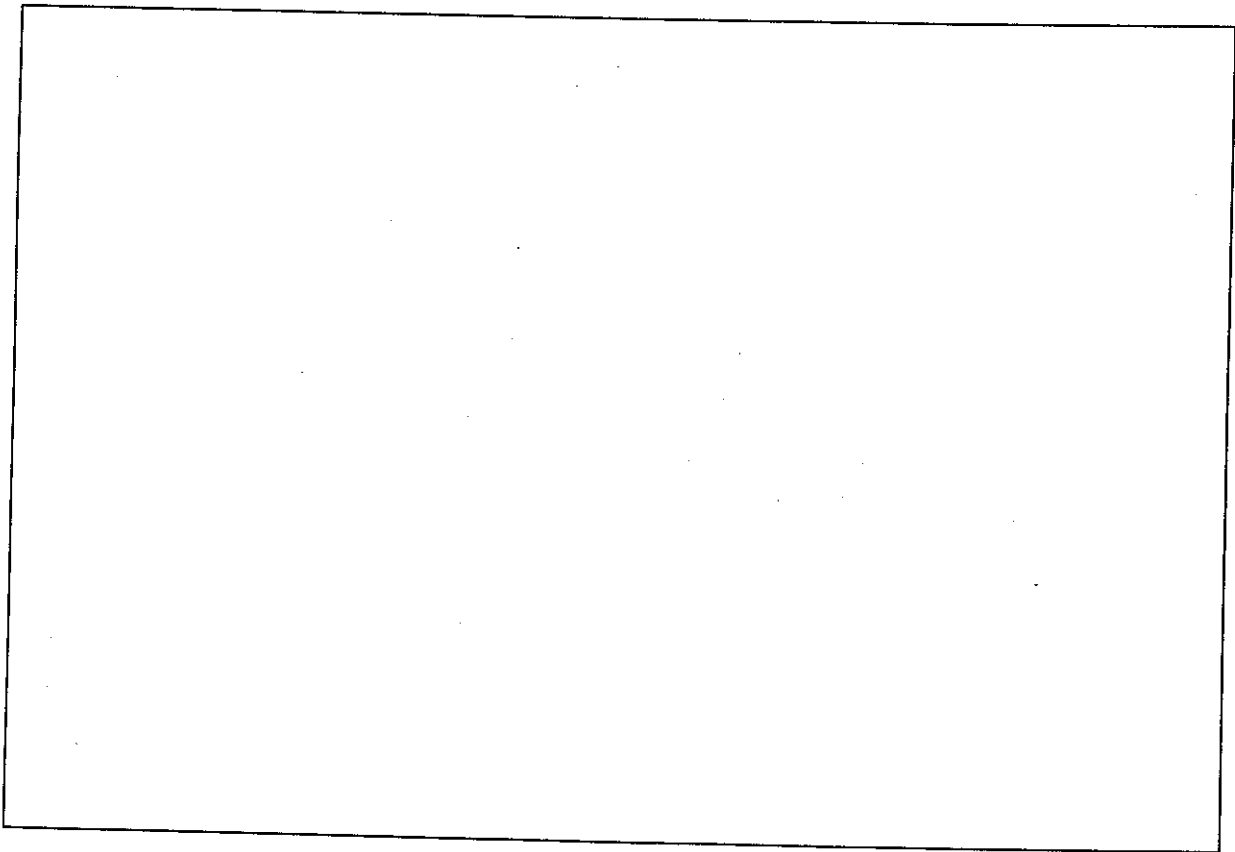
**SIGNIFICANCE:** 12 Constitution Hill Road is locally significant as a former residence of the one time Premier of Victoria, James Service. The house dates from 1889 and is in excellent condition, exhibiting fine Craftsmanship in the carpentry details in a basically simple design.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Fmr Conti Ballroom  
**ADDRESS:** 14 Constitution Hill Road  
Sorrento  
**PROPERTY NO:** 133838 **Title:** Lot 2 LP143818  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This house is very difficult to see from the road but it appears to be a simple limestone rectangular building with concrete block additions to the rear.
- HISTORY:** The building was constructed in 1904 by the owner of the Continental Hotel, Isaac Edward Bensilum. Bensilum had previously been a Flinders Shire Councillor from 1893 to 1896 and built the Athenaeum in 1894. The ballroom was connected to the Hotel via a spectacular footbridge built in 1890.(3) C. Watts recalls the building as a single limestone room with one entrance from the bay side.(4) G. Fernhead was a later owner of the ballroom.(1)(2)
- SIGNIFICANCE:** 14 Constitution Hill Road is locally significant for its historical associations with the Continental Hotel during its turn-of-the-century boom period. Further research is required to establish its level of intactness in relation to its 1904 construction date. It may have substantial design significance if evidence of the ballroom function remains.
- SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
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- [2] 'Mornington Standard', 15/8/1903; 11/3/1905.
- [3] 'Mornington Standard', 5/7/1890.
- [4] C. Watts, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cable Station site

**ADDRESS:** Cook Street  
Flinders

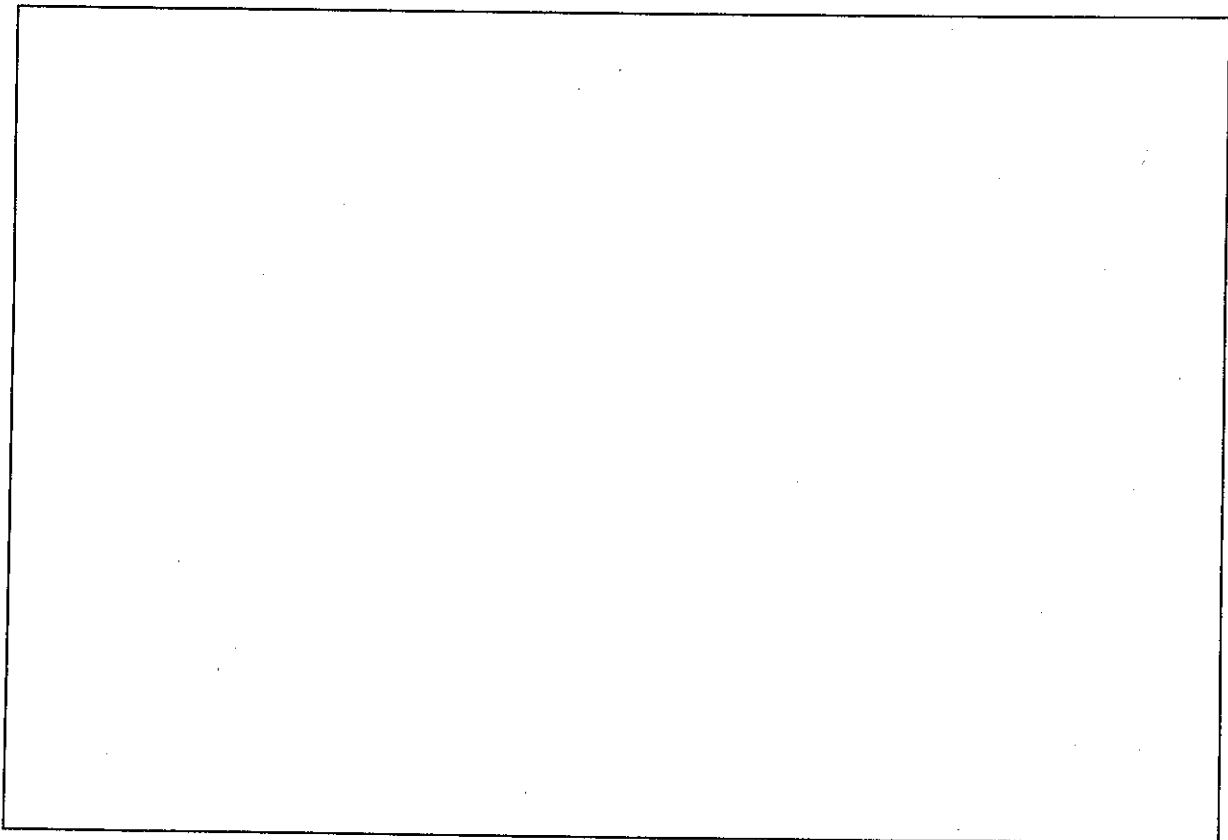
**PROPERTY NO:** 0                      **Title:** Reserve for Public Purposes

**PRECINCT:** F2 - Flinders Pier, Foreshore and Cable St

**MELWAY REF:** 262 B8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The site of the Cable Station contains the stone footings of the buildings, large trees from its garden, and the possibility of sub-surface evidence. The cliff-top area also contains the Bass and Flinders memorial (c. 1912) and a war memorial.

This place is within the Flinders Pier, Foreshore and Cable Station Precinct.

**HISTORY:** By 1857 telegraph lines connected Melbourne to Sydney and Adelaide. The connection to Tasmania was created that year, linking Cape Otway (Victoria) via King Island to George Town (Tasmania) by undersea telegraphic cable. The cable broke and was abandoned. The second attempt was made in 1869 to connect Flinders with Tasmania, the first message being sent in May that year. The development of telegraphic links proceeded rapidly during the 1870s, with the Overland Telegraph connecting Australia to Europe by 1872, and enabling vastly improved communication between the Australian colonies as well as with Europe. (1)

The cable was operated by the Eastern Extension Cable Company, the company which had already laid cable links between Europe and East Asia. The Shire of

**Shire of Flinders Heritage Study**  
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Flinders rate books refer to the Victorian & Tasmanian Submarine Cable Co. which may be a subsidiary company. A duplicate cable was laid in 1885. After Federation the Commonwealth Government took over responsibility for communications, establishing the PMG which took over the operation when the company's licence ran out in 1909. The telegraph cable remained in use until 1936 when it was replaced by telephone cable, using the original route.(2,3,4)

Operating the telegraph was an important local activity, requiring the building of a Government Telegraph Office, a substantial stone and brick building (c1869) and a Staff House, known as Happy Valley (c1869) half way up the cliff. The Morse messages were received in a small receiving hut on the beach and decoded by hand, the message being carried to the Staff & Operations house, and then on to the Government Telegraph Office. A jetty and cargo shed was built in 1870 to provide improved transport connection to Flinders.(4) Road access was also upgraded, especially to Cape Schanck, where the cable that came ashore at Flinders was linked to the cable to Melbourne.(4)

Advances in technology enabled a repeater station to be built on the beach in 1892, enabling the message to be received at a new Staff House on the Hastings Road. The new staff house, designed by H. Desbrowe Annear, was used for the training of telegraphists by the Company. The old Staff House - Happy Valley - was used by the Port Authority to house the caretaker and light attendant Mr Cotton. After the light was made automatic, the house was disused and pillaged for its materials. When the Cable Station closed, the second Staff House became a guest house under the name Flinders House. It later burnt down.(4)

The repeater station was converted to a house, being occupied for some years by local fisherman Tom Darley. The cable station became a private house (Broughton House), and later a restaurant; it was demolished in 1963.(4)

The jetty was rebuilt in the 1960s in the same location (1); the cargo shed remains, although relocated. The pier and storage sheds are separately listed. The route of the original path linking the receiving hut and Happy Valley is being reconstructed by the Shire.

There are several other buildings within the township with apparent links to the Telegraph Station: Barrett (c1871; formerly Roseville, 119 Wood Street) which was occupied by William Seagrave, project manager of the cable station; Highbury (c1875; 65 Cook Street) which was occupied by G. Day an employee of the company. Both houses were owned by the Victorian & Tasmanian Submarine Cable Co. and are separately listed in this study.

**SIGNIFICANCE:** The Cable Station site is of regional historical significance as the site of the main structure of the complex that served the telegraphic cable link, an important function that enabled speedy communications between the Australian colonies and with the rest of the world. It is a key site for understanding and interpreting the history of the township.

The limited physical evidence remaining of the Government Telegraph Office should be carefully protected from disturbance and damage, particularly to sub-surface remains.

**SOURCES:** [1] B. Carroll, 'The Engineers: 200 years at work for Australia', pp.67-70.  
[2] 'The Bass Strait cable', 'Back to Flinders, 5 November 1985, Flinders Historical Society.

**Shire of Flinders Heritage Study**  
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[4] Correspondence to the Shire of Flinders from Mr J. C. E. Campbell on behalf of the Flinders Historical Society, 19 August 1991.

[5] Correspondence from E. T. Sedunary (Australia Post) to Mr Jim Campbell, 20 April 1983.

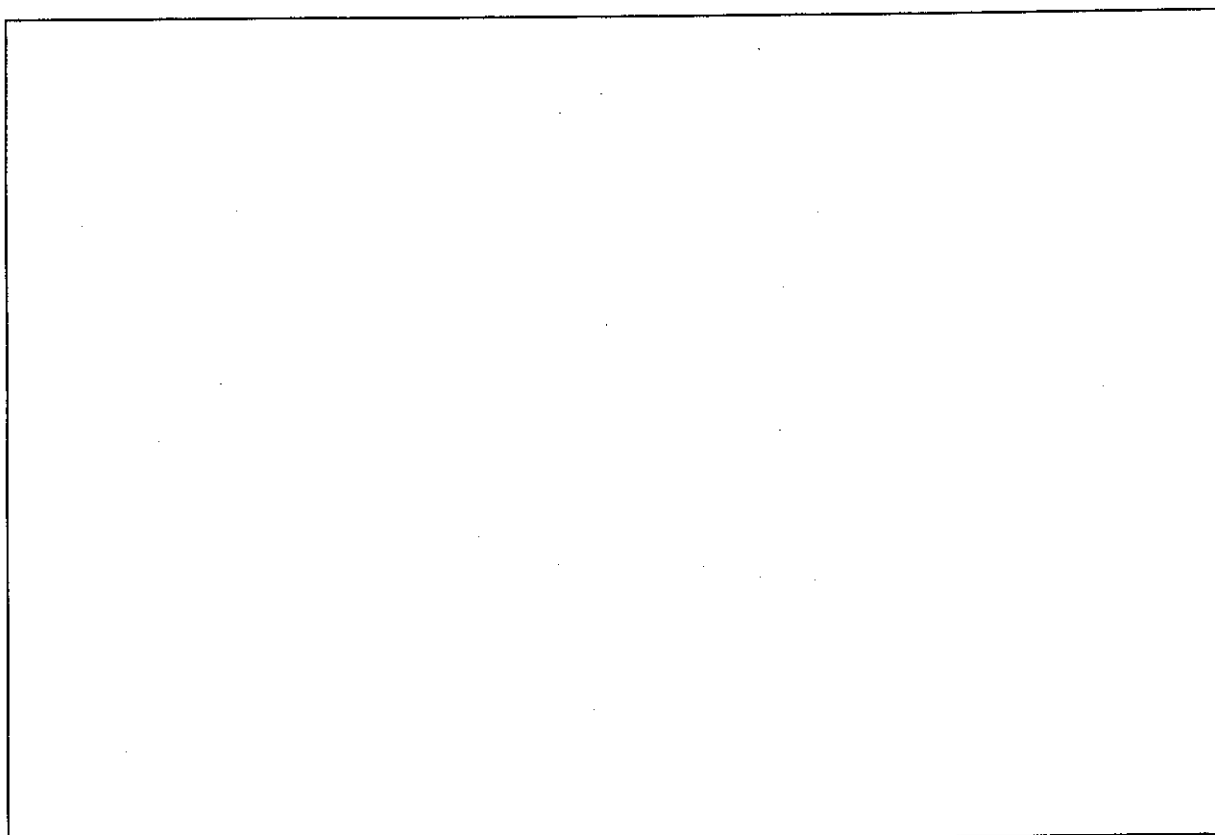
[6] Eric Lucas, pers. comm.



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**Significant Sites and Areas**

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**NAME:** Hilbert  
**ADDRESS:** 19 Cook Street  
Flinders  
**PROPERTY NO:** 101987 **Title:** Lot 3 LP71588  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A symmetrical house built of timber, with the upper external walls rendered in rough-cast. The design of the main facade is dominated by the two projecting bay windows and matching gables in the verandah roof line. Verandahs shelter the house on three sides. It is assumed that the weatherboards and timber strapping on the rough cast was originally stained.

**HISTORY:** Hilbert was built for Bert and Hilda Cairns (hence the name) around 1930 by local builder Alfred Pittard.[2] It was their residence until their deaths in the 1980s, reflecting a long period of continuous ownership. Bert Cairns was a local carrier.

**SIGNIFICANCE:** Of local significance as an example of holiday house architecture, probably of the 1920s, that incorporates interesting design features. Historically, it demonstrates the growing importance of Flinders during the 1910s-20s as a holiday destination, providing local employment for families such as the Cairns.

**SOURCES:** [1] Nancy Stephens, pers. comm. (written notes).  
[2] Eric Lucas, written notes.

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[3] The Cairns Family by Peter Wilson, 1986.

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**NAME:** Flinders Hotel

**ADDRESS:** 23 - 31 Cook Street  
Flinders

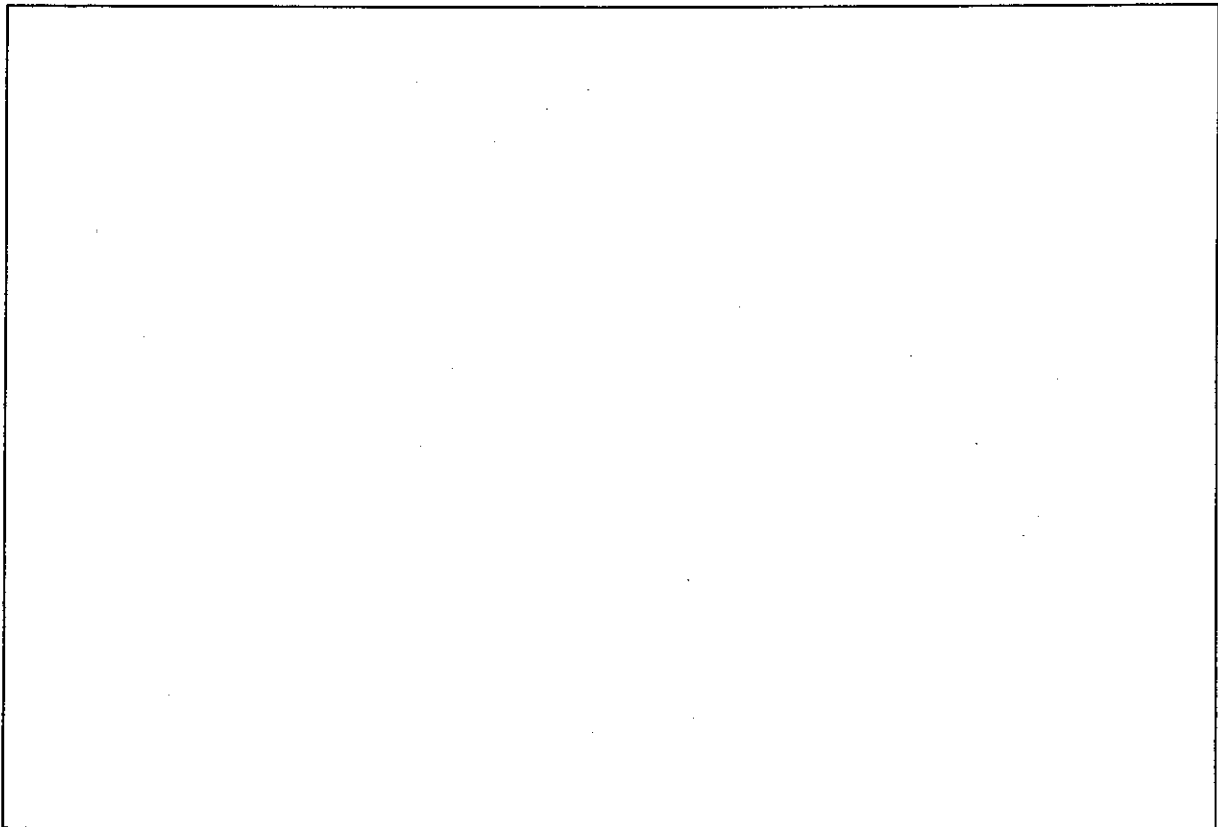
**PROPERTY NO:** 101911      **Title:** CP152719

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Flinders Hotel is a two storey building, constructed of brick (unusual within the township). Removal of the grand entry portico and its replacement with a more recent extension and verandah has reduced the design quality of the building.

**HISTORY:** The first licensed premises in Flinders were built in 1866 on a nine acre block on the corner of Barker and Wood Streets where grapes were grown by David Hamilton. A hotel was started by John Baldasari in 1890 on the present site. It was burnt down in 1926 and rebuilt a year later. The hotel accommodated the growing number of tourists holidaying in the area, being one of seven establishments serving the tourist trade. It was the only hotel in the town.(1) Of these guest houses, none remain.

It is of the same period as the Portsea Hotel, a building designed by Christopher Cowper, an architect known to frequent Flinders.

**SIGNIFICANCE:** Flinders Hotel is of local significance, providing the sole substantial evidence of the guest house era, which created great local prosperity and made Flinders a holiday destination, and has now virtually disappeared from Flinders. It also has value as a

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local landmark and community meeting place.

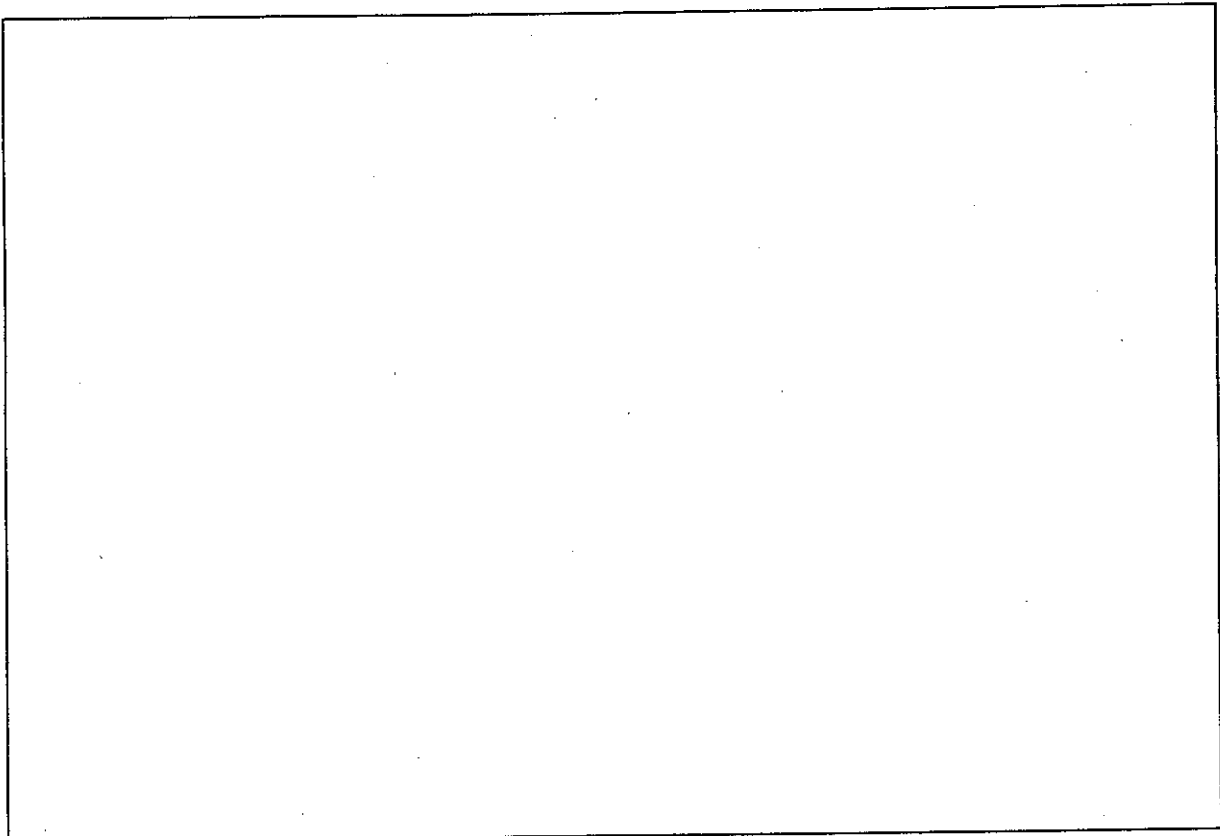
**SOURCES:**

[1] 'History of Flinders', Flinders and District Historical Society.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Fmr Motor Garage  
**ADDRESS:** 34 - 36 Cook Street  
Flinders  
**PROPERTY NO:** 102009 **Title:** CA 2 Sect 1 T/F  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A large timber framed building, clad in corrugated iron sheeting. Internally lined with bead-edged boards. The building has two levels internally.

**HISTORY:** The motor garage was built in 1922 for Traunson and Griffiths who had a mail run connecting to Bittern. Sam Lucas started running service cars to Melbourne some time later, and was joined in his business by Jim Hopcraft in October 1927. One of their vehicles accommodated eleven passengers and ran daily to Melbourne catering mainly to the guest houses. When petrol was severely rationed in 1939, these services ceased with Jim Hopcraft using the premises solely as a motor garage. At about the same time Eric Hall, who had a school bus run to Frankston, extended the service to Flinders, but did not use these premises. Hopcraft continued to operate the premises as a garage until 1954 when he transferred his business to the site opposite.(1) Motor vehicle services were important on the Peninsula, providing transport for locals and holiday makers, and enabling the development of many towns including Flinders.(2)

**SIGNIFICANCE:** Of local significance for its role in supporting the guest house trade in the 1920s and

**Shire of Flinders Heritage Study**  
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30s, a trade vital to the development of Flinders. Of significance also for its function as a motor garage from the 1920s to 1950, serving both locals and visitors, and reflecting the growth of the motor car travel in this period.

**SOURCES:**

[1] Jim Hopcraft.

[2] 'Peninsula Post', 12 April 1928.

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**Significant Sites and Areas**

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**NAME:** Flinders General Store

**ADDRESS:** 46 - 48 Cook Street  
Flinders

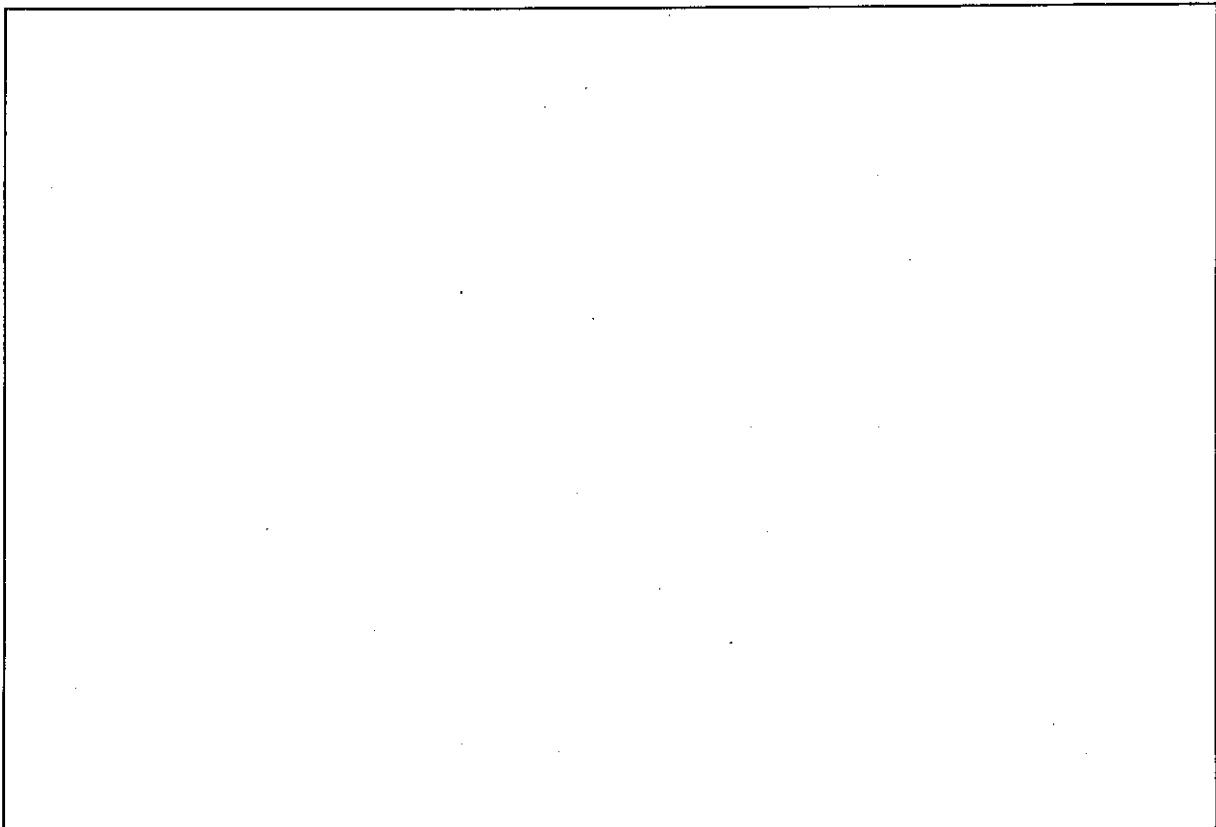
**PROPERTY NO:** 102024                      **Title:** Pt CA 7 Sect 1 T/Flinders

**PRECINCT:** F1 - Flinders Town Centre

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The store is a timber building, with a hipped roof. The shop entry is centrally placed, with timber-framed windows to either side. The building appears to date from the inter-war period, but may contain much earlier fabric that has been altered and added to.

**HISTORY:** The Flinders General Store is located within the first area of township lots sold in 1866.(3) The store was first established in 1866 by Anne Brent (widow of John Richard Brent who died soon after being granted the land). Her son, John Charles Brent continued to operate the store until 1904, transferring management to James and Anne Simmonds who purchased the store in 1911 and ran it until 1922. Subsequent owners have been Alfred Murray and W.S. Nance, Frank and Olive Commons (nee Nance).(1)

The store was known as the Post Office Store until the early 1900s, although the post office function was moved to the cable station in 1881 and then to present post office building in 1908.(1)

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The store has been altered a number of times during its 130 year history. At one time it had a residence attached and had several outbuildings. The post office was also a separate building, attached to one side of the store.(1) Further research into the evolution of the current building form would be worthwhile.

As well as its commercial function, the store has been an important community centre, meeting place and information exchange.

**SIGNIFICANCE:** Of local significance as a site and building which has served an essential commercial and community role from the earliest days of the establishment of Flinders township until the present. The building is assumed to have changed substantially over the years; its significance rests in its continuity of function rather than form.

**SOURCES:**

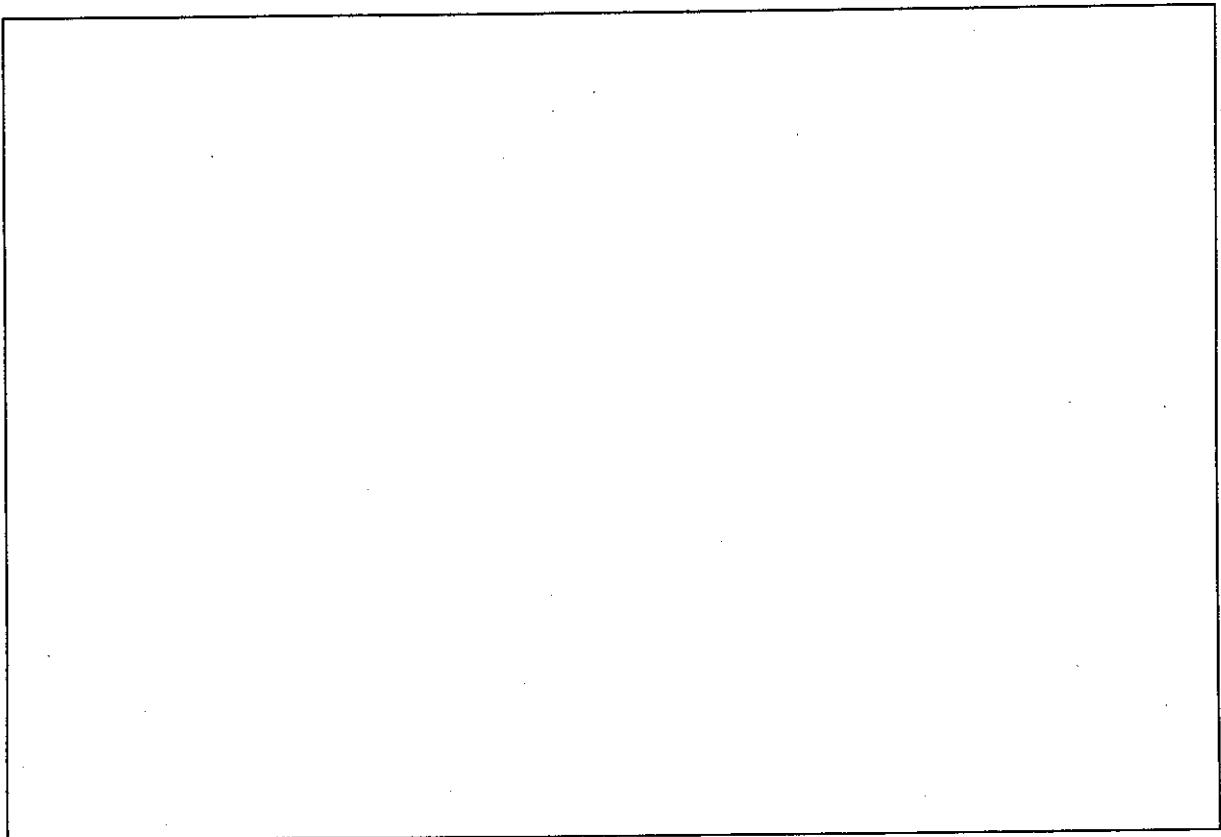
- [1] Flinders & District Historical Society files (containing historical research notes on store).
- [2] Title copies.
- [3] Plan, Sections 1 & 2 Town of Flinders.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House (P.O. Residence)  
**ADDRESS:** 49 Cook Street  
Flinders  
**PROPERTY NO:** 146273 **Title:** Lot 3 LP212040  
**PRECINCT:** F1 - Flinders Town Centre  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** An Edwardian timber house, with projecting gabled roof section, matching in detailing the adjacent post office.

**HISTORY:** The house was built as a residence for the post master at the same time as the present post office (c1906/1908).

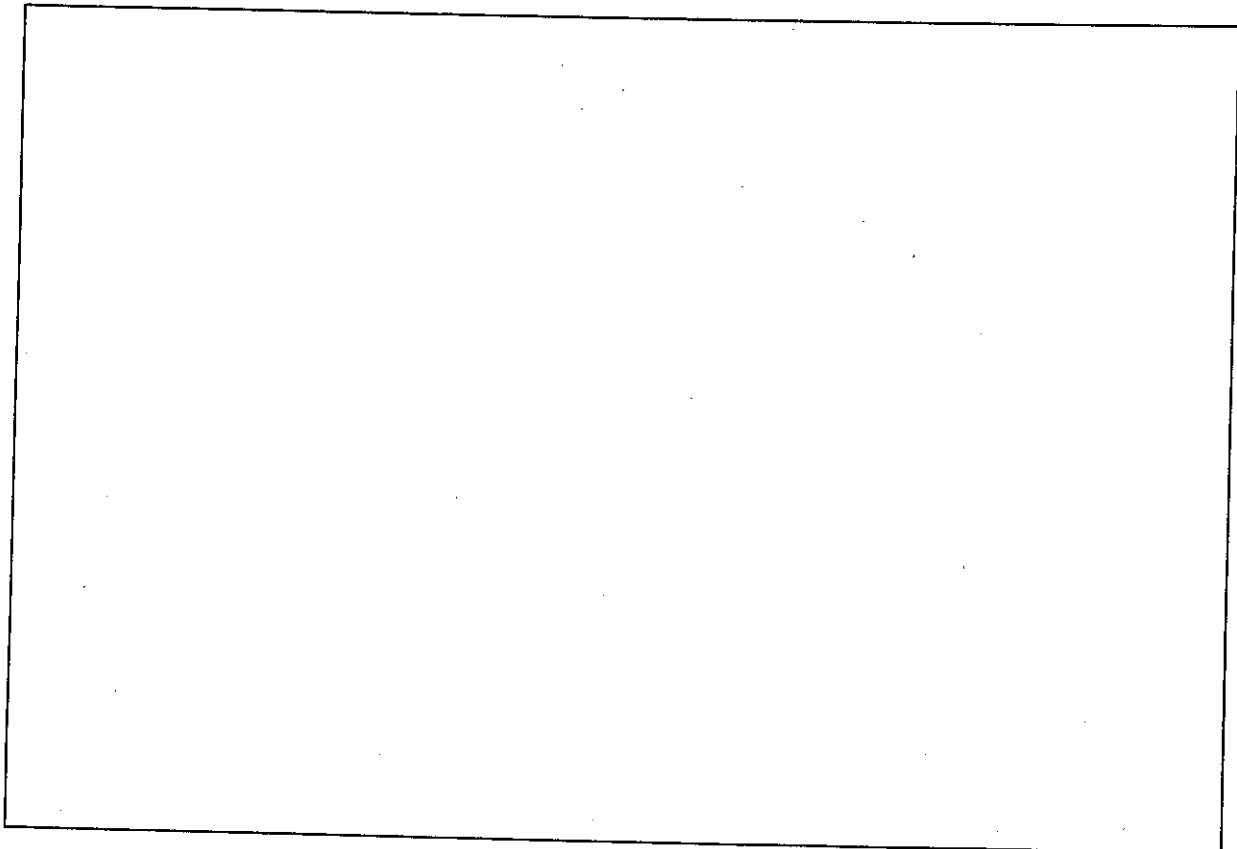
**SIGNIFICANCE:** Of local significance as an element of the 'post office and residence' complex.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Post Office  
**ADDRESS:** 51 Cook Street  
Flinders  
**PROPERTY NO:** 146274 **Title:** Lot 1 LP2122040  
**PRECINCT:** F1 - Flinders Town Centre  
**MELWAY REF:** 261 J8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local Significance



**DESCRIPTION:** Timber post office and separate outbuildings (switchboard room) using Edwardian detailing on the projecting gable, verandah and elaborate window hoods over the side windows. Use of a form of shiplap weatherboards is unusual locally. Probably built to a standard post office design of the period (this has not been researched).

**HISTORY:** Postal services started in Flinders in 1863, with storekeepers John Brent and the Ann Brent (later Anne Worrall) serving as postmaster from 1865 to 1880. The post office function was transferred to the Telegraph Station in 1881 with W. Segrave as post master.(6)

The present post office was built in 1906 or 1908.(1) (3) The post office was raised to a staff office in 1909, and the Telegraph Station was closed. It also served as a telephone exchange until an automatic service was started in 1968.

**SIGNIFICANCE:** The Flinders Post Office is of local significance as an important public building in the main street of the town. Its design, street setting (behind two palms), and adjacent residence makes this complex an important focal point.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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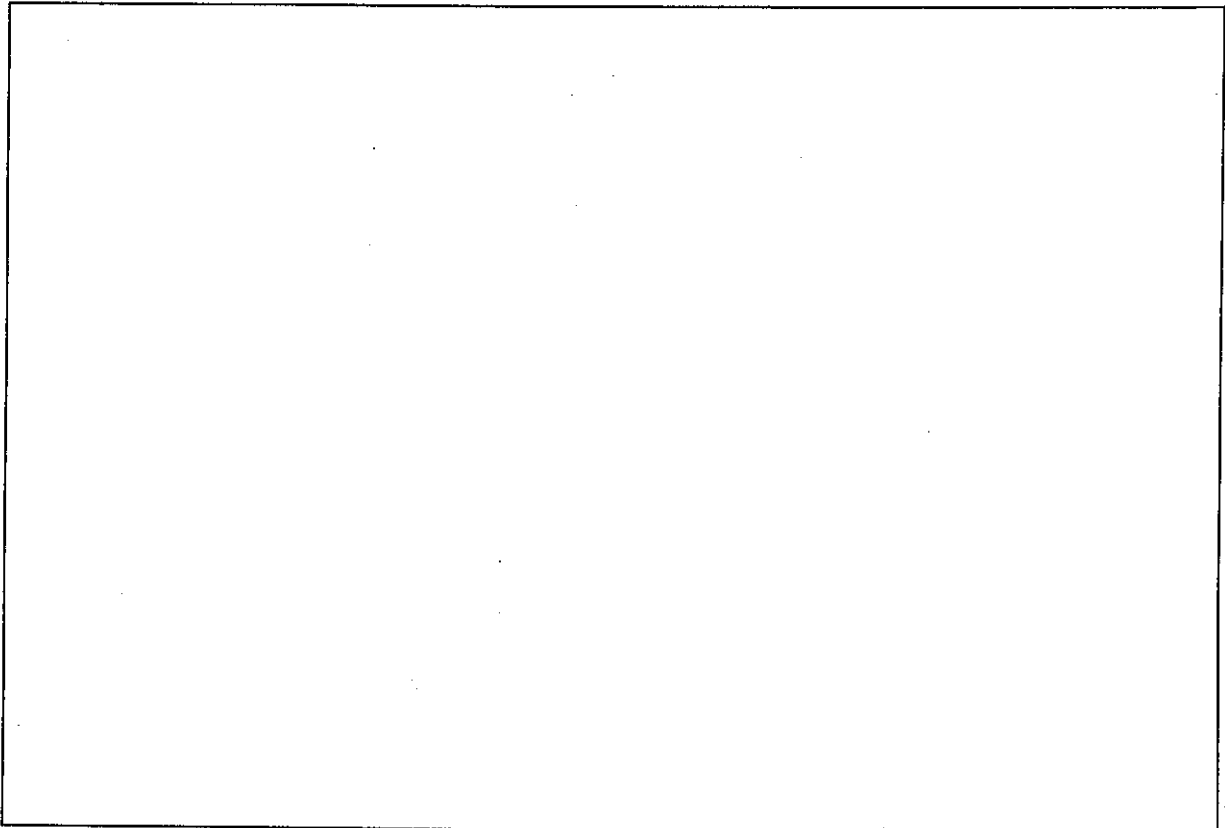
**SOURCES:**

- [1] Flinders & District Historical Society files.
- [2] Information from present postal agent John Derham.
- [3] Back to Flinders Program, 1985, p.3.
- [4] Plan of Post Office and house, 1953, from Post Master General Department (hand drawn).
- [5] Plan of Post Office - hand drawn, 1931.
- [6] C. Duggan (Historian, Australia Post), A History of Flinders Post Office, typescript notes.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Shop (fmr Flinders Cafe)  
**ADDRESS:** 52 Cook Street  
Flinders  
**PROPERTY NO:** 102028 **Title:** Lot 1 LP39878  
**PRECINCT:** F1 - Flinders Town Centre  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The former cafe is a simple timber framed building, externally clad in cement sheet. The entry is centrally placed within a tiled shop front, and sheltered by a wide post-supported verandah. The windows are timber-framed.

**HISTORY:** Melrose House and Flinders Cafe (established c1900) served the tourist trade.(1) An undated advertisement states that 'their dining hall seats 80 guests' and that they provided 'comfortable accommodation for motorists'. The accommodation was apparently in bungalows beside the present building. Miss Mary McIntosh was the proprietor.(2)

**SIGNIFICANCE:** Of local significance as one of very few elements remaining that relate to the guest house era, an important period in the development of Flinders township.

**SOURCES:** [1] Eric Lucas, pers. comm.  
[2] Flinders Historical Society Files - undated advert.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Bakery & Restaraunt

**ADDRESS:** 58 - 60 Cook Street  
Flinders

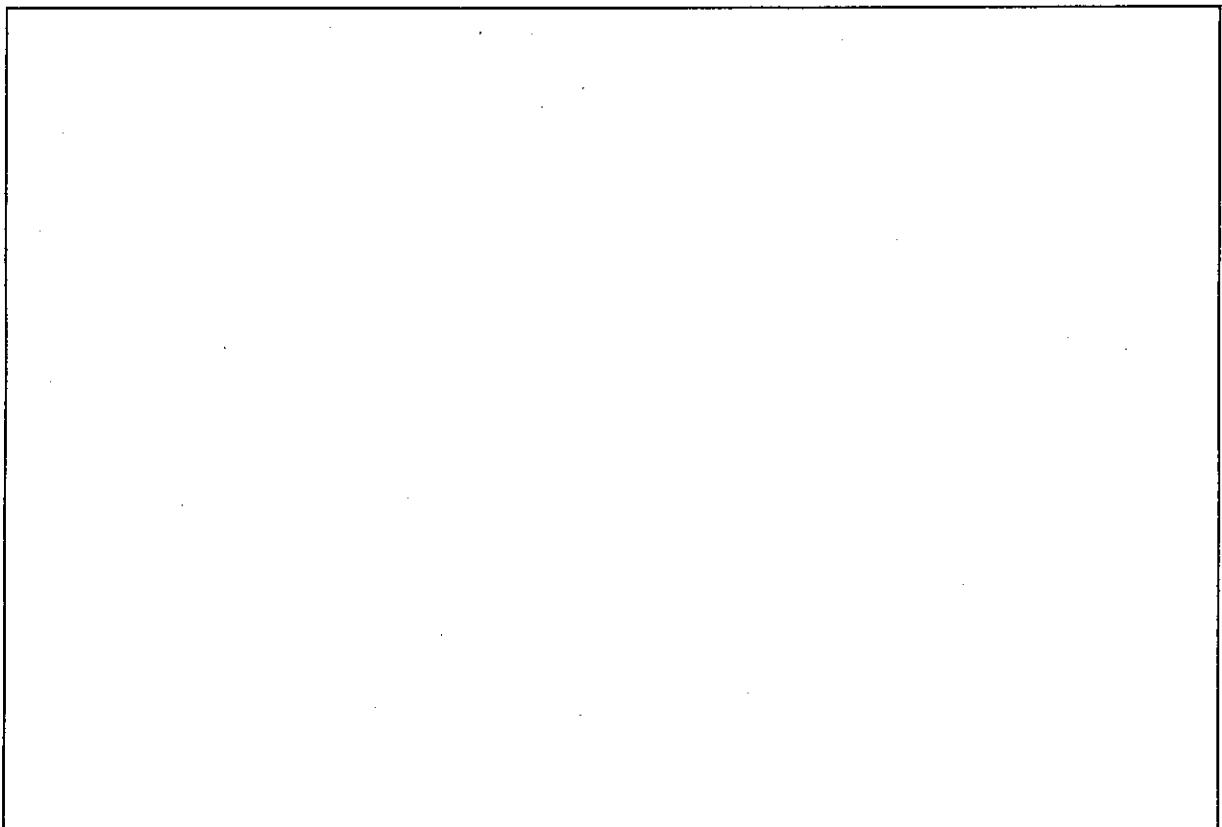
**PROPERTY NO:** 102032      **Title:** Pt Lot 2 LP141266

**PRECINCT:** F1 - Flinders Town Centre

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The bakery is a simple timber framed building, externally clad with cement sheet. Contains a large wood-fired oven manufactured by Small and Shattell, Bakery Engineers, Melbourne around 1939. The adjoining timber house has a shopfront to Cook Street.

**HISTORY:** The first bakery in the town was further south in Cook Street. Phil Draper and his brother came to Flinders in 1936 and ran the old bakery, moving their operations to this site around 1947.(2) (3) The house, shop and separate bakery was built by Mr Redpath for the Drapers.

The Draper family used the shop to sell cakes, pies and other bakery produce. Mrs Draper was well-known for producing large quantities of pies for the Army camp at Flinders during the Second World War.(1) (3) She cooked all of her pastries from a large wood-fired stove in the kitchen of the house.(3)

After their retirement, the Drapers continued to live in the house, but closed the shop and bakery. These were re-opened by Greg Stahel in 1979, and the shop and house

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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converted into a restaurant. He played a role in starting the Flinders Historical Society, and its first meetings were held in the restaurant.(3)

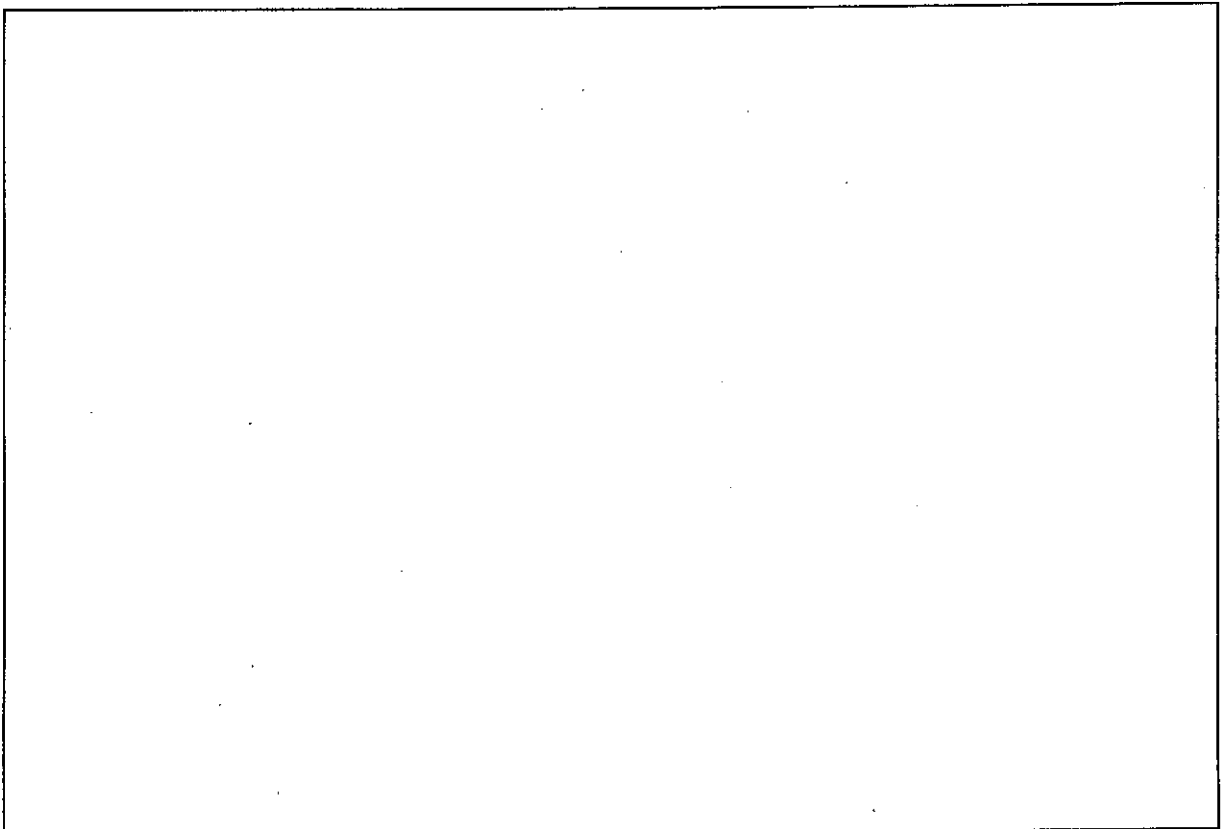
**SIGNIFICANCE:** Of local historical significance as the bakery that has served the township for nearly forty-five years, continuing to demonstrate the technology of the 1940s in many of their production methods.

**SOURCES:** [1] Nancy Stephens, hand written notes.  
[2] Site inspection with Nancy Stephens, Eric Lucas, Di Albricht.  
[3] Greg Stahel, Cook Street, Flinders, (owner to 1979).

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Arleston (fmr Butcher shop)  
**ADDRESS:** 64 Cook Street  
Flinders  
**PROPERTY NO:** 102039 **Title:** Lot 3 LP97467  
**PRECINCT:** F1 - Flinders Town Centre  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A timber shop and dwelling probably dating from the 1920s, employing weatherboard and cement sheet cladding in a manner characteristic of the locality. The shop has a central entry, timber-framed windows with tiles below, and post-supported verandah. The attached timber dwelling has a gabled hip roof and return verandah, typical features in a house of this period.

**HISTORY:** The shop was previously a butcher shop, owned and operated by Ted Skillen. The building is thought to date from the mid 1920s, and was built by Jack Joyner, a Balnarring builder.(2) Ted Skillen's nephews, Max and Ted Cairns, later took over the business, operating from these premises until they moved to the new shop front next door in the 1970s.(3)

**SIGNIFICANCE:** Of local significance as a substantially intact shop and dwelling, forming part of the Flinders main street precinct, and demonstrating the extent of commercial activity in the township from the 1920s.

It has been suggested that it was the first butcher's shop in the town. This seems

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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unlikely, given the early date of the town's establishment, but is worthy of further research.

**SOURCES:**

- [1] Ruth Carter, hand written notes.
- [2] Flinders Historical Society notes (hand written - author not known).
- [3] Nancy Stephens, hand written notes.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**                   **Highbury**

**ADDRESS:**            65           Cook Street  
                              Flinders

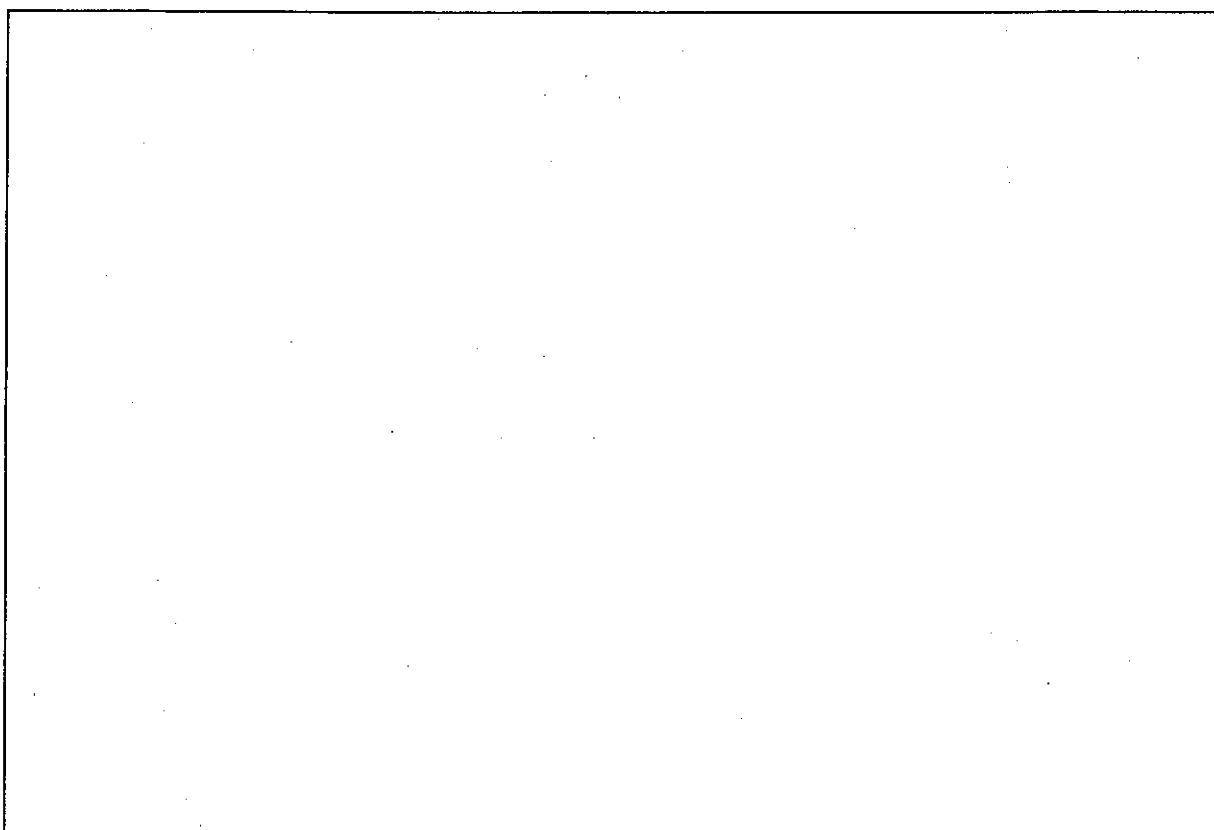
**PROPERTY NO:**    102034                   **Title:**            Lot 1 LP37037

**PRECINCT:**            F1 - Flinders Town Centre

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    A twin-gabled cottage with rear skillion section, and gabled addition on the west side. The building has been clad with aluminium siding and the windows replaced with aluminium-framed windows. A shop has been built in front of the house.

**HISTORY:**            This building served as a residence for staff of the cable station. It may have been built by James Kennedy.(3) The rate books record the cottage in 1875, with George (probably Gregory) Day as the occupier. The cottage was owned by the Victorian and Tasmania Submarine Cable Company. Gregory Day, an employee of the company, continued to occupy the cottage until 1908, having purchased it by then. He was described at times as the Telegraph Officer or Submarine Cable Officer. The house remained in the Day family until 1946, having been transferred first to Catherine Day, and in 1917-18 to Miss Zelan Fricker Day, who took in boarders and guests.(1) (4) The Day family is also associated with Roseville (119-121 Wood Street), a house built for the manager of the cable station.

Later owners, Robert and Alma Smith, built a brick shop hard against the front of the house, linking one wing to the shop as a kitchen. A subsequent owner, Greg Stahel,

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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moved the house back further on the site, with one wing remaining attached to the shop. He substantially restored the house, but this work has since been covered by later owners. The wing left attached to the shop has since been demolished.(4)

**SIGNIFICANCE:** Of local significance as one of probably four places associated with the cable station - the site of the cable station, the former staff house (known as Barrett), the foreshore pier sheds, and this house.

The cable station was important to the development of the town, as well as vital as a communication link to Victoria. This building is one of two used for staff accommodation, and although moved, it retains much of its form.

**SOURCES:**

- [1] Rate book search by Ruth Carter.
- [2] Notes from Nancy Stephens.
- [3] Site inspection - Nancy Stephens, Eric Lucas, Di Albricht.
- [4] Greg Stahel - owner (previous).

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**           **The Cobblers**

**ADDRESS:**       67       Cook Street  
                          Flinders

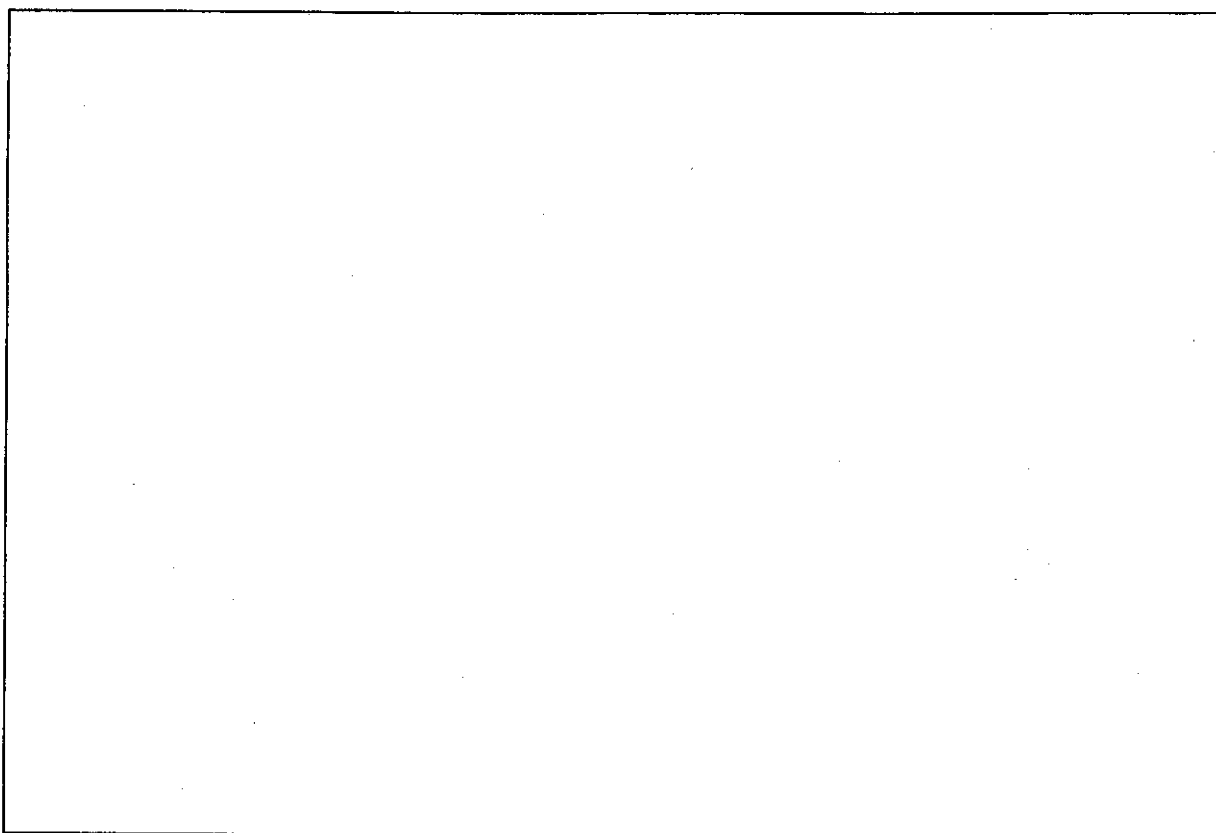
**PROPERTY NO:** 102037           **Title:**       LP89648 Lot 1

**PRECINCT:**       F1 - Flinders Town Centre

**MELWAY REF:**   261 K8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:**   A Victorian timber shop and dwelling, remaining remarkably intact. The shop has a central entry, timber framed windows to either side, with timber panelling below. The shop front is protected by a timber verandah with timber posts, balustrade and brackets. The valence has been removed. Internally the shop is lined with beaded boards, with a timber dado. The shop front is set back from the property boundary, the only example in Flinders where the verandah does not extend over the footpath.

**HISTORY:**       Built by James Kennedy, local builder, around 1890 as a house and shop. The shop is believed to have originally served as a hairdresser.(1) The shop is located on allotment 8, Section 3, part of the township sold in 1877. The first owner of the land was R. O. Mitchell.(3)

James Kennedy arrived in Victoria in 1859, settling in Flinders the following year, grazing his own land and working as a road contractor and builder. He was the builder of the Mechanics' Institute (since demolished), and is known to have built many of the township's early buildings.(2)

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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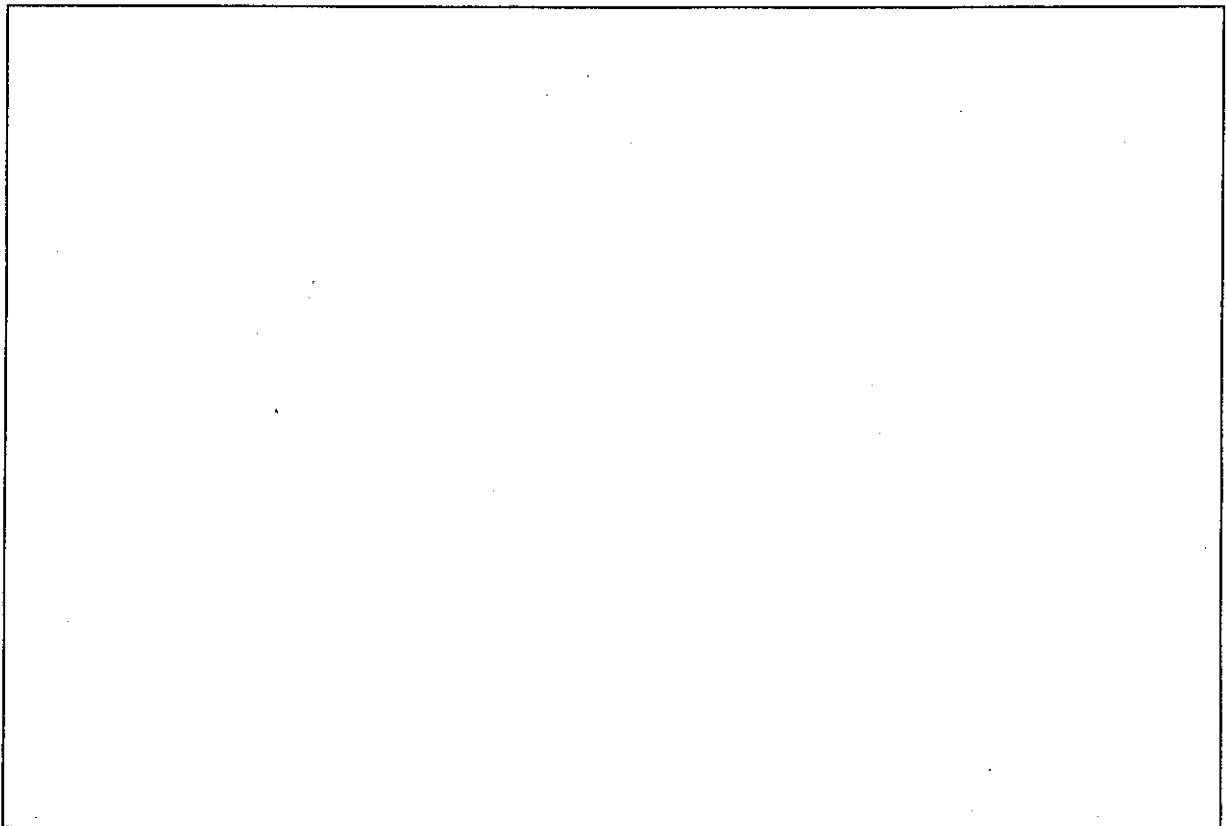
**SIGNIFICANCE:** Of probable regional significance as a remarkably intact shop and dwelling, dating from the 1890s, and demonstrating the building and carpentry skills of James Kennedy, early and important local builder.

**SOURCES:** [1] Eric Lucas.  
[2] A. Sutherland, 'Victoria and It's Metropolis', Vol. 2.  
[3] Plan, Town of Flinders.  
[4] Nancy Stephens.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 68 Cook Street  
Flinders  
**PROPERTY NO:** 102043 **Title:** Lot 3 LP33909  
**PRECINCT:** F1 - Flinders Town Centre  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A timber house, with the front verandah now enclosed. A large cypress hedge on the eastern side of the house is a contributory feature.

**HISTORY:** This house is thought to have been built by James Kennedy, in the late 1880s. It is said to have been built for the management staff of the Telegraph Station. The house was owned by Walter Brown from the 1920s, and is still in the family.(1) Further research is required to confirm this information.

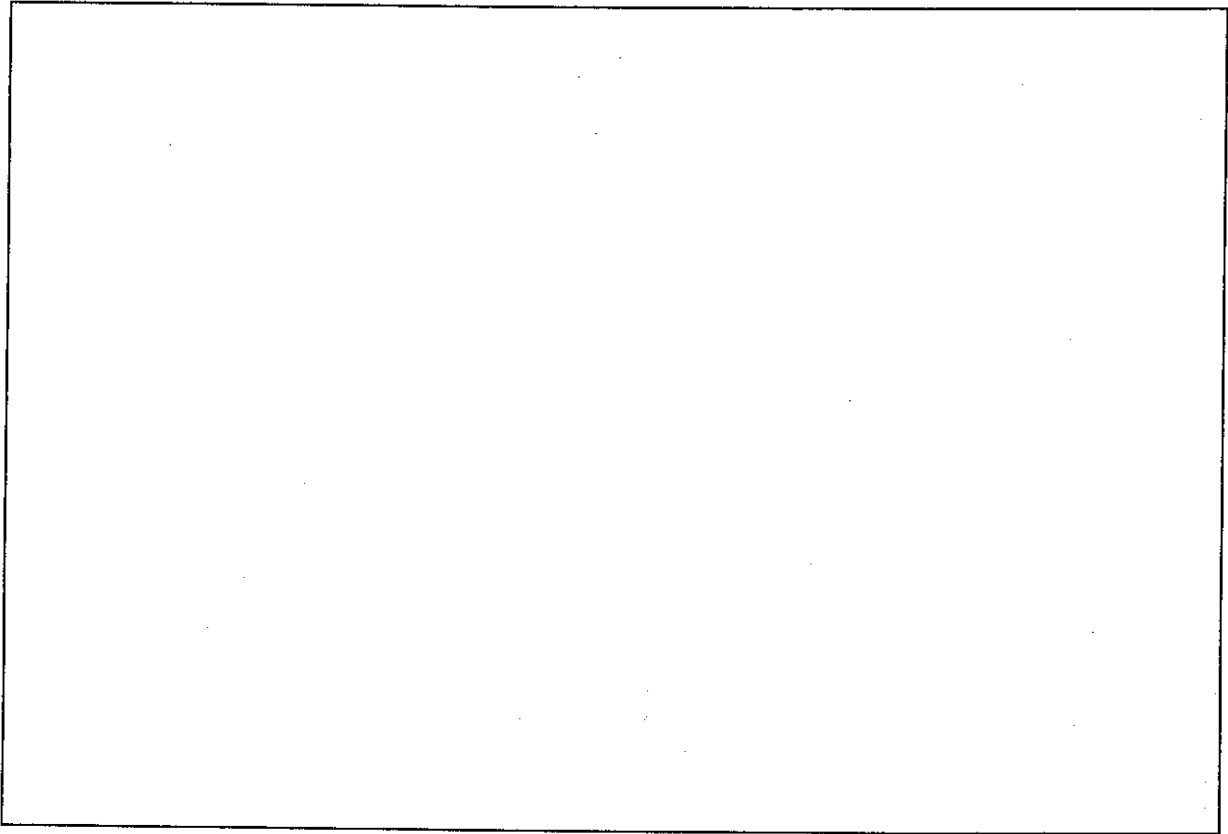
**SIGNIFICANCE:** Of probable local significance as an example of the work of James Kennedy, important local builder (although now slightly altered), and as a contributory building of the main street of the township. The association with the cable station requires research.

**SOURCES:** [1] Eric Lucas, hand written notes.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 95 - 97 Cook Street  
Flinders  
**PROPERTY NO:** 102065 **Title:** Lot 1 LP46093  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A large timber house, with twin gabled sections, and a projecting gable to Cook Street. The placement of the chimney, and lack of windows in part of the front facade suggests the house has been built in stages. Presently empty and neglected.

**HISTORY:** The house is located on CA 34 (Township of Flinders), an allotment of around 8 acres first purchased from the Crown by W. Taylor in 1864.(3) Apparently this building was constructed for Jim Simmonds as a butcher's shop; even then it was located right on the edge of town.(2)

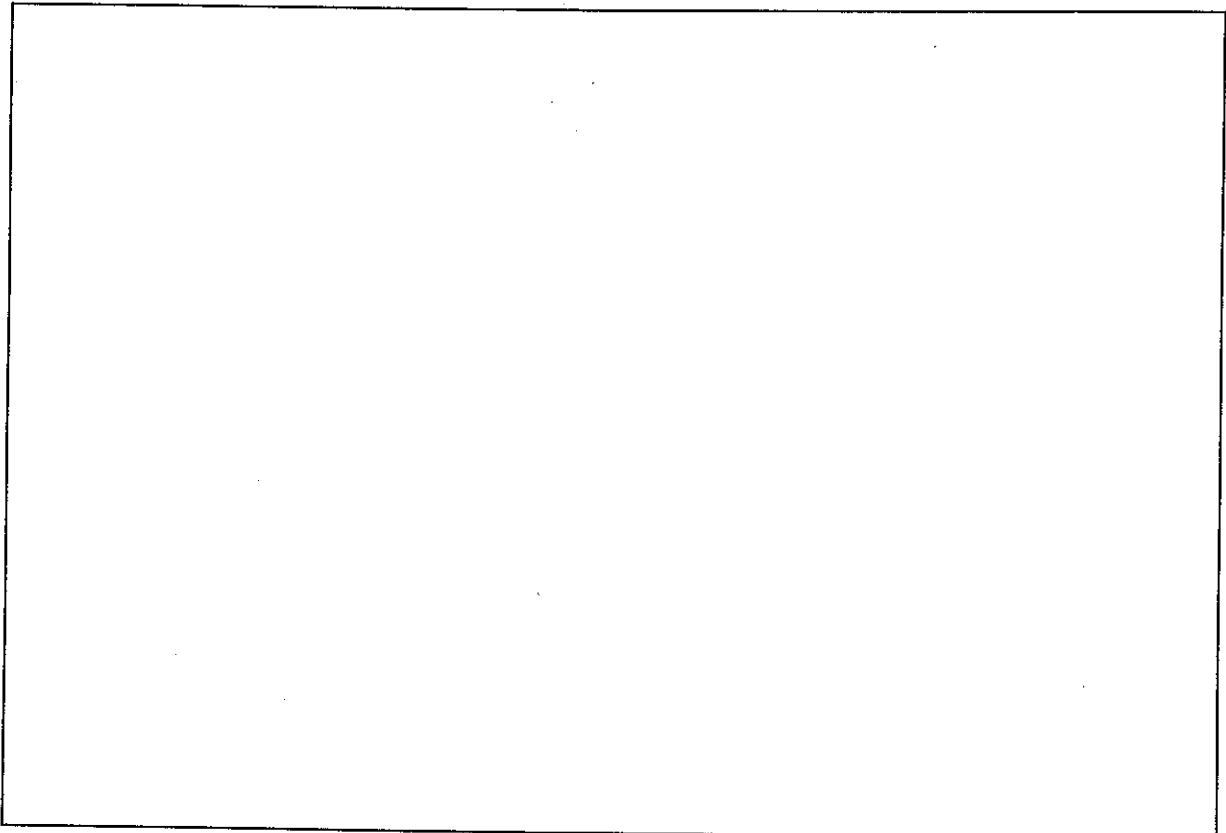
**SIGNIFICANCE:** Of probable local significance. Requires detailed investigation.

**SOURCES:** [1] Eric Lucas, pers. comm.  
[2] Nancy Stephens, hand written notes.  
[3] Plan, Town of Flinders.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 9 Coolangatta Terrace  
Dromana  
**PROPERTY NO:** 102078 **Title:** Lot 19 LP25478  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is an unusual house designed to take maximum advantage of sea views with semi-octagonal window-walls stepped on two levels above a polychrome brick plinth and constructed primarily of inexpensive materials.

**HISTORY:** The builder of this house was Max Howell who also built the Atunga Terrace houses which were designed by the architectural firm of Chancellor and Patrick.(source?) It is not known whether Howell designed this house. A rate book search is required to establish ownership associations.

**SIGNIFICANCE:** 9 Coolangatta Terrace has local design significance as an example of a holiday house of the 1950s era. Designed to take advantage of the view and a leisurely lifestyle, it is representative of an early phase of holiday house development on this hill slope and is a demonstration of the influence of the Modern design ideas of the architects Chancellor and Patrick, who designed the neighbouring Atunga Terrace houses which are also listed as significant.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** **Elonara**

**ADDRESS:** 1 Cooper Grove  
Sorrento

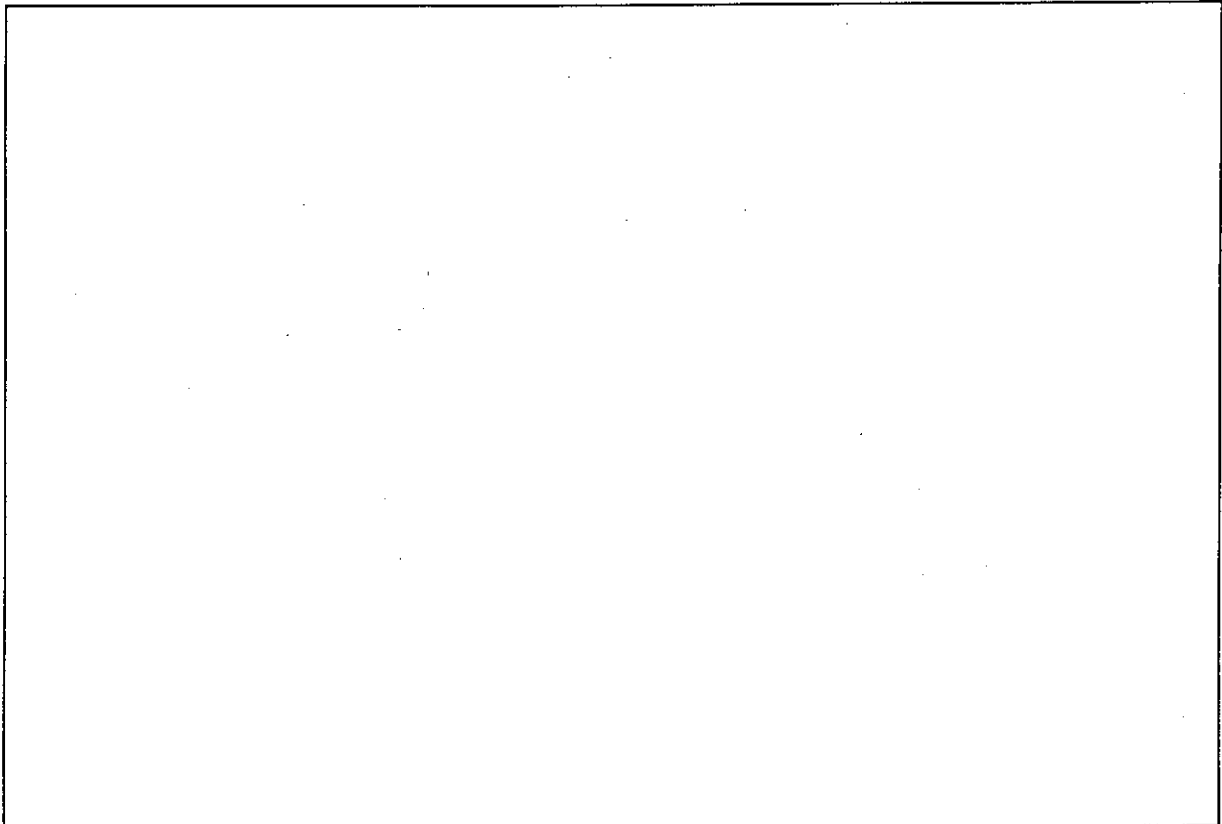
**PROPERTY NO:** 133858 **Title:** Lot 5 LP20772

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:** 157 B7

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Elonara is a substantially intact, gracious bungalow sited to take advantage of commanding views. Its form is dominated by a hipped terracotta-tiled roof which springs from the outer edge of the verandah. The facade appears to be rendered with large areas of glazing including projecting timber bay windows. The timber balustrade and verandah posts and floor appear to be original.

**HISTORY:** No research has been undertaken on this property.

**SIGNIFICANCE:** Elonara is of at least local significance as a gracious and unusual example of the bungalow style which retains a high degree of integrity. Its position and views enhance the residence.

**SOURCES:** -



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 2 Coppin Road  
Sorrento

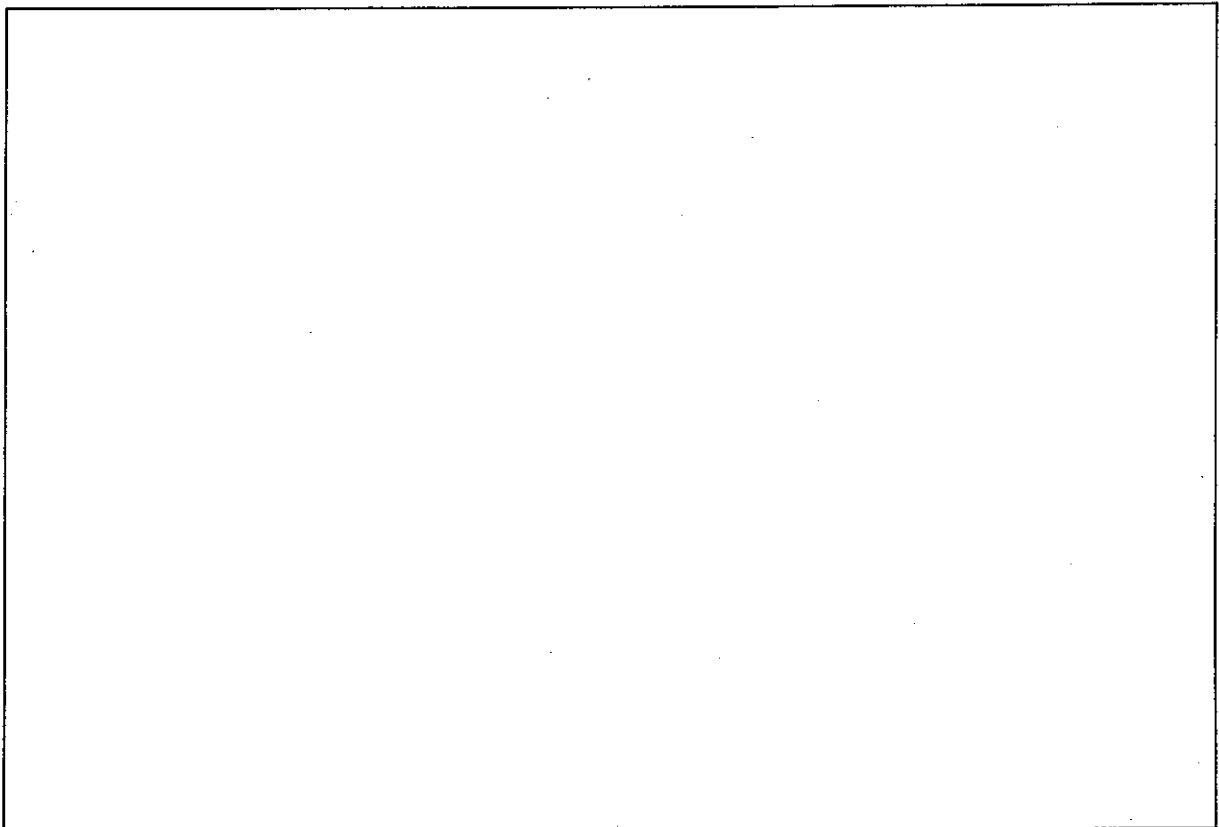
**PROPERTY NO:** 133865      **Title:** Lot 7 LP6963

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is a modest asymmetrical villa with carpentry details in the verandah fretwork, entrance architraves and beneath the eaves which are reminiscent of the work of George Rennie Mackintosh. The balustrade was disconnected at the time of survey. There is a broad protruding hip roof section with twin double hung windows beneath a straight fine gauge corrugated iron canopy. The house is raised above the road level with a low stone retaining wall.

**HISTORY:** This house was probably built in the 1920s but a rate book search is required.

**SIGNIFICANCE:** 2 Coppin Street has local design significance as an intact example of an inter-war villa with fine Arts and Crafts details. Further research is required to establish historical associations.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 4 Coppin Road  
Sorrento

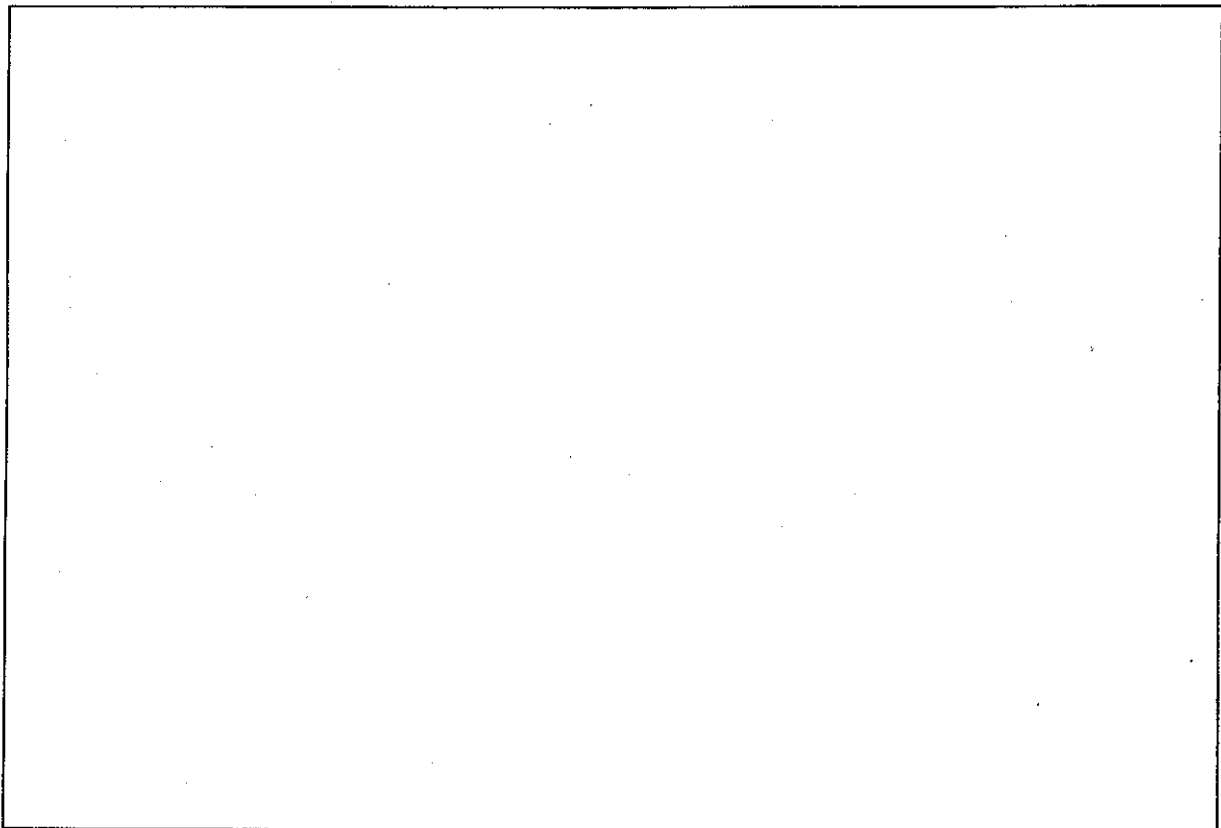
**PROPERTY NO:** 133866                      **Title:** Lot 8 LP6963

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This large weatherboard house with broad, sloping roof is not easily visible from the street, hidden by a tea tree fence and melaleuca plantings. The verandah features ornate brackets and returns on one side which is partly enclosed.

**HISTORY:** Historical research is required.

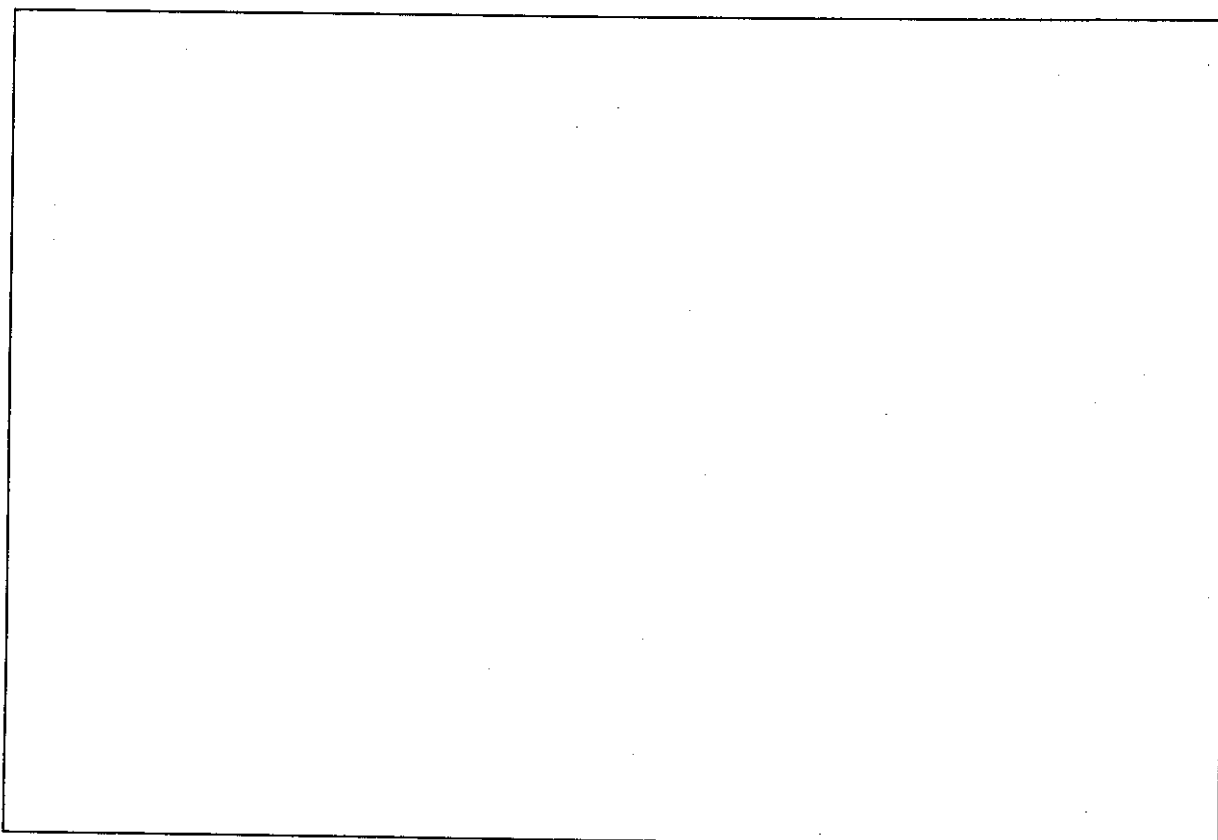
**SIGNIFICANCE:** This building is locally significant for its design integrity and as a good example of early residential development in this area. Further historical research is required.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 62 Coppin Road  
Sorrento  
**PROPERTY NO:** 133887 **Title:** Lot 2 LP58904  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house contains a number of interesting design features such as the roof form with gambrel extending at a different pitch to the verandah. Also of interest is the box window with pressed metal cover below a half timbered gable end.

The verandah contains slatted Mackintosh style fretwork, fashionable in the 1920s and the windows are casements.

The garden has been recently landscaped with split levels of shrubs and ground cover and a pergola has been attached to the side of the house.

**HISTORY:** This house was probably built in the 1920s when many residences in this and neighbouring streets were built. A rate book search is required to establish dates and associations.

**SIGNIFICANCE:** This house has significance as an interesting example of inter-war residential development, contributing to the historic character of the street overall. Further research may reveal additional social history significance in relation to the owner or

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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builder.

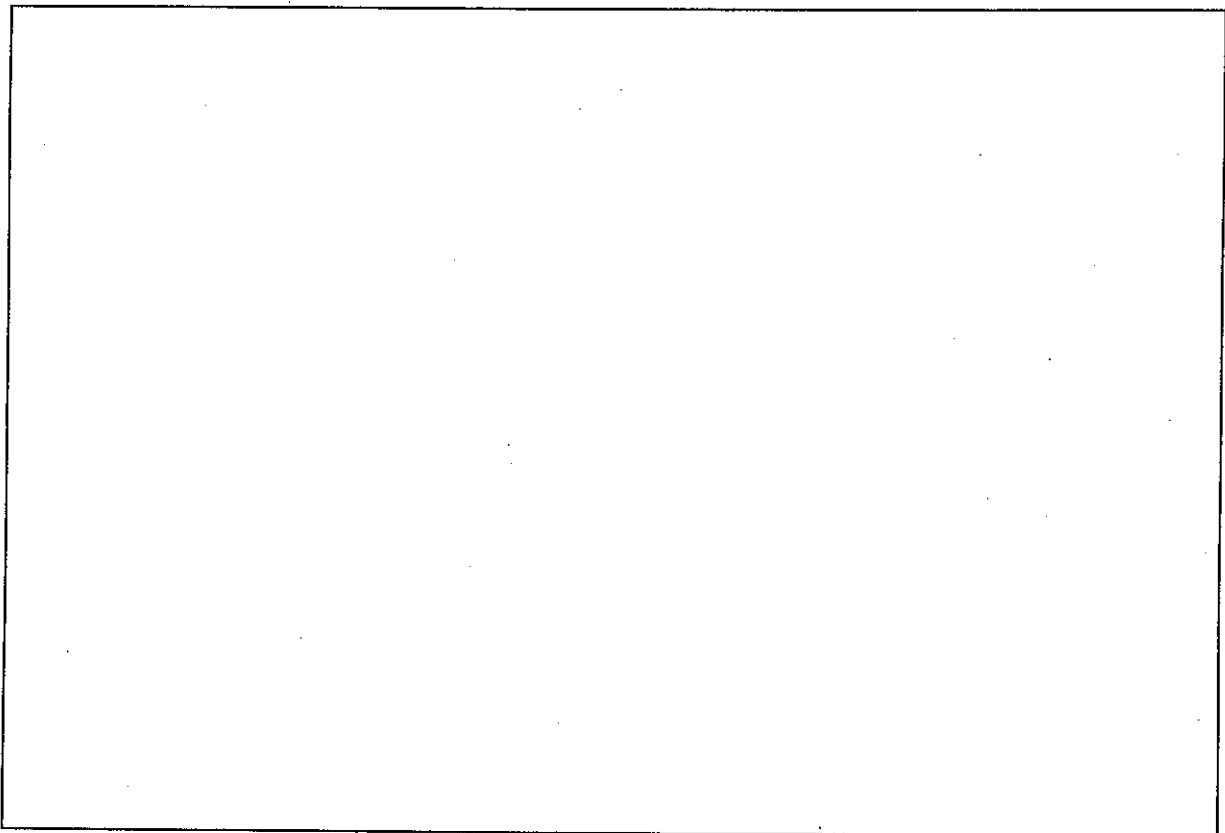
**SOURCES:**

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**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cove House  
**ADDRESS:** 14 Cove Avenue  
Portsea  
**PROPERTY NO:** 133957      **Title:** LP72317 Lot 2  
**PRECINCT:**  
**MELWAY REF:** 156 D2  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Situated on a private road, Cove House is a substantial Bungalow with a sweeping roofline which extends to the verandah. It is constructed of tuck-pointed local limestone with Sorrento block quoins and window surrounds. The setting includes mature plantings and a large Norfolk Island pine. Cove House is difficult to see from the road.

**HISTORY:** In 1911-2, James Liddle Purves, a well known Melbourne barrister, sold the land to a solicitor, Herbert Turner who had Cove House erected at that time. It is likely that it was a holiday destination for both men who would have practised law in the city. Later owners were the Brook(s) family, 1921-2 until 1939-40. and from this time onwards the Pizzey family.

**SIGNIFICANCE:** Cove House is of regional significance as an example of a Bungalow style home, constructed out of local limestone and Sorrento block, which was used for holidays by its wealthy owners. It demonstrates the way that many upper and middle class Melbourne families saw the region as a retreat from the stresses of city life and purchased substantial holiday homes. Its garden and private setting enhance its

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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qualities.

**SOURCES:**

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**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 12 Darling Road  
Sorrento

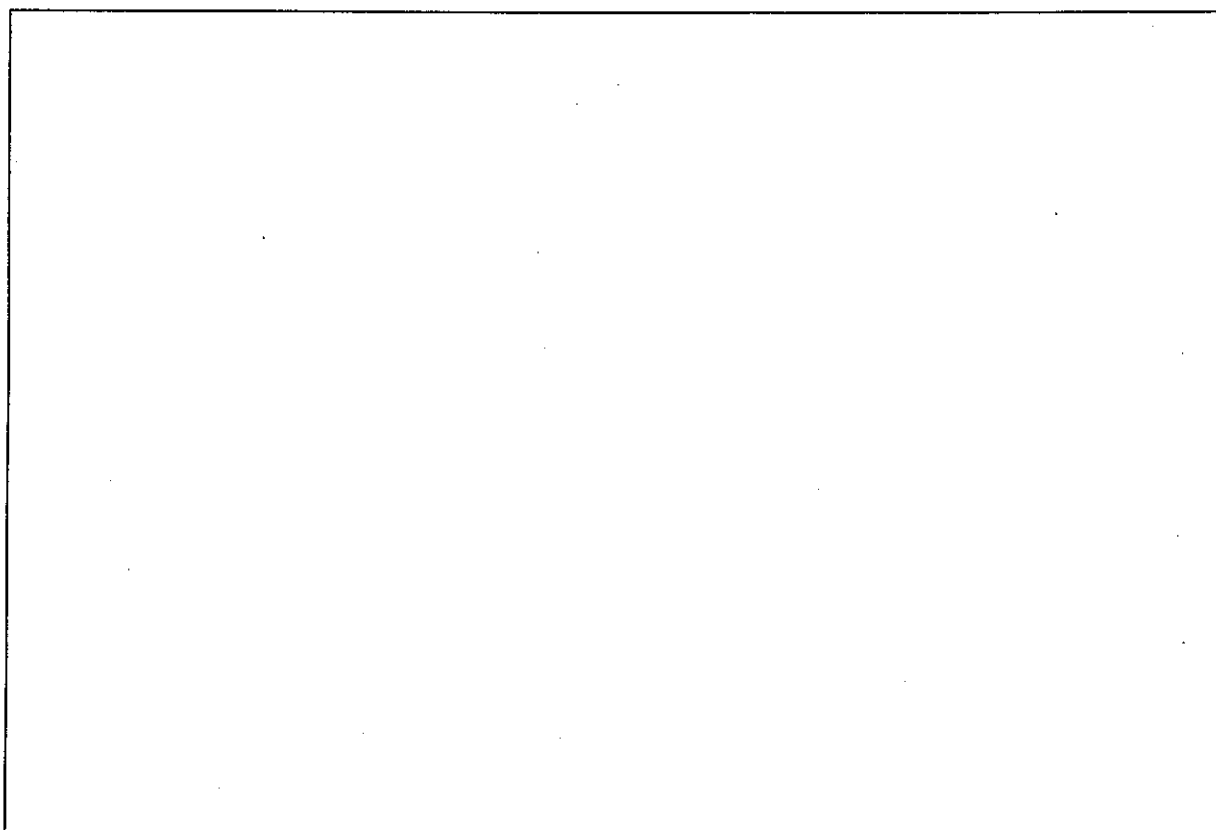
**PROPERTY NO:** 134083      **Title:** Pt 2 LP1882

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This simple two room cottage has a straight verandah with curved brackets and four pane casement windows indicating an inter-war construction date. There are several additions to the sides and rear of the building.

**HISTORY:** The cottage was built in 1926 for W. Wood the land having previously been owned by Harry Watts.(1) E. Cohen was the earliest name associated with the site according to the Parish Plan N57.(2) Later families associated with the house were the Wood family and the Arnold family.(1)

**SIGNIFICANCE:** 12 Darling Street is locally significant as part of a group of six cottages in the immediate Vicinity which were developed on land previously owned by Bryan between 1910 and 1940, probably as holiday houses.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 13 Darling Road  
Sorrento

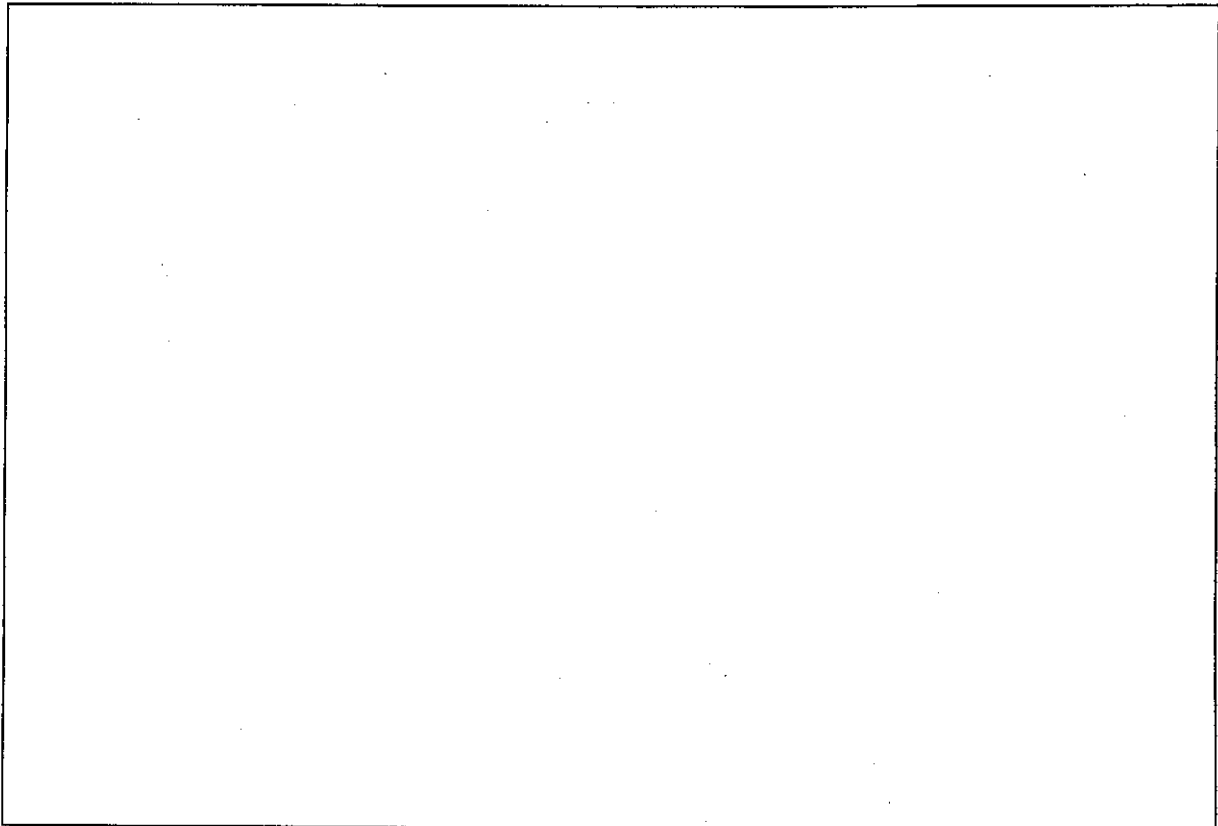
**PROPERTY NO:** 134102                      **Title:** Pt 1 LP1882

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This two roomed cottage is sited on low lying land and features a single brick chimney and an extension on the southern side of the building. The walls have been reclad in Hardiplank and asbestos cement sheeting.

**HISTORY:** According to the rate books, this cottage was built for C. Jessop on the site in 1938 and extended in 1965. Previous owners of the land were Bryan and Jessop.(1) (E. Cohen owned the land at the 1870 Parish Plan date.)(2) Jessop sold the property to A. J. Hocking in 1941(1) Further research is desirable to establish historical associations

**SIGNIFICANCE:** 13 Darling Street is locally significant as a component of the collection of six cottages in the Vicinity which were associated with land previously owned by Bryan and alienated by E. Cohen and developed between 1910 and 1940, presumably as holiday houses. The individual design significance of this building has been reduced by superficial alterations to the facade and verandah.

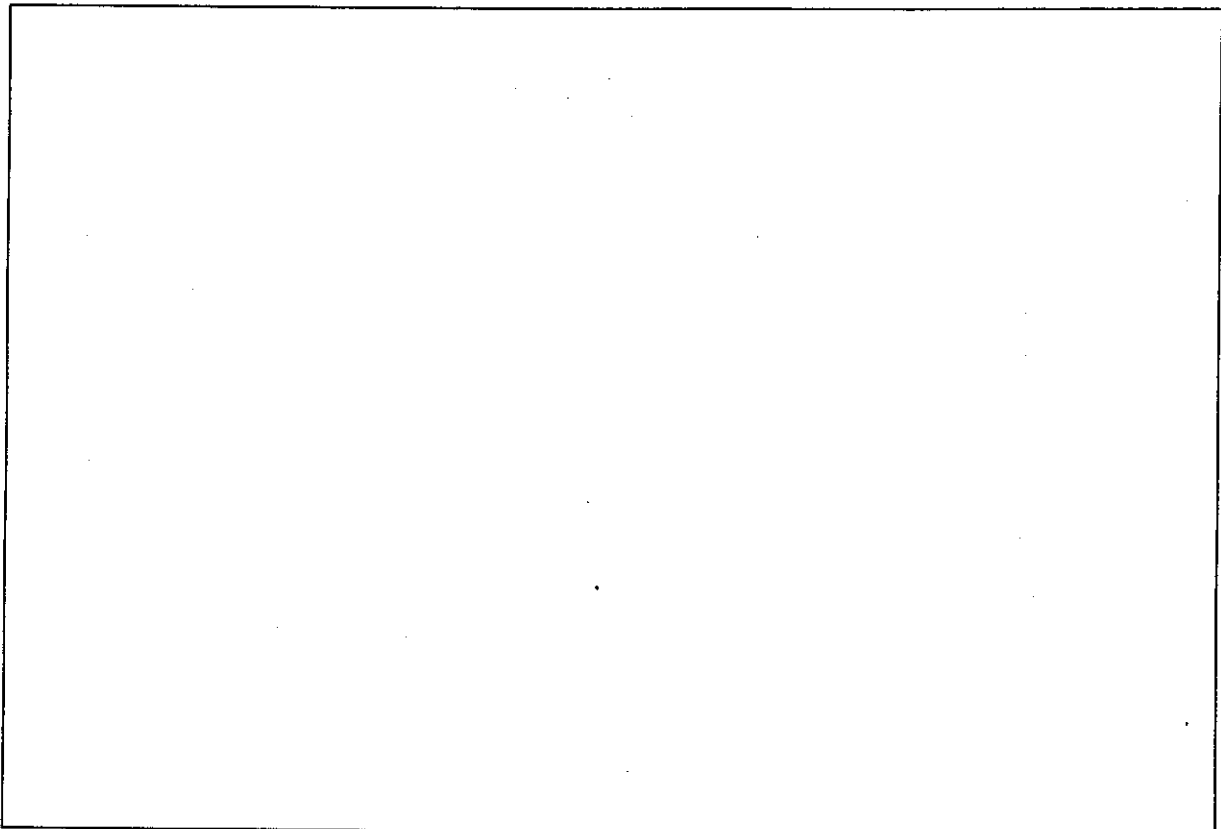
**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 15 Darling Road  
Sorrento  
**PROPERTY NO:** 134103\* **Title:** Pts 1 LP1882  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Nestled amongst trees on a sloping site, this cottage with skillion has had the roof and windows replaced but retains its modest charm. It is difficult to tell whether a verandah originally existed on the facade.

**HISTORY:** This cottage Glenvale was constructed in 1912 at the same time as 17 Darling Street known as Glenroy. Frederick Moore was the first owner of the building and the land had previously been owned by Bryan having been alienated by E. Cohen in 1870. Further research into historical associations is desirable.

**SIGNIFICANCE:** 15 Darling Street Sorrento is of local significance as part of a group of six similar cottages built on land owned previously by Bryan (alienated by E. Cohen in 1870).

These cottages were built in the period 1910 to 1940 presumably as holiday houses. The individual design significance of the cottage has been reduced by replacement of windows and roof and probably walls also but the basic form remains intact.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

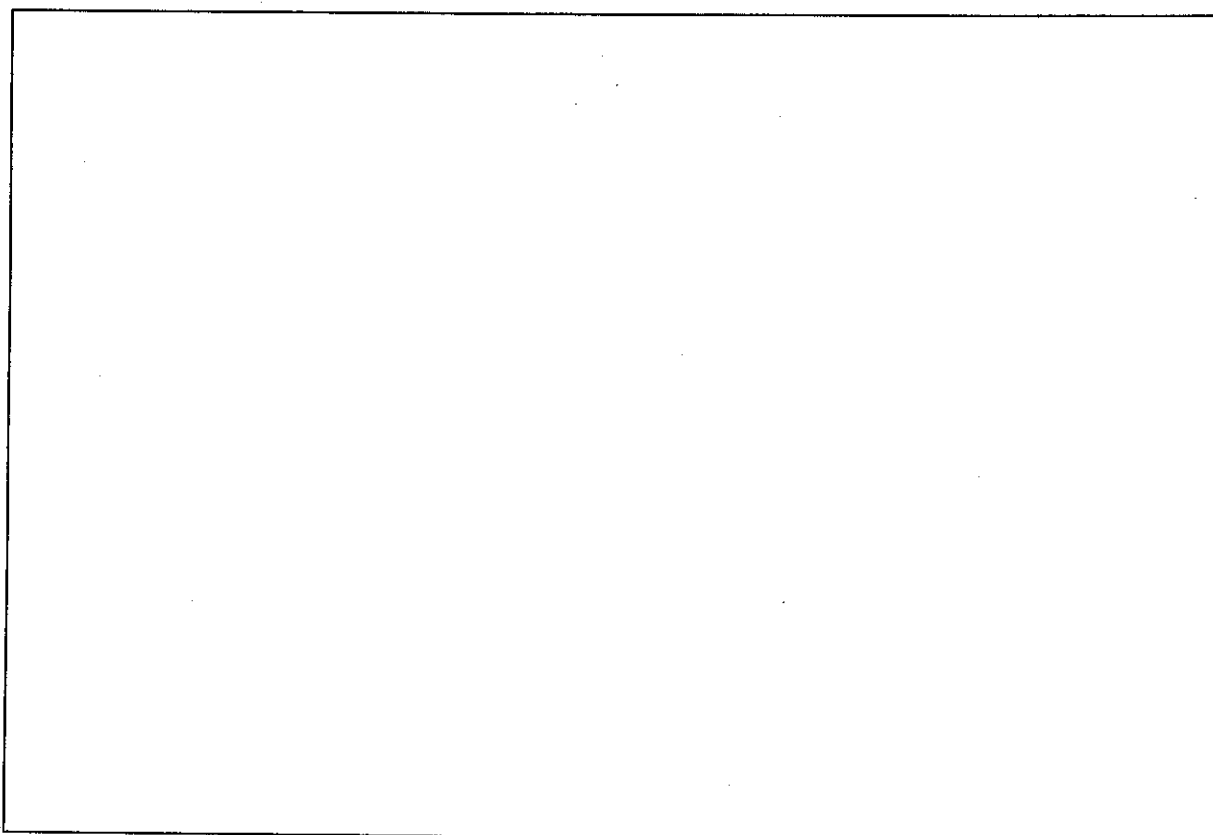
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[2] Parish of Nepean Plan N57.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Neuilly  
**ADDRESS:** 16 Darling Road  
Sorrento  
**PROPERTY NO:** 134085 **Title:** Pt 2 LP1882  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Neuilly is a single-fronted Edwardian cottage with several decorative features such as pendant eaves brackets, ashlar facade and window and door sidelights. The roof is hipped and the verandah is new with bull-nose and iron lacework and wooden floor. Neuilly seems similar to 18 Darling Street in form although the latter has been altered and dates do not appear to correspond.

**HISTORY:** The house was first owned by Robert Theobold, having been built in 1902 on land previously owned by Bryan (originally alienated by E. Cohen). Theobold, a tea merchant, owned the property until 1909, but was not a permanent resident.<sup>(3)</sup> Later owners were J. P. Purvis (1909-20) and W. C. Wilson (1921-69).<sup>(1)</sup> Wilson was a permanent resident of the town.<sup>(3)</sup> Further research into historical associations is desirable.

**SIGNIFICANCE:** Neuilly is locally significant as one of the more ornate and intact examples of cottage dwelling in Darling Street, of which six cottages have been identified as significant. The cottage appears to be identical in original form to 18 Darling Street next door which has been altered, and which together signify the earliest residential

**Shire of Flinders Heritage Study**  
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development on the street.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] Betty McMeekin, pers. comm.

**Shire of Flinders Heritage Study**  
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**NAME:** Cottage

**ADDRESS:** 17 Darling Road  
Sorrento

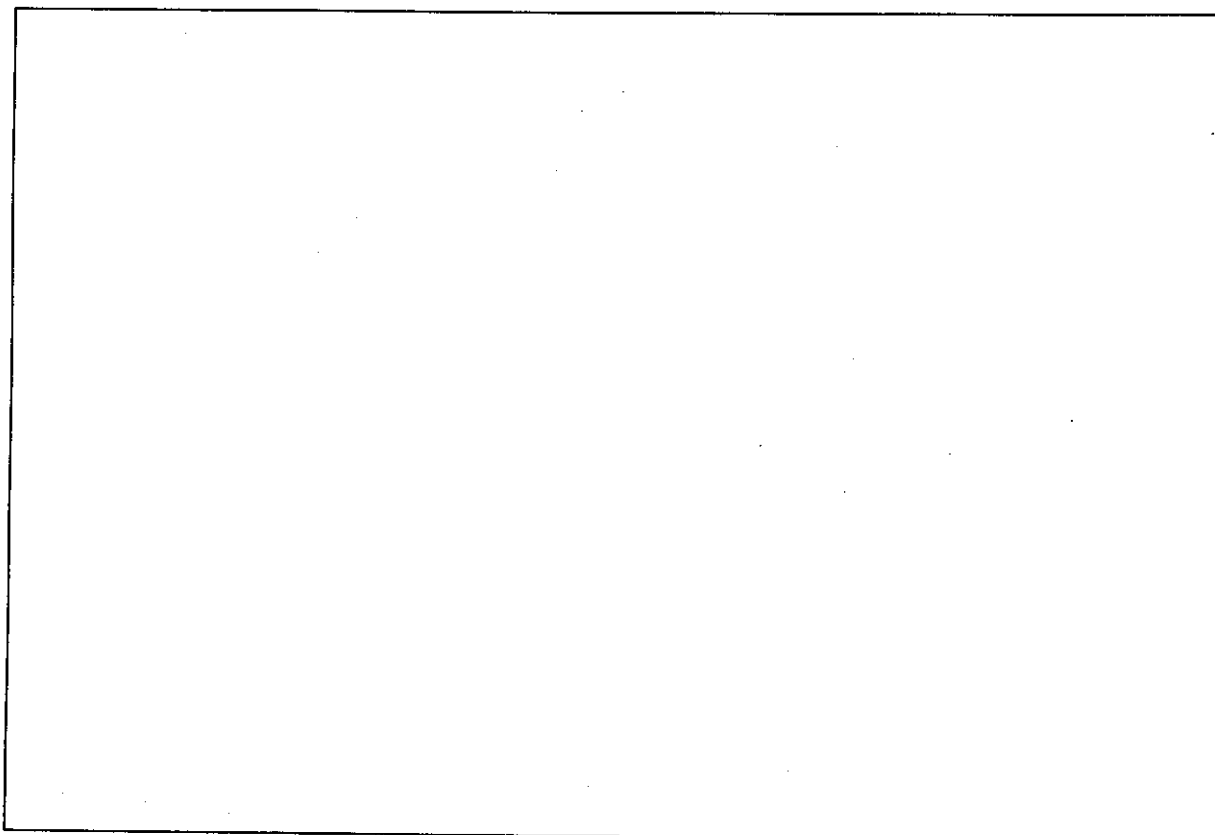
**PROPERTY NO:** 134103\*      **Title:** Pts 1 LP1882

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This double fronted cottage with door placed off centre features brick chimney and finials, skillion and flat 1940s verandah. Two eight pane casement windows feature in the rear skillion and two pane double sash windows in the facade. There is an established melaleuca in the front yard and several large cypresses to the rear of the block.
- HISTORY:** Glenroy and Glenvale (at 15 Darling Street) were both built in 1912 on Bryan's land. G. W. White was the first owner and subsequent owners were G. White and the Laidman family (1) G. White was a coach builder and carrier in the 1920s when tourism thrived in the region.(3) Further research is desirable to establish historical associations.
- SIGNIFICANCE:** The former Glenroy is locally significant as an example of early twentieth century cottage types which were used largely for holiday houses in the twenties. It is related to former Glenvale at 15 Darling Street which was built at the same time but which is altered. The pair are part of a group of six significant cottages on this part of the street, developed between 1910 and 1940 on the land previously owned by Bryan.

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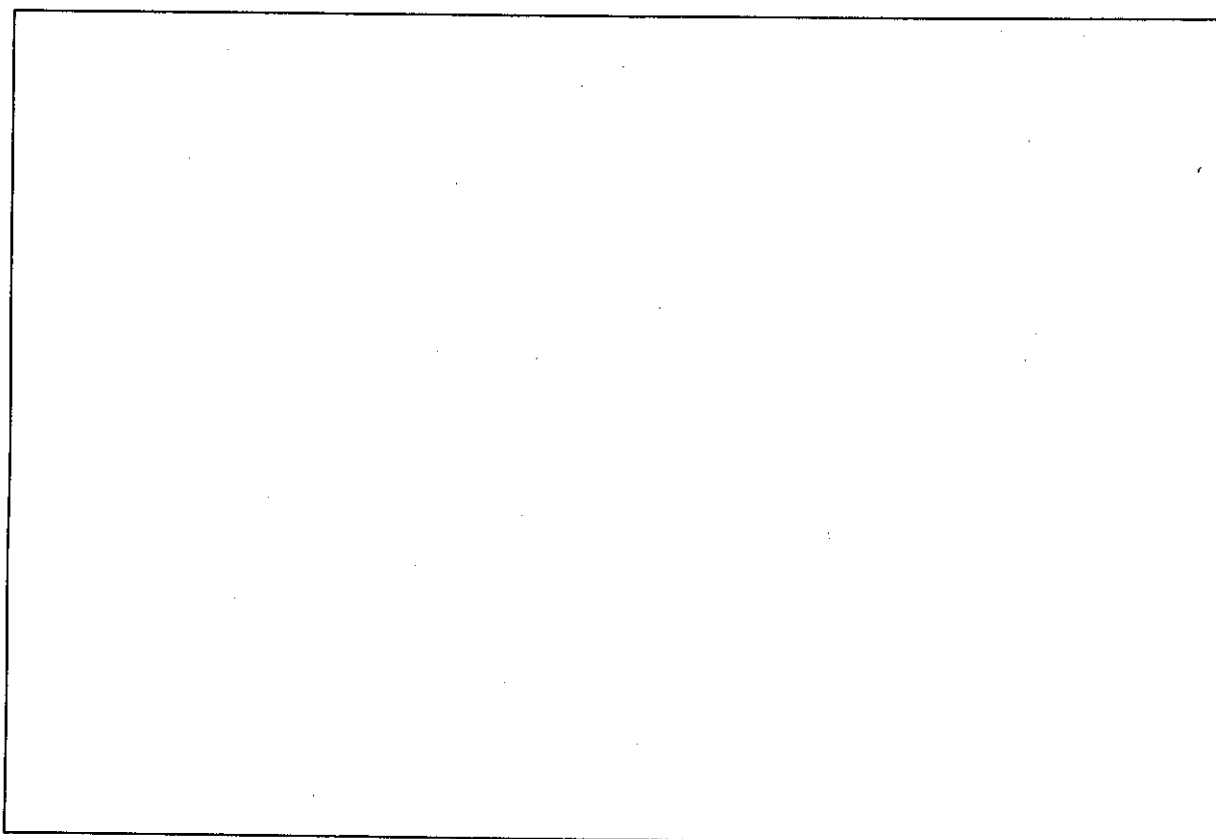
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] Betty mcmeekin, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 18 Darling Road  
Sorrento  
**PROPERTY NO:** 134086 **Title:** Pt 2 LP1882  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This cottage is identical in form to 16 Darling Street in its original section. The facade has been reclad in weatherboard with 1930s window replacement. The Edwardian door remains beneath a flat roofed asymmetrical verandah.
- HISTORY:** The rate books reveal Arthur Clarke, (no relation to the J. B. Clark family), as the owner of land and two houses in 1900/01. It seems likely that the other house was 16 Darling street and that the two were built very close to this year.(1) From 1912 to 1913, J. A. Parker owned the property, but it is not clear whether this included both houses. Further research is required to ascertain when the property was divided. Parker owned five other properties at this time in Sorrento, including Woodstock, 186 Ocean Beach Road. In 1919 I. Cesari's name is super-inscribed over Parker's in the rate books. He leased a shop in Sorrento from 1918 to 1921. T. H. Jennings renamed the house Marysville in 1926 and is listed until 1941 as the owner and later families include the Somersgills and the Wiklunds.(1)
- SIGNIFICANCE:** The cottage formerly known as Marysville is presumed to be related to former Adaville at 16 Darling Street and is locally significant, forming a group with other

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cottages in Darling Street which were all built in the early years of this century on the land formerly owned by Bryan. The cottage has design significance in demonstrating the changes of stylistic preference in housing in the inter-war years and compares to the relatively intact Edwardian facade at 16 Darling Street.

**SOURCES:**

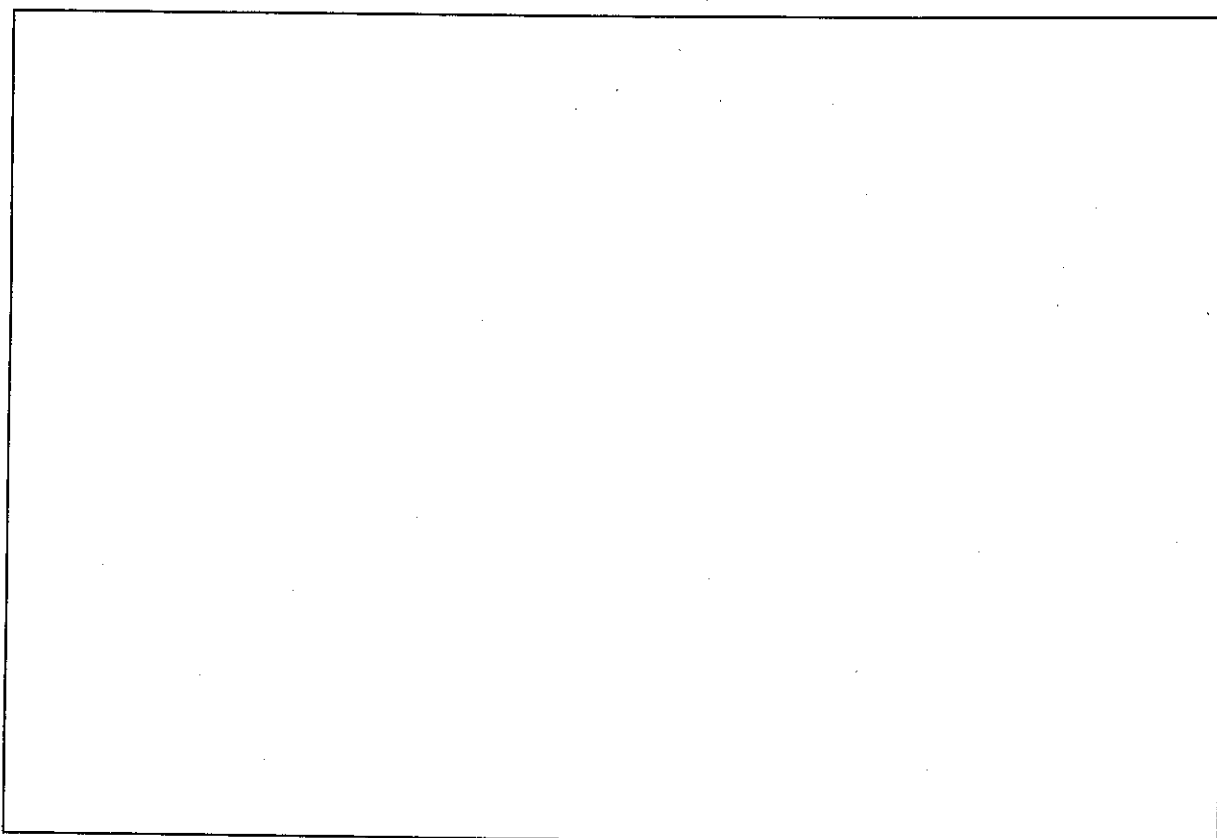
- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.



**Shire of Flinders Heritage Study**  
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**NAME:** House  
**ADDRESS:** 19 Darling Road  
Sorrento  
**PROPERTY NO:** 134105 **Title:** Pt 1 LP1882  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is an unusual house in the street, being substantially larger than the neighbouring cottages and featuring Federation details such as the gambrel roof with potted brick chimney and slatted fretwork with turned posts in the verandah. The tall sash windows and notched boards in the wall section below the sill indicate attention to detail by the builder. Several established cypress exist around the site.

**HISTORY:** The land had originally been alienated from the crown by E. Cohen (2) and was later the property of Richard Burr who is listed as a builder and may have built the house.(1) Formerly known as Larnoo, the house was built in 1911-12 for C. H. E. Dark, grandson of the pioneer Edwin Dark.(1), (4) The Dark family was well known in Sorrento after the arrival of Edwin Dark in 1875 who had four daughters and three sons. Edwin John Dark of Kinver, 12 Constitution Hill Road, was the son of the original Edwin Dark and father of C. H. E. Dark.(3)

The house remained in the Dark family until the 1970s.(1)

**SIGNIFICANCE:** Former Larnoo is locally significant as a relatively rare and intact example of a reside

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nce of Queen Anne design in timber in Sorrento. The house has historical significance for its associations with the Dark family who have an active history in the township and who were associated with the building for over sixty years.

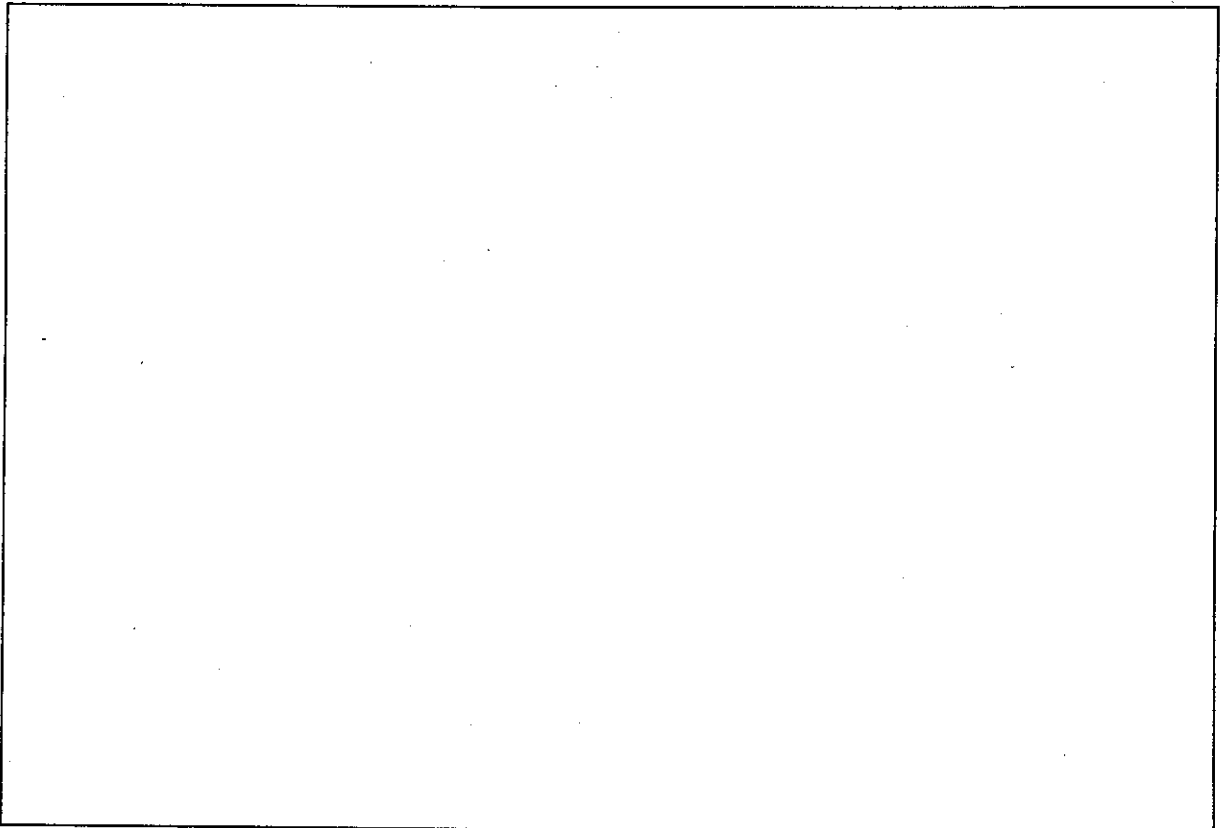
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] Hollinshed, C., 'Lime, land & leisure', 1982, p.115.
- [4] Betty McMeekin, pers. comm.

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**NAME:** Linlithgow  
**ADDRESS:** 36 - 38 Darling Road  
Sorrento  
**PROPERTY NO:** 134093                      **Title:** LP G606 Lot 3  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 A8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Linlithgow is a gracious Edwardian villa set in a remarkably intact landscaped garden comprising a semi-circular entrance drive and attached footpath. The walls are rusticated and pointed limestone with vermiculated sill under the feature window. The verandah treatment is particularly ornate with original lacework, fine metal posts and coloured tiling intact in the floor. Elegant timber bargeboards and finial frame the gable end.

**HISTORY:** Rate books reveal that the house was built for Mrs Mary Clark, (wife of John Boswell Clark junior) in 1902, although the Mornington Post of 30th of August of that year reported the house being built for Mr Jack Clark of the Butcher's Shop in Ocean Beach Road.(2) J. B. Clark senior built the Mornington Hotel (now Koonya) which was completed in 1876. His son, John Boswell Clark (junior) owned a butcher shop with his brother on Ocean Beach Road near the corner of Kerferd Street.

The Clark's owned the house until 1942 when it was sold to a Margaret and Norman Douch who ran a grocery on Ocean Beach Road and lived at Linlithgow until 1968 when Mrs N. M. Fraser purchased the house.

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**SIGNIFICANCE:** Linlithgow is regionally significant for its historical associations with the second generation of the Clark family whose connections with businesses in the town including the Butcher shop and Mornington Hotel were locally important. It is a very intact example of an Edwardian residence constructed in beautiful Sorrento limestone with its landscaped Italianate garden also remarkably intact.

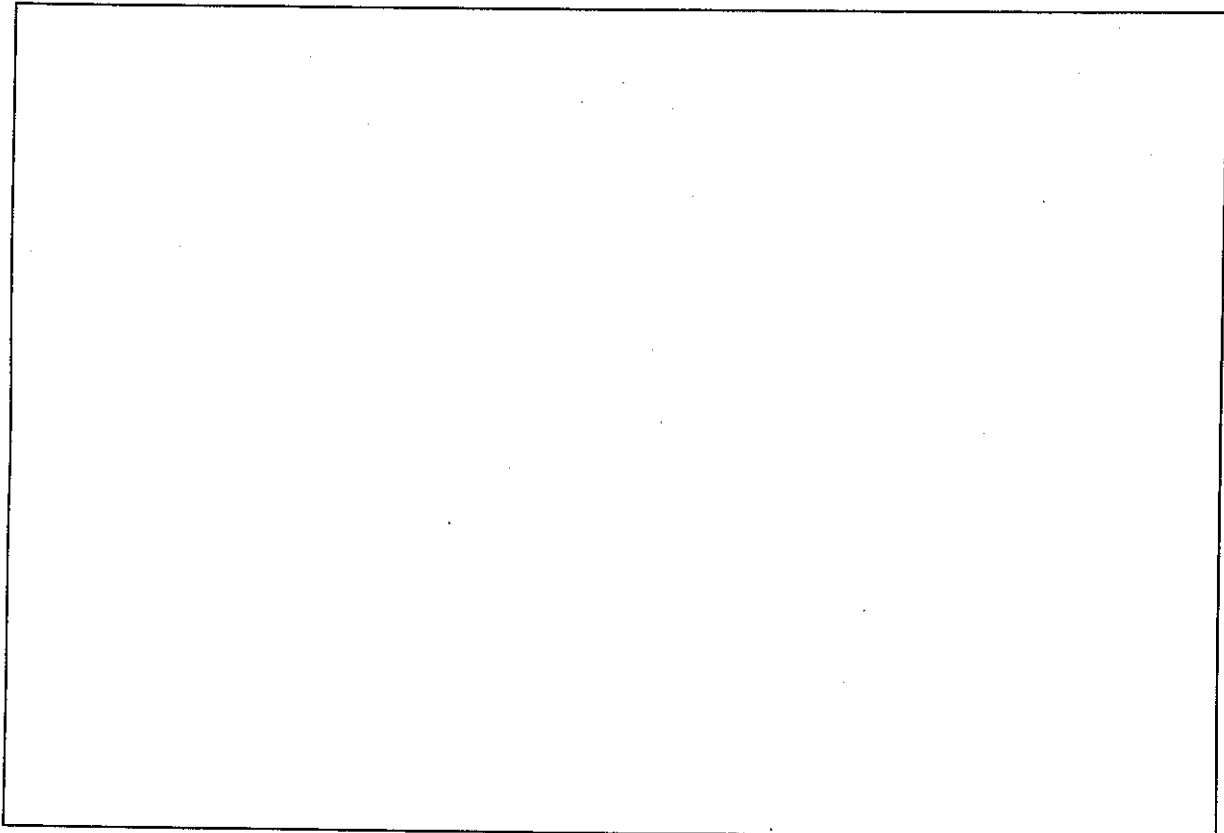
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'Mornington Standard', 30/8/1902.
- [3] Cyril Watts, pers. comm.
- [4] Hollinshed, C., 'Lime, land & leisure', 1982, p.203, p.110.
- [5] Betty McMeekin, pers. comm.

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**NAME:** House  
**ADDRESS:** 36 Delgany Ave off Back Bch  
Portsea  
**PROPERTY NO:** 144471 **Title:** Lot1 LP202518  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A Victorian timber cottage, which retains its form and scale despite some alterations to fenestration and an addition to the south. The eaves line decoration is unusual. The corbelled brick chimney and form and posts of the verandah are intact. Situated on a large block, this house has its front elevation facing Back Beach Road.

**HISTORY:** This property was part of a subdivision by James Ford in 1860. The date of construction of the house is not known. Mrs Catherine Harding was the owner from at least 1921-2 until 1928-9, with Miss Flora Harding owning the property for the following two years. Catherine Harding arrived in Victoria in 1863, aged 3, with her parents Mathew and Catherine (nee McLean) Anderson. She married Charles Harding in 1888 and they operated a general store in Portsea for many years. Charles was a carpenter, undertaker, probably a farmer and the owner of a considerable amount of property in Portsea. Flora Harding, born 1893, was their daughter. For approximately 20 years, from 1936-7 to 1957-8, the owner was Laura Armytage, sister of Harold Armytage who owned Delgany.

**SIGNIFICANCE:** Of local significance as an example of a timber Victorian cottage which retains its for

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m, scale and some decoration, despite alterations. The significance is enhanced by association with the Harding and Armytage families.

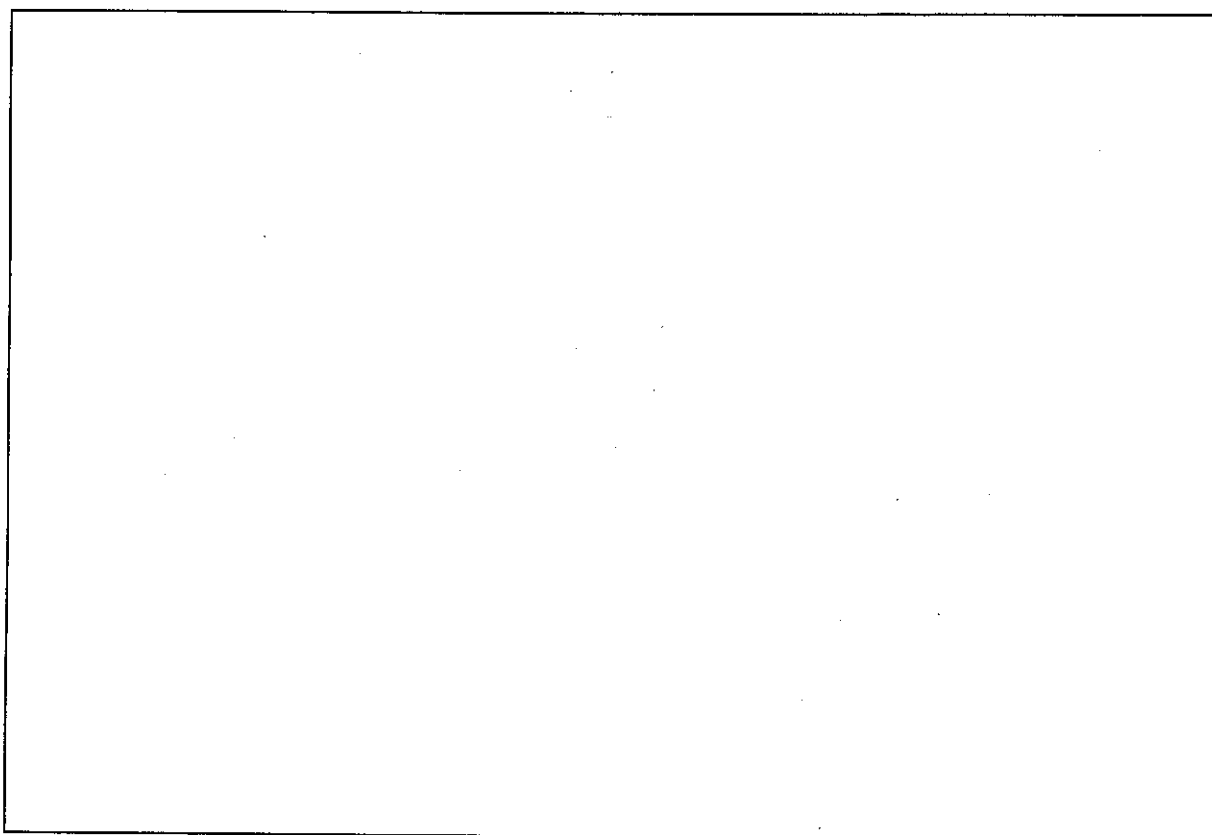
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] Betty McMeekin's research.

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**NAME:** Quayside  
**ADDRESS:** 2 Docrell Lane  
Portsea  
**PROPERTY NO:** 134258 **Title:** Lot 4 LP37794  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:** 156 F2  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** With its beach front location, cottage style garden and double gabled roof form, Quayside is an unusual Victorian limestone cottage. It retains 2 corbelled brick chimneys and has been altered with a timber skillion addition to the limestone skillion at the rear and a sympathetically styled verandah to the north. The enlarged window openings facing the bay detract from the historic form of the building. A modern garage and outbuilding have been added.

**HISTORY:** The property appears to have been purchased by Matthew Anderson in c1875 from John Watson, with the building constructed within the next two years. The Andersons, a fishing family, owned Quayside until 1922-3. Their daughter Catherine married Charles Harding. They had a daughter, Flora, and it is likely that Josie is also their daughter. After this time it passed to Josie Harding for about 5 years and then from 1929-30 to 1957-8 the owner was Miss Flora Harding. During this time it may have operated as a boarding house.

**SIGNIFICANCE:** The Victorian limestone cottage, Quayside, is of regional significance because it retains its unusual double gabled form, modest scale and original chimneys despite

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some alterations. Its setting and location are of particular note. They have contributed to its use as a home for approximately 45 years for the original owners and fishing family, the Andersons and later owner Flora Harding who operated it as a boarding house for many years. It has an association with the Anderson family and their descendants for over 80 years.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Betty McMeekin's research.



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**NAME:**               **Kiaora**

**ADDRESS:**         44         Donalda Avenue  
                              Sorrento

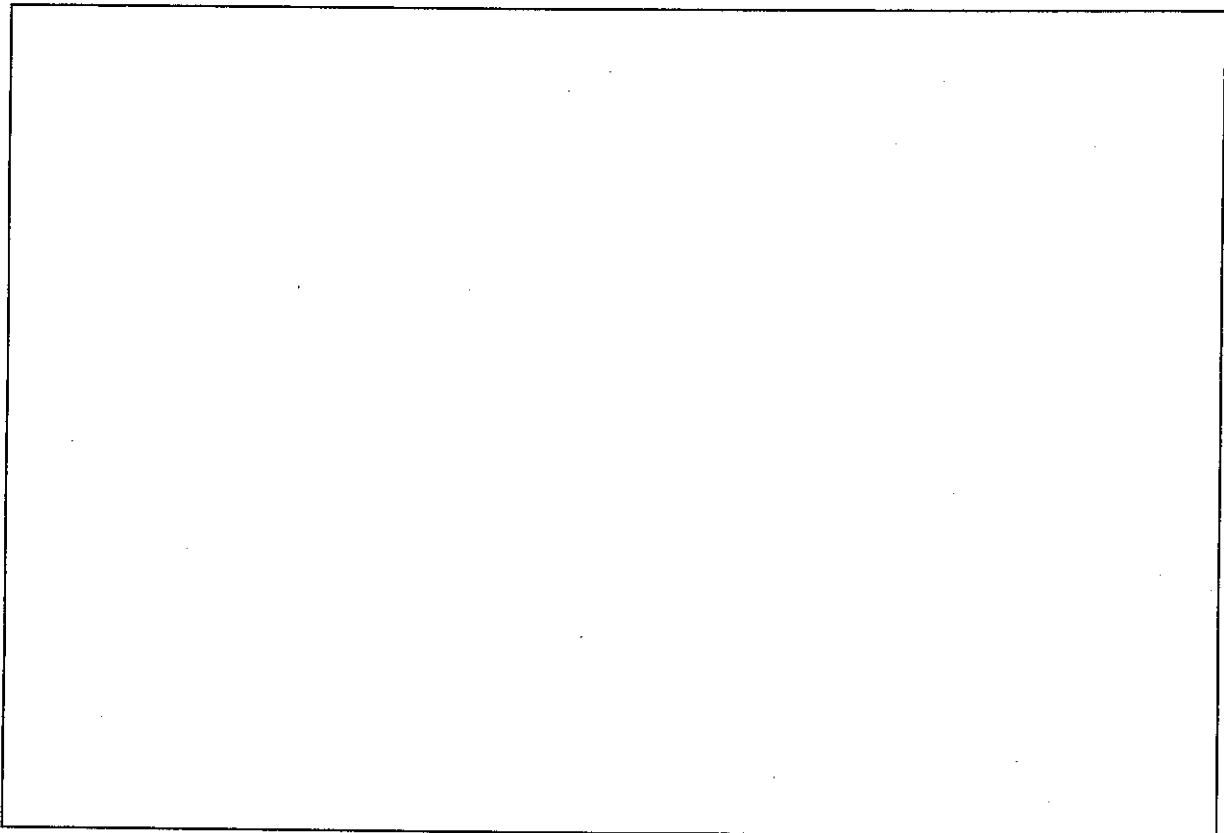
**PROPERTY NO:**   134327               **Title:**         Pt Lot 2 LP 155

**PRECINCT:**         S1 - Sorrento Township and Clifftop

**MELWAY REF:**     156 K7

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    Kiaora is a simple gable roof building with a skillion, on the corner of Donalda Avenue and Normanby Road. Its low scale and lack of windows to either street frontage suggest that it may have originally been an outbuilding rather than a residence. It has limestone construction, unfortunately painted, with an altered red brick chimney and recent glazing and fibrocement sheeting to the skillion. The building's orientation, proximity to the street and the nearby mature cypresses enhance Kiaora.

**HISTORY:**         The history of this site must be considered in relation to Eastcliff at 881-3 Melbourne Road in Sorrento because they were originally on one property owned by George Morce. Morce was a stonemason who built a number of significant limestone buildings in Sorrento, including St John's Church of England, 1873; Mornington Hotel (now Koonya), 1876; Mechanics Institute (now Historical Society), c1877 with additions 1895; and the Sorrento Police Station, 1890.

Significant changes in the rated value of the property occurred in 1888/9 and 1905/6. Three houses are noted on the property at this later stage and it is not known if the

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third house still exists. It is likely that in 1888/9, the listing of 30 pounds and 10 pounds related to Eastcliff and Kiaora respectively. The modest form of Kiaora suggests its value would be less than Eastcliff but further research is required to clarify the construction dates.

George Morce owned Eastcliff from 1882 until 1918, and it is from this date that Kiaora is separately listed in the Shire rate books. Kiaora was owned by George Morce from 1918 until 1923 and then by Margaret Morce, probably his wife, from 1924 until 1933. John Morce, known as 'Humpy Johnny' for his hunchback, the brother of George, occupied Kiaora from 1909 until his death in 1914.

**SIGNIFICANCE:** The low scale, modest form and unexpected orientation of Kiaora make it an unusual limestone building. It is of regional significance for its association with successful Sorrento stonemason, George Morce who probably constructed the building and was its first owner. The property was connected with the Morce family for a period of about fifty years. Further research may provide valuable information on Kiaora's original use.

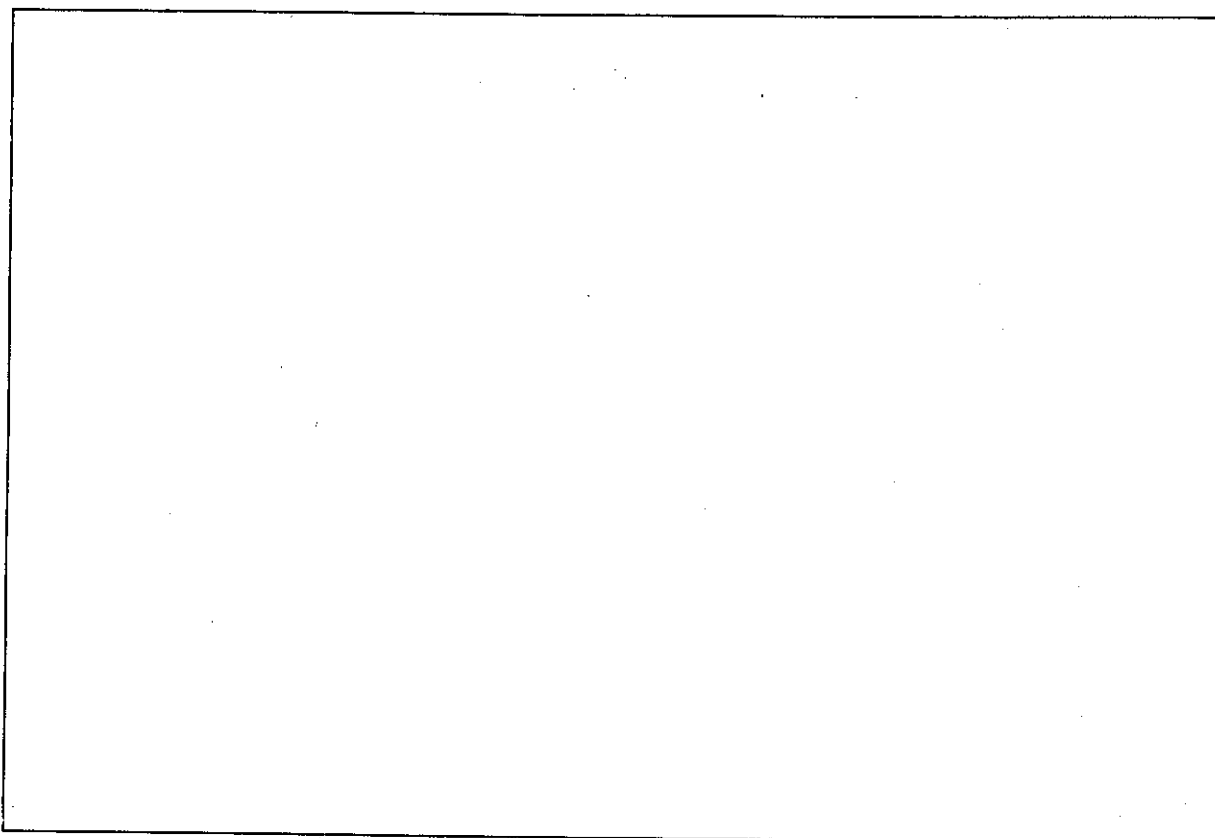
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Betty McMeekin's research.
- [3] Nepean Historical Society, biographical information on George Morce.

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**NAME:** House  
**ADDRESS:** 191 Eastbourne Road  
Rosebud  
**PROPERTY NO:** 111938 **Title:** Lot 134 LP40356  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A timber house enclosed by a verandah on three sides, appearing to be a typical farm house in the 'homestead' genre. Small limestone (?) building to rear may be a former cool room associated with the dairy. Pine trees on the adjoining land (some planted and others spread from seed) provide the setting.

**HISTORY:** Assisted by his father, Jack Rapir set up a dairy farm on a 640 acre allotment between Jetty and Boneo Roads, fronting Eastbourne Road (then Government Road). The house is thought to date from the early 1900s. Jack Rapir was a Shire Councillor from 1933-38 and lived here until then, selling to The Forestry Pulp and Paper Company of Australia Pty Ltd in that year.(2) (1) The house was occupied by Mr Bart Rogers, whose role was as caretaker/manager of the pine plantation established by the company on the sites. In December 1958 a fire swept through the plantation, creating much local employment because of the need to quickly harvest and market the timber before fungus spoilt it. The land was later subdivided for housing, with the Shire purchasing an area for their shire office and other facilities.(1

**SIGNIFICANCE:** Of local historical significance as rare evidence of the farming history of the locality,

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for its associations with Jack Rapir, and for its later associations with a pine plantation venture which has created the pine-dominated landscape in this locality.

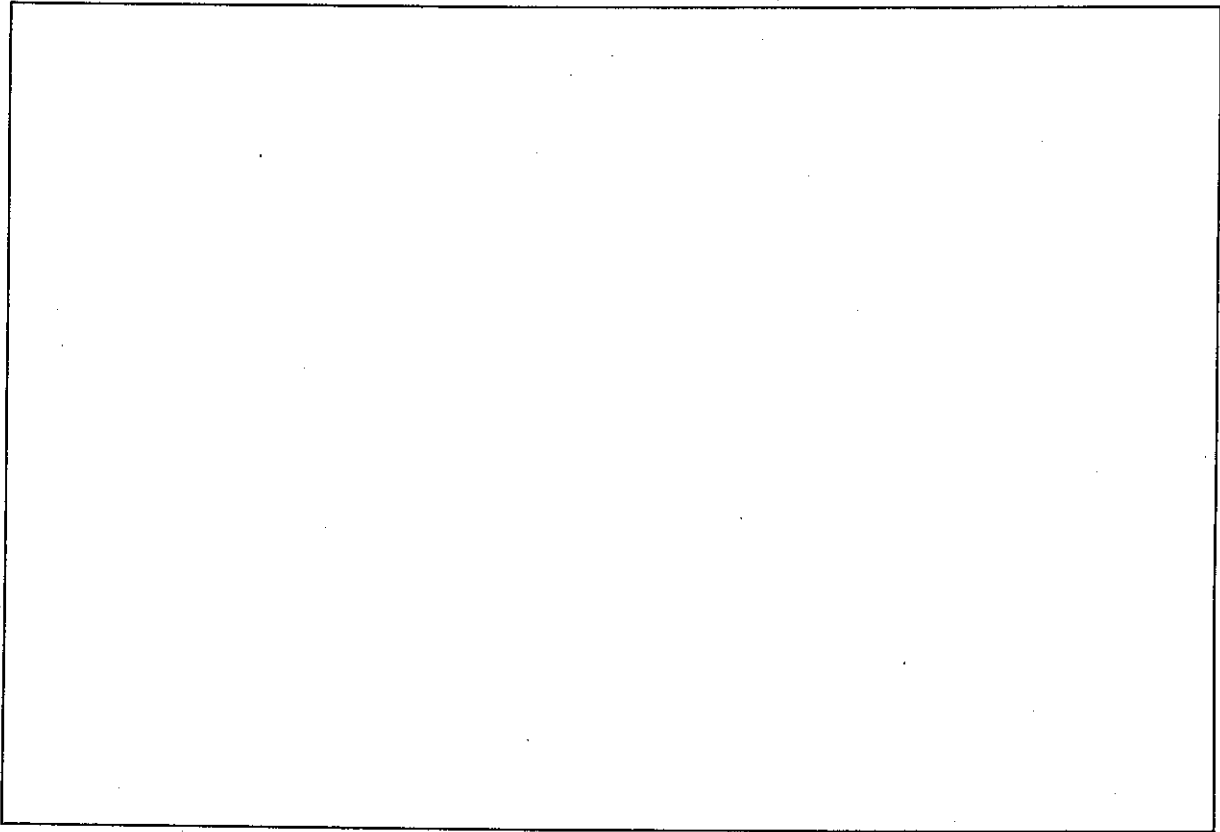
**SOURCES:**

- [1] Correspondence to P. Wilson from R. G. Burslem, Secretary 'The Forestry Pulp and Paper Co. of Australia', 1979.
- [2] P. Wilson, pers. comm.
- [3] P. Wilson, A history of the Rosebud Primary School, p.24.

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**NAME:** Carrington Park Club House  
**ADDRESS:** 40 - 52 Elizabeth Drive  
Rosebud  
**PROPERTY NO:** 112016 **Title:** Lot 1 LP111399  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Carrington Park is a large brick house set high above Rosebud. Its long, low form, simple geometry and boldly curving 'lookout' express elements of the functionalist style of the late Inter-war period. Externally the appearance has been altered by the replacement of windows.

**HISTORY:** Carrington Park was built in 1939 as the private residence of Mr Len Moran, partner in the food chain of Moran & Cato. It replaced a large timber home on the site.(1)

The Moran & Cato firm was established in Melbourne in 1882 through the amalgamation of two smaller grocery companies. The firm continued to expand, even through the 1890s depression.(2)

The house was contemporary in design and function. Reticulated water was provided by gravity feed from large water storage dams above the house (now bowling greens).

Moran sold the house to Mr Pat McLaren, a Dromana businessman who ran a

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business as general carrier between Melbourne and the Peninsula.(3)

The land to the east was reserved for 'Public Park & Recreation' in 1930.(4) The golf club was formed by local enthusiasts in 1951, and the course opened in 1956. The golf club later purchased the house as a club rooms.

**SIGNIFICANCE:** Of local significance as a dramatically-sited example of the Inter-war functionalist style, probably singular within the Rosebud locality, for its association with Len Moran an important Melbourne businessman (demonstrating the role of Rosebud as a popular holiday house location for Melbourne businessmen and for its later association with Pat McLaren.

**SOURCES:** [1] P. Wilson, pers. comm.  
[2] 'Cyclopedia of Victoria, Vol.1, 1903, p.514.  
[3] Advertisement, 'P. P. McLaren General Carrier' with Dromana and Melbourne depots, 'Souvenir Guide', n.d., p.58.  
[4] Government Gazette, 5 March 1930.

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**NAME:** Girl Guide Hall

**ADDRESS:** Esplanade  
Dromana

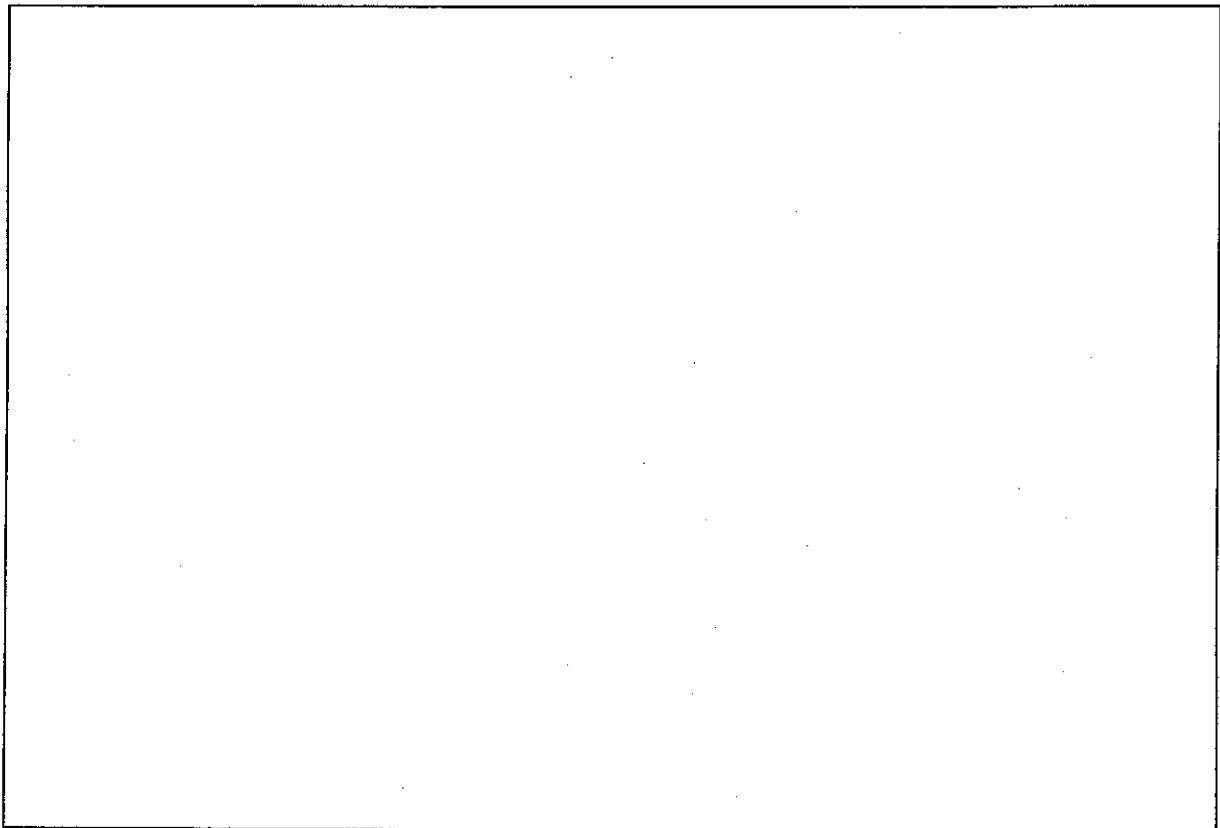
**PROPERTY NO:** Title: Foreshore Reserve

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This modest hall utilizes the concrete rubble construction method peculiar to the region and many foreshore buildings in particular. The walls are rendered to a height of approximately 1.2 metres with stucco treatment above. There is also some fine decorative treatment in the chimney vents, the vermiculated decorative circle in the architraves and the unusual method of wall ventilation.

**HISTORY:** This building was built in the 1920s as a memorial to soldiers who served in the First World War. It was later used as an R.S.L. hall, although it was not owned by that organisation, and contained a billiard room and meeting room.(1) In the mid 1950s, the R.S.L. moved to new accommodation in Gibson Street and the interior was converted to a hall with a room added to the western end to contain the Shire library. The Boy Scout organisation used the hall until 1977 when the library was moved and the Girl Guides took over use of the hall.

**SIGNIFICANCE:** The Girl Guide Hall has local significance historically as a memorial to soldiers of the World War One and is typical in its reserve location and its flagpole. It also has sentimental significance to other community groups such as the Boy Scouts and the

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Girl Guide movement, which have utilised the hall in subsequent years. The building is also attributed design significance for its demonstration of the rendered finish and the rubble construction technique which was popular in the region during the first decades of this century.

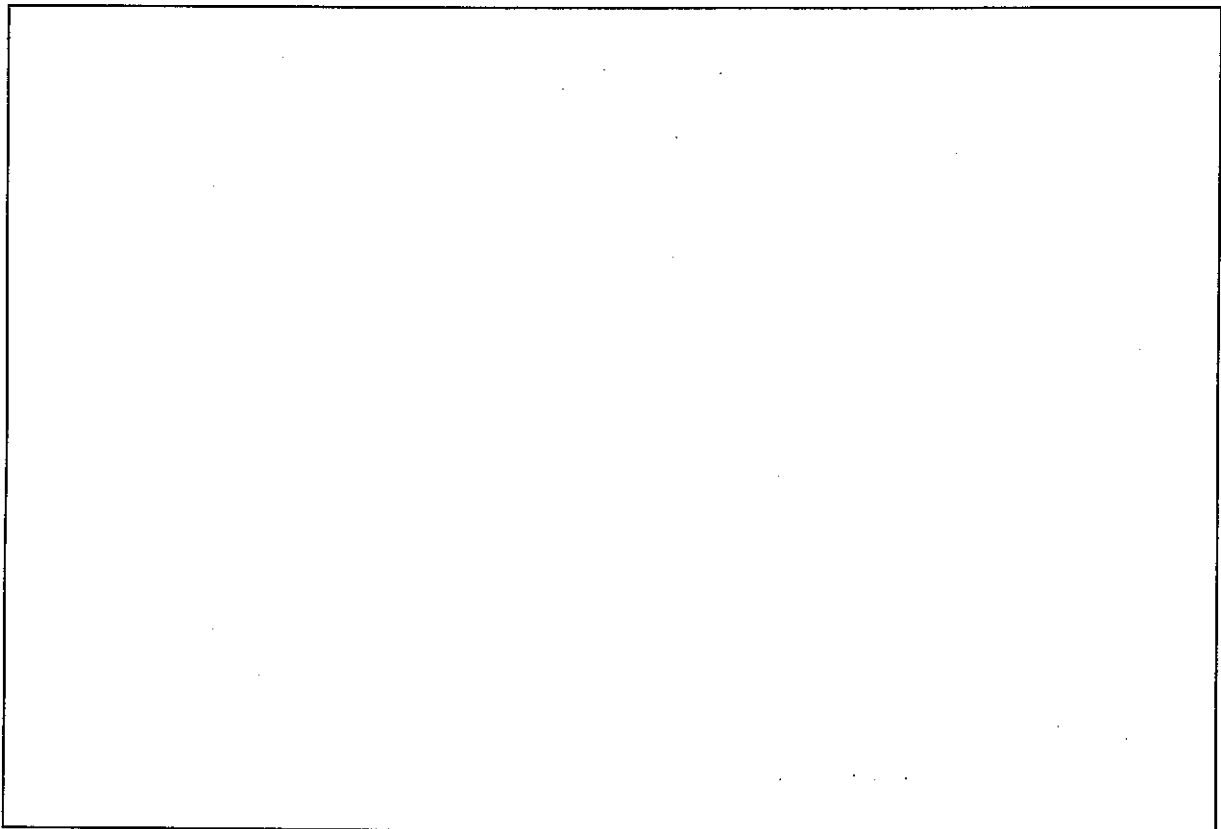
**SOURCES:** [1] Shire of Flinders Rate Books.



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**NAME:** Sorrento Tramway  
**ADDRESS:** Esplanade  
Sorrento  
**PROPERTY NO:** 0 **Title:**  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Part of the old path of the Sorrento tramline that curves around the contour of the hill is all that remains of the old line that once terminated at the platform and was linked to the pier by a fly-over bridge. All that remains of the line is a strip of bitumen with a lower concrete edge leading to a bumper. The path is marked by a row of cypresses on one side and a wooden rail fence on the beach side with shrubbery blocking the view of the sea except at the end of the path. A boulder with commemorative plaque marks the spot for visitors.

**HISTORY:** The Sorrento Tramline was built in 1889 by the Sorrento Tramway Company with George Coppin as Managing Director.(1) Coppin also built the Continental Hotel and constructed the Ocean Amphitheatre on the Back Beach. In an effort to attract visitors to these key sites, he devised the steam tram to connect the pier to the Back Beach via Ocean Beach Road, which was immensely successful.(1) The tram operated from 1889 to 1920 when two steam engines and six carriages were operational.(3) There were also several shelters, a workshop and the pier bridge connecting the Esplanade to the Sorrento pier, which no longer remain. The Nepean Historical Society holds several photographs of the old tram and several are also on

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display at the Koonya Hotel.

**SIGNIFICANCE:** The site of the Sorrento Tramline is locally significant as remaining evidence of the tramline that symbolized the boom period of the first twenty years of this century when Sorrento was a popular destination for tourists visiting the Peninsula via steamboat. Although little physical evidence of the line and platform exists, ample photographic records are available and the cliff-top site remains evocative.

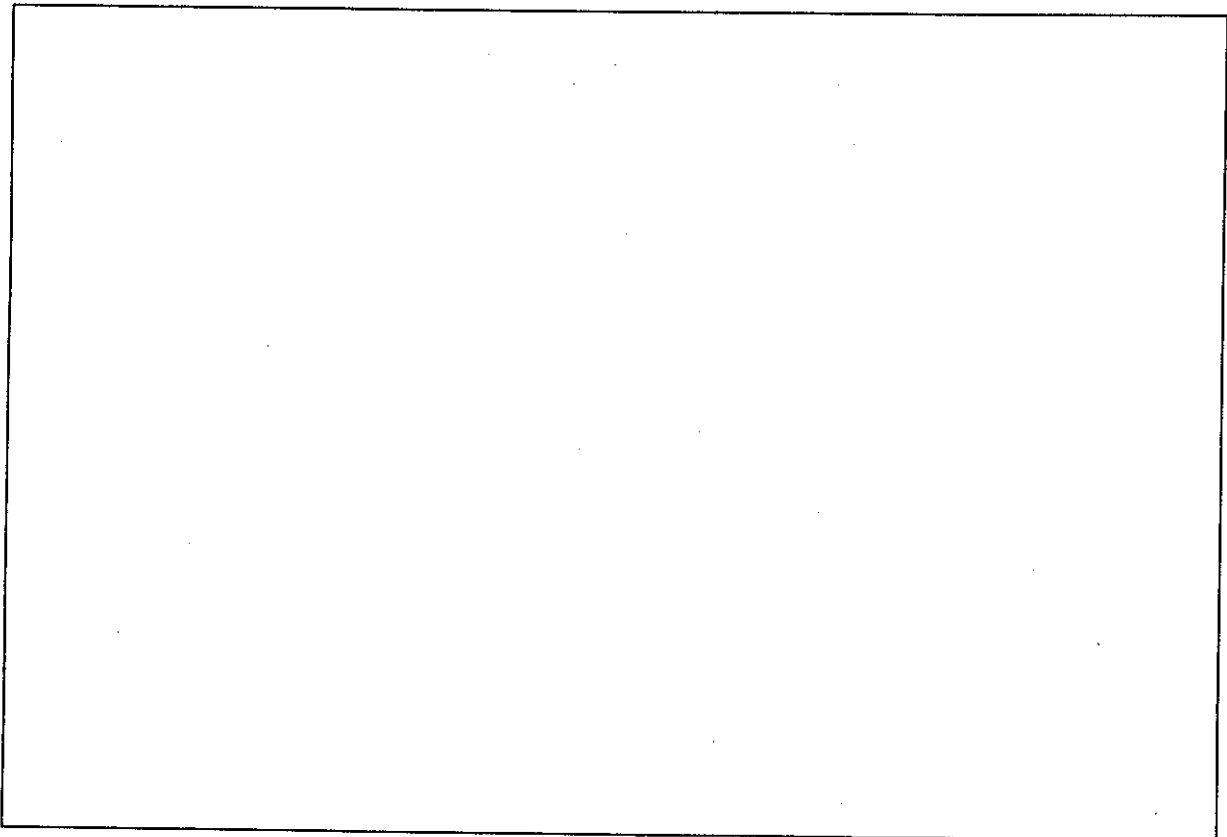
**SOURCES:**

- [1] Winzenried, A., 'Tram to Sorrento'. 1984.
- [2] 'Mornington Standard'.
- [3] 'Peninsula Post'.
- [4] Hollinshed, C., 'Lime, land & leisure', 1982, p.110.

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**NAME:** Koonya (fmr Mornington) Hotel  
**ADDRESS:** 1 - 5 Esplanade  
Sorrento  
**PROPERTY NO:** 134791\* **Title:** Pt CA 8A Lots 1 and 13-11 LP33881  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The oldest section of the Koonya Hotel corresponds with the Mornington Hotel of 1876 which is a simple two storey verandahless building with 1955 brick extensions to the rear. The roof is hipped with at least one corbelled chimney. The window and door in the diagonal corner wall have been infilled with imitation stone. Internally there have been extensive alterations over the years with wall relining and ceiling alterations. An old staircase remains connecting the upper and lower dining rooms. The site of the cottage which was the original dwelling of John Boswell Clark, the original owner, is also on the site but no evidence remains.

**HISTORY:** According to C. Hollinshed, a limestone hut was built on this site by an unknown builder, possibly for the owner of a beach front lime kiln, G. Baker, in approximately 1850. (See notes on Old Clark Cottage) Later John Boswell Clark purchased the building and the surrounding two acres. Construction of the Mornington Hotel was commenced around 1876 amidst opposition from the two rival hotel owners, P. Martin of The Sorrento Hotel and G. Coppin of The Continental who took the matter to court unsuccessfully. The Clark family moved into the hotel in 1878. (2) The hotel remained within the one family until 1952, and was a highly successful business

**Shire of Flinders Heritage Study**  
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during and after the tourist boom of the turn of the century due to its relative proximity to the beach. A verandah with balcony was added in 1913, built by Harry Watts.(4) Owners and licensees are listed on the wall of the front bar and several historical photographs adorn the walls.

The original limestone cottage was demolished in 1954, presumably to make way for the modern extension and measured drawings of the cottage were recorded by the Nepean Historical Society.(2)

**SIGNIFICANCE:** Koonya Hotel, formerly Mornington Hotel, is a regionally significant building, evocative of the early seafront lifestyle in Sorrento. The building is distinctly different in character from Sorrento's grander Continental Hotel and Sorrento Hotel which preceded the Mornington and seems to have attracted a wider variety of patronage over the years, including a greater proportion of permanent townspeople and fishing families. The site has additional significance for its associations with a very early limestone and wattle and daub cottage which predates John Boswell Clark's possession of the land. There may be some research value in the site.

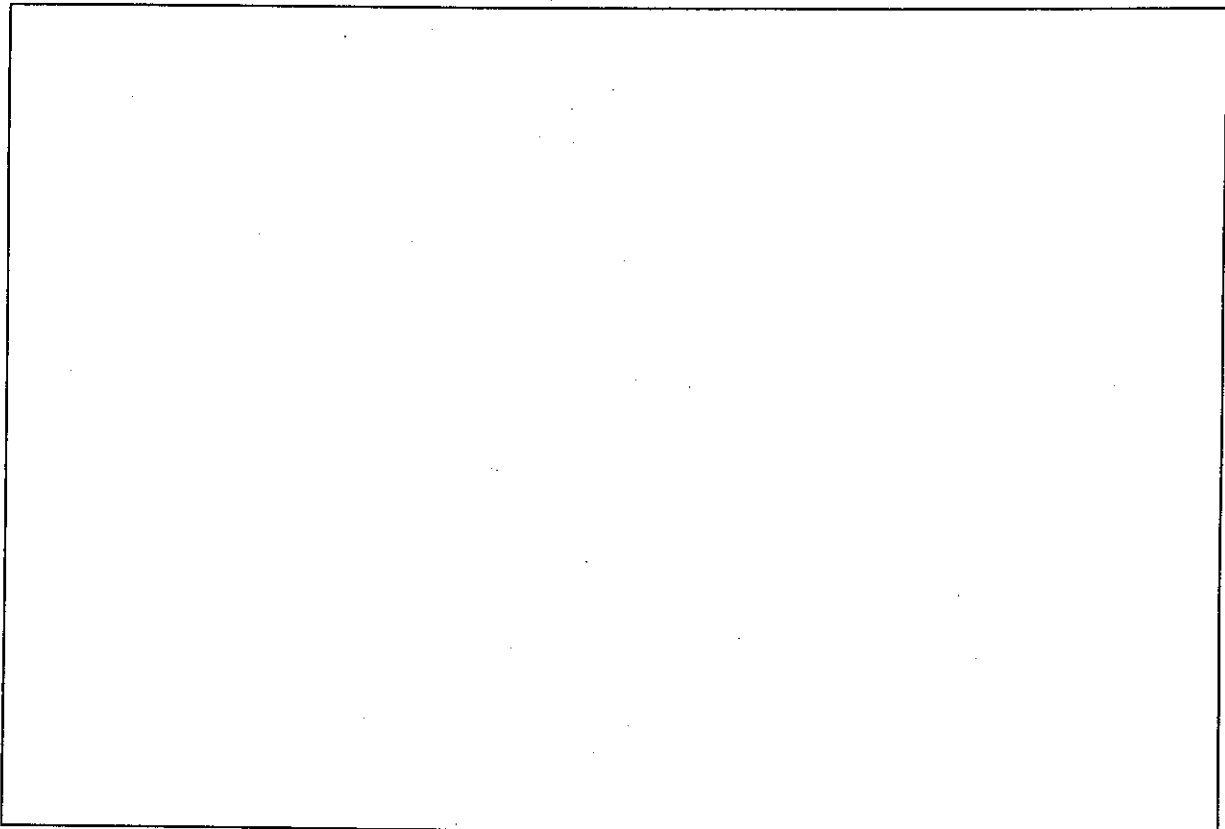
**SOURCES:**

- [1] Court of Petty Sessions, Sorrento, Records, PRO.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982 pp.109-110.
- [3] 'Victorian Historical Magazine', 112th Issue, December, 1958, p.185.
- [4] C. Watts, pers. comm. to B. McMeekin, August 1992.

**Shire of Flinders Heritage Study**  
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**NAME:** Morgan's Bar  
**ADDRESS:** 7 Esplanade  
Sorrento  
**PROPERTY NO:** 134794 **Title:** Lot 1 LP15229  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



- DESCRIPTION:** Morgan's Bar is a simple rectangular building constructed in limestone with a later concrete block facade. A rendered parapet with curved central section displaying the name of the business.
- HISTORY:** Charles Morgan ran a hardware shop on the Sorrento Hotel side of this building from around 1900. In 1927 this shop was built on land previously owned by John Boswell Clark and is described in the 'Peninsula Post' as being 'well stocked with hardware and fishing tackle and the latest news as to the bay boat movements.'<sup>(2)</sup> Morgan was very active in the community, involved in several local organisations.<sup>(2)</sup> He also acted as the local undertaker, using this building as a mortuary.<sup>(3)</sup> He operated this business until the 1960s.<sup>(4)</sup> A later owner of the property was Philip Moon. The building has recently been used as a restaurant and a bar.
- SIGNIFICANCE:** Morgan's bar is important as evidence of beachfront retail activity connected with the local fishing industry. It demonstrates a simple utilitarian building that has a varied history of use including a mortuary and restaurant.

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- SOURCES:**
- [1] Shire of Flinders Rate Books.
  - [2] 'Peninsula Post, 22/12/1927.
  - [3] B. McMeekin, pers. comm.
  - [4] P. Wilson, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 13 Esplanade  
Sorrento

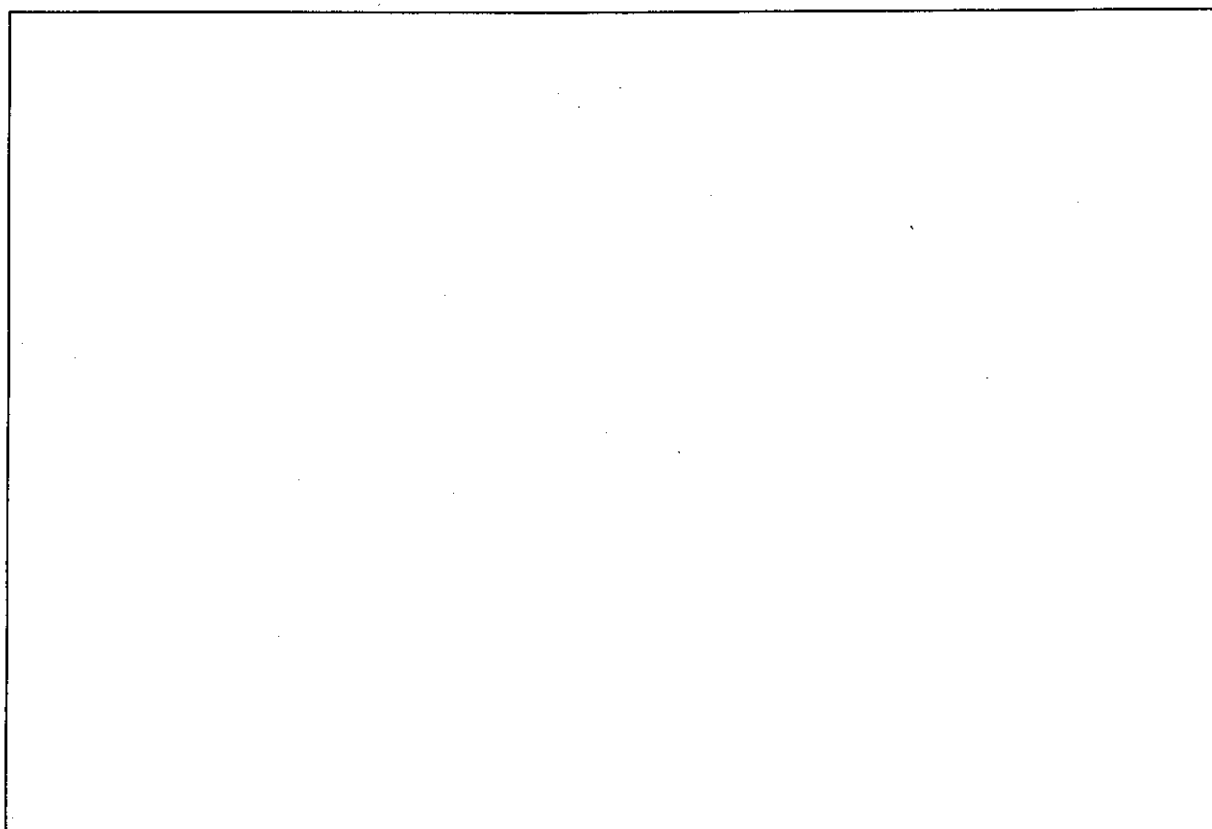
**PROPERTY NO:** 134796      **Title:** Lot4/Pt3 LP15229

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This house appears to be a pair with the one next door at number 9 which has been substantially altered. It is half timbered construction with horizontal weatherboards to window sill level and fibro-cement sheeting above. The large hipped corrugated iron roof dominates the form and is extended by the verandah with its Sorrento block detailing. The timber windows are substantially intact. The Sorrento block front fence and the prominent position on the Esplanade with spectacular bay views enhance this property.
- HISTORY:** Built in 1946 for Mrs C. M. Cleary, this house appears to have been a residence for the Cleary's a retired couple. Later owners included H. and B. Lethlean from 1960 who used the house as a holiday residence.
- SIGNIFICANCE:** Set on a prominent site with spectacular bay views, the house at 13 Esplanade, Sorrento is of local significance. It retains its form and scale, some original joinery and combines half-timbered construction with Sorrento block for the verandah and front fence.

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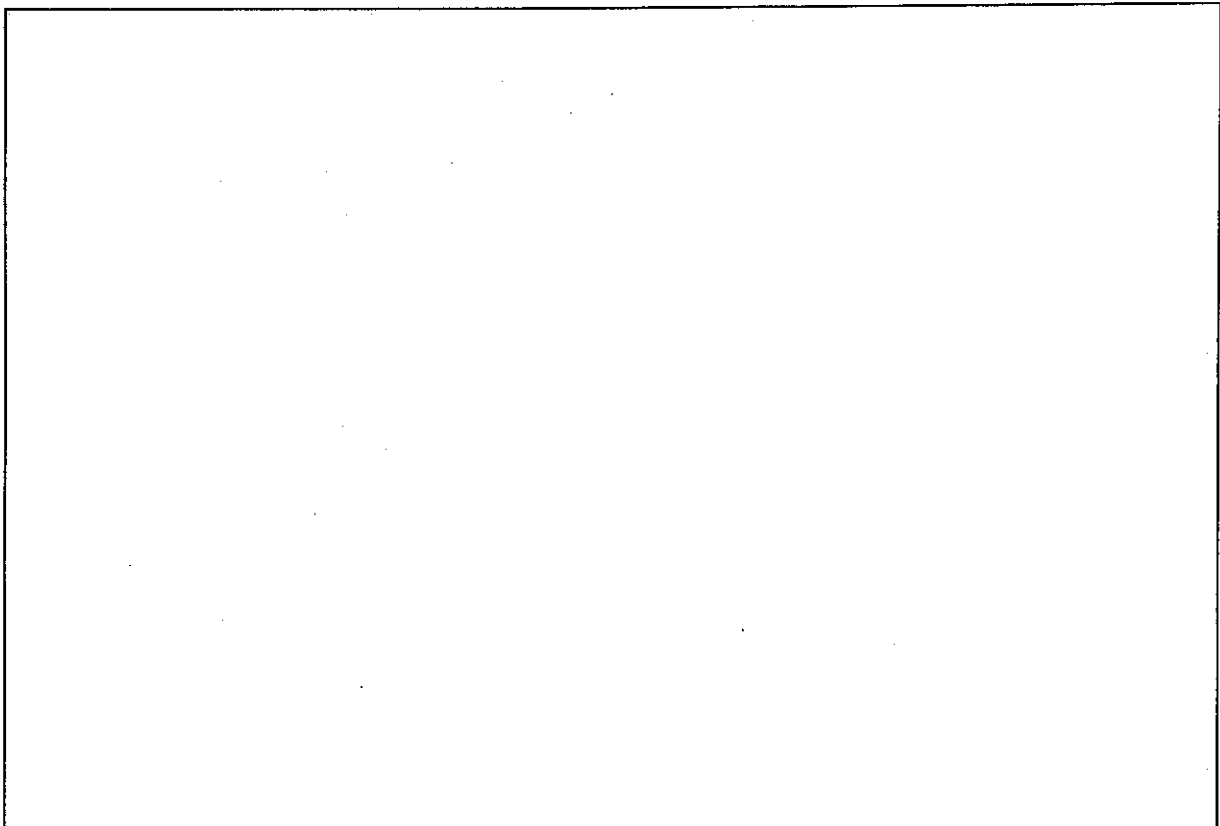
**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.



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**Significant Sites and Areas**

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**NAME:** Waters Edge  
**ADDRESS:** 15 Esplanade  
Sorrento  
**PROPERTY NO:** 134797 **Title:** Pt CA 3 Sect 2 T/Sorrento  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This Edwardian limestone villa has a pointed facade with rubble side walls and rendered, corbelled chimney. The facade has been altered with a weatherboard extension but the limestone walls appear to be largely intact inside. There are weatherboard extensions to the rear also. A large fir tree stands at the corner of the property.

**HISTORY:** In 1907 this residence was constructed for Erland Erlandsen.(1) Born in Denmark, he had arrived in Sorrento in 1890 after deserting his ship. He married Edith A. Swan and ran a fishing business as well as working on various seacraft. Later Erlandsen bought property opposite the Sorrento Camping Ground and his son ran fishing parties for prominent local residents.(2) They also ran the Sorrento Baths for several years and owned several other properties in the area.

**SIGNIFICANCE:** This house is a locally significant for its association with E. Erlandsen, a local seaman involved in fishing and boatcraft who appears to have become quite successful judging by the quality of this house. Erlandsen Avenue is presumably named after Erland or his son Tally. The relatively expensive construction and beach

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front location of this house are indicative of the early success of maritime activities when several more temporary 'shacks' were located right on the foreshore. The building appears to be relatively intact despite additions to the front of the building.

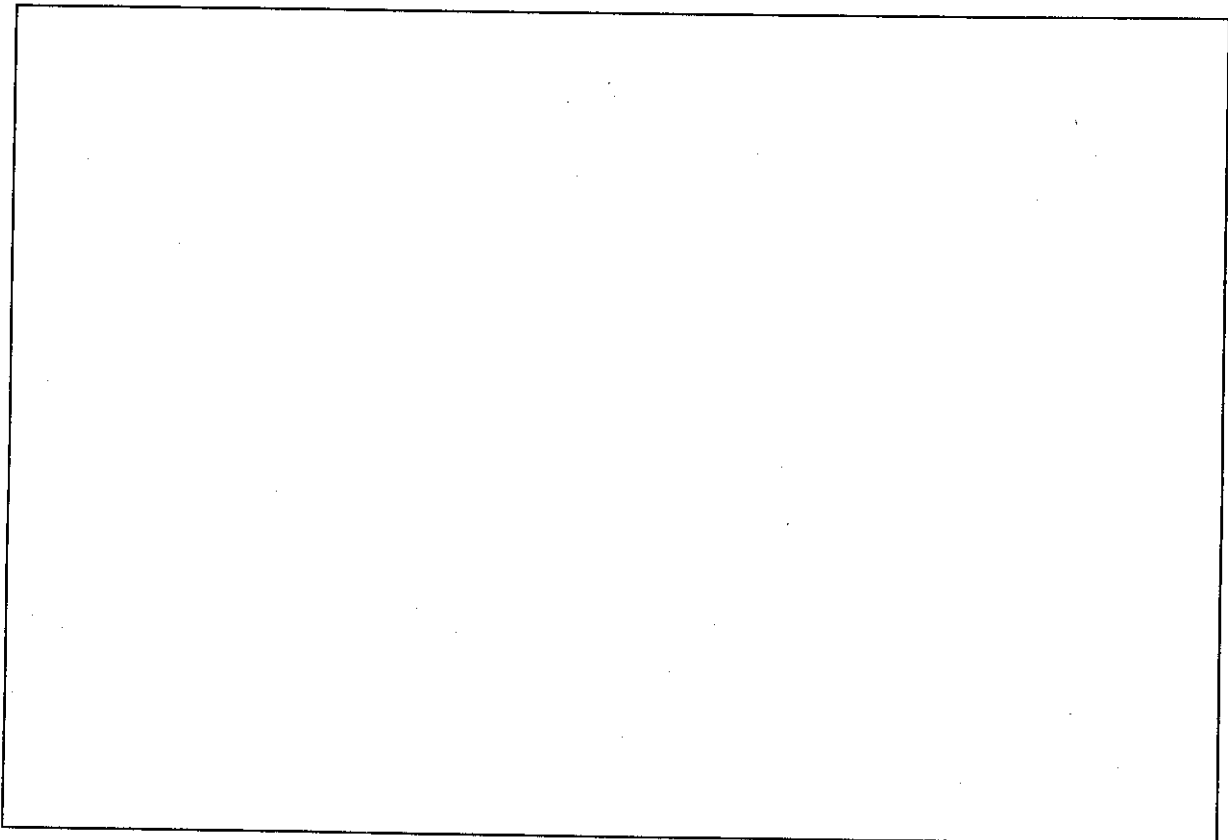
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, p.118.
- [3] Betty McMeekin, pers. comm. 1992.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Dalwhinnie  
**ADDRESS:** 17 Esplanade  
Sorrento  
**PROPERTY NO:** 134798 **Title:** Pt CAs 3, 5, 6 Sect 2  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Dalwhinnie is difficult to view from the street but it appears to be a Queen Anne villa with walls composed of limestone footings, weatherboard and Stucco sheeting. The verandah has been enclosed and faces onto a tennis court, set well back from the street. To the rear of this house is a second cottage constructed in weatherboard with a gabled roof and simplified Federation details. These two houses share a cloistered rear garden at the end of a driveway marked by three established date palms. There are Sorrento brick pillars with name plate marking the driveway.

**HISTORY:** Dalwhinnie was built by the Sorrento Tramway Company in 1913.(1) It is believed that an earlier cottage existed on the site and was demolished soon after this house was built. Henry Watts, the Tramway manager lived here with his family for the first seven years.(2) Henry and his father had a close association with the building and management of the tramway.(3)

The house was purchased by Mary Campbell Wimpole in 1921 and members of the family still own the property. Mary and her husband did not reside permanently at the house, using it as a holiday retreat. F. Wimpole was the owner of the George

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Hotel in Fitzroy Street, St Kilda, which was in his family for 85 years. Mary Wimpole's father was John McIlwraith, manufacturer and one time Mayor of Melbourne.(4)

There were once three houses on the site, occupied by different members of the family, but only two were identified during this survey.

The Nepean Historical Society holds photographic records of the main house soon after it was built.

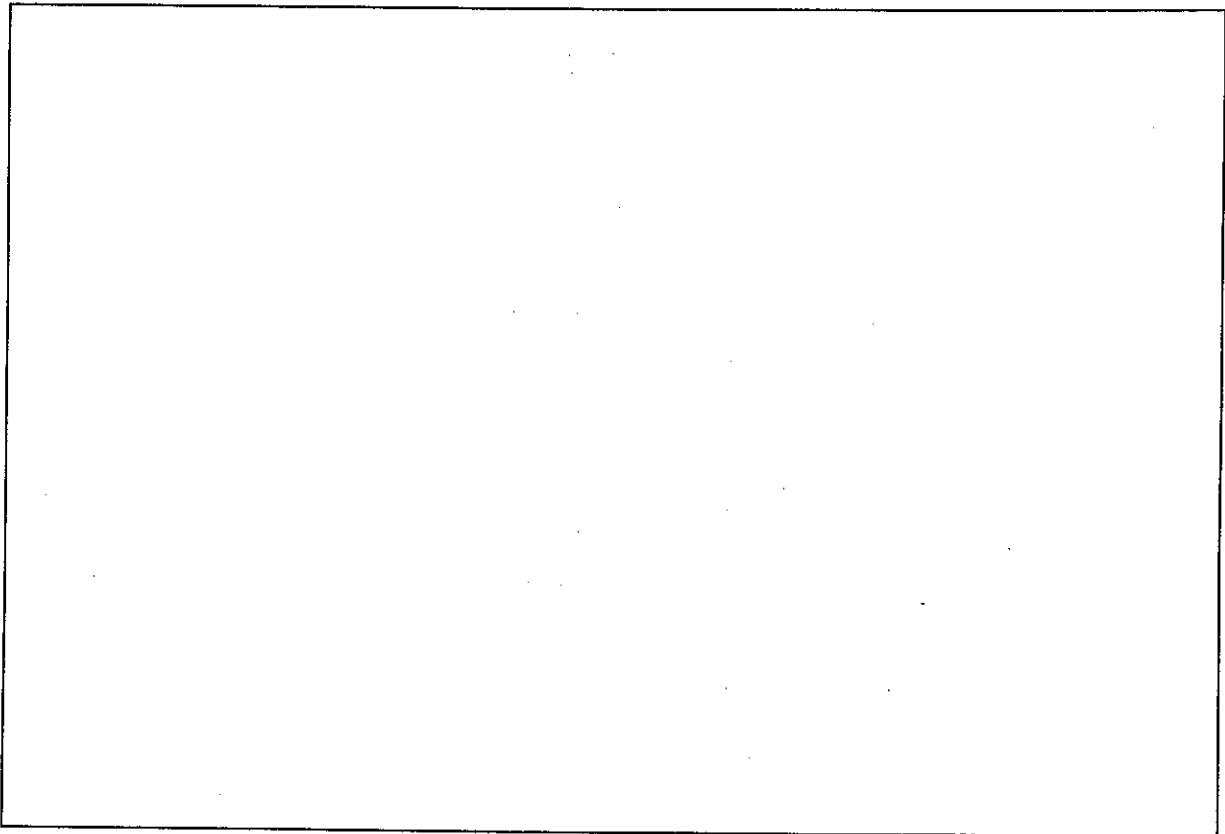
**SIGNIFICANCE:** Dalwhinnie is of regional significance due to its associations with the Sorrento Tramway Company and Henry Watts in the early years and also due to its continuing association with the Wimpoles, a well known Melbourne family. The design of the house is typical of residences built in the larger cities at this time, but is relatively unusual on the Peninsula. The house appears to be very intact and is set in a secluded garden with tennis court and established palm trees, with a second dwelling on the site which contribute to its aesthetic significance.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] C. Watts, pers. comm.  
[3] Hollinshed, C., 'Lime, land & leisure', 1982, pp.154-55.  
[4] Notes from Nepean Historical Society by Betty McMeekin, 1992.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Ford House & Outbuildings  
**ADDRESS:** 61 Farnsworth Avenue  
Portsea  
**PROPERTY NO:** 134944 **Title:** Lot 2 LP57957  
**PRECINCT:**  
**MELWAY REF:** 156 E4  
**HERITAGE RECOGNITION:** Classified National  
Trust File 6062  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Set on a rise with sweeping lawns, the Ford House is a limestone Victorian cottage which retains its original form and scale. It has limestone quoining and soldier courses above openings and appears to retain some original joinery. There is evidence that a verandah once extended along the northern and part of the eastern walls and that the skillion section to the rear has been altered. A recent additional wing does not detract from the house. The limestone outbuilding possibly predates the house and is built against a retaining wall. The detached limestone privy has brick coping to the gable ends and a timber lintel to the doorway.

The garden setting, including established fig trees and limestone outbuildings, is evocative of the property's long history as a rural family home.

**HISTORY:** James Sandle Ford came to Portsea c1842 and established one of the first lime kilns in the area. He is credited with naming Portsea after a suburb of Portsmouth. He became a substantial landowner and farmer.

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Ford lived on this property from an early date and a number of sources of information survive about his first residence. The extant Ford House has been thoroughly researched by the National Trust of Australia (Victoria). It appears likely to date from c1873-4 and almost certainly replaced Ford's original house on the site. The outbuildings may have belonged to the earlier house.

The rate books of 1871 and later record James Sandle Ford as owning a hotel. It is believed to be the original section of the Nepean Hotel. It was built for Ford by John Farnsworth who later became its licensee. Given this relationship, it is likely that Farnsworth also constructed Ford's house.

After Ford's death in 1890 the property passed to two of his daughters, Mary Ford and Elizabeth Hammond (nee Ford). Annie Elizabeth, another daughter, married John Farnsworth and their descendants, John James Farnsworth and Harry Farnsworth were later owners of the building.

**SIGNIFICANCE:**

The Ford House and outbuildings are of regional significance for their association with James Sandle Ford who was a pioneer in the development of Portsea. The buildings were constructed for Ford, an early settler, farmer and limeburner, who became a major local land owner. The property is also associated with John Farnsworth, an important builder and hotel licensee in the area, who may have built the Ford house, and later through marriage became its owner. Architecturally, the property is also of regional significance as a substantially intact Victorian cottage of local limestone, retaining high quality stone detailing, rendered chimney and some original joinery, and being an early example for the Peninsula. Its significance is enhanced by its setting on a hill in the back beach area, and the limestone outbuildings which may predate the cottage.

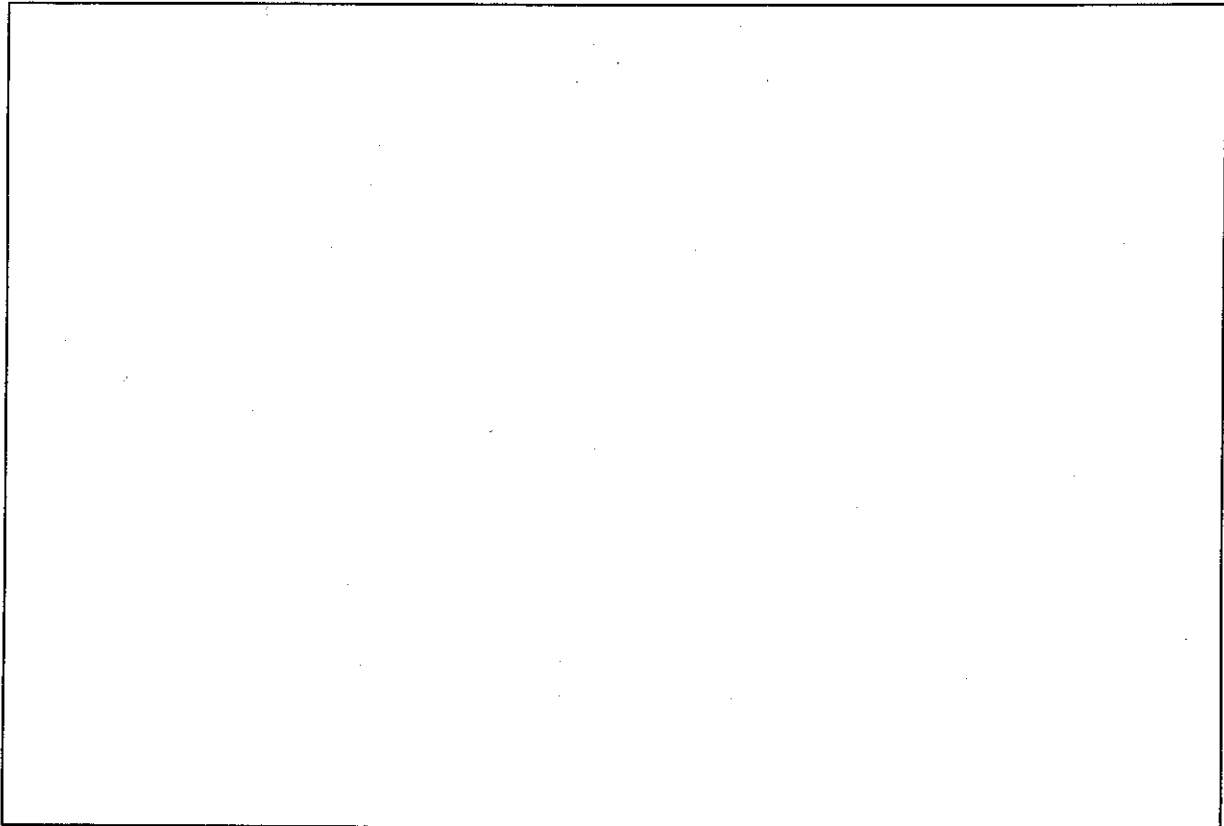
**SOURCES:**

- [1] National Trust of Australia (Victoria) File No. 6062.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, p.121-3

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**            **Rose Cottage**  
**ADDRESS:**        30        Foam Street  
                          Rosebud  
**PROPERTY NO:**   112449            **Title:**        Lot 13 Block C LP5134  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    Asymmetrical Edwardian house clad in 'brick pattern' pressed metal sheet (with 'roughcast' sheet on the gable). Examples of the extensive use of pressed metal sheet as external cladding are uncommon in Victoria.

**HISTORY:**        The history of this house has not been researched. Large cypresses nearby suggest that it may have been set on a larger block.

**SIGNIFICANCE:**   Of at least local significance as an uncommon example of the use of pressed metal sheet as external cladding, and as the only example noted within the Shire.

**SOURCES:**        -

**Shire of Flinders Heritage Study**  
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**NAME:**            **House**

**ADDRESS:**        4        Foote Street  
                          Dromana

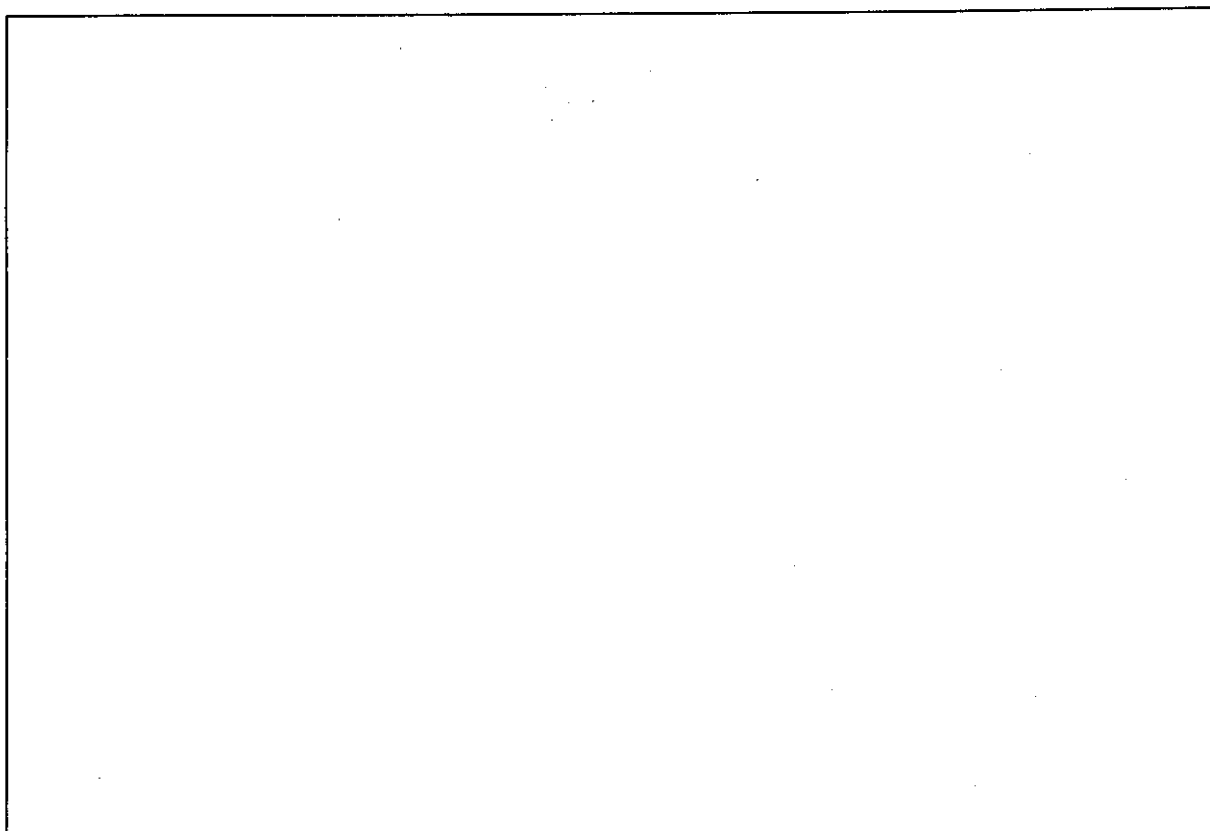
**PROPERTY NO:**   103101            **Title:**        Pt CA4 Sect2 T/D

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    This house features an unusual construction technique of rendered granite rubble with a ruled ashlar finish. The form of the building is basically symmetrical with central double doors and deep double hung sash windows. The roof form is also unusual with a broad continuous slope from the short central ridge to the verandah edge, similar to the house at 39 Latrobe Parade. The verandah floor is tiled on concrete.

**HISTORY:**        According to a prior owner of the property, Mrs Minns, the house dates from 1910. It was probably a permanent residence but further research is required.

**SIGNIFICANCE:**   This house is locally significant as an example of an early residence built in a style and technique derived from a combination of local building ideas, particularly rendered rubble construction.

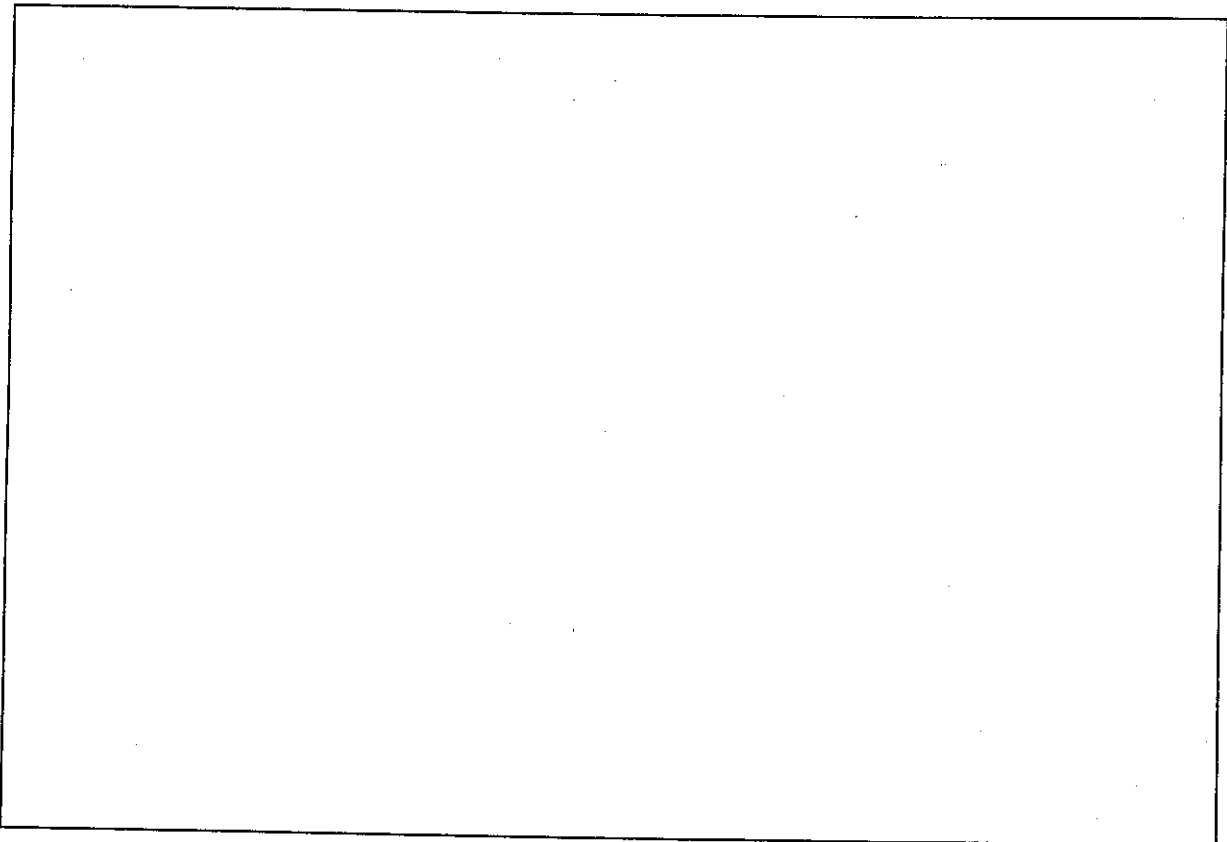
**SOURCES:**        [1] Mrs Minns (previous owner), pers. comm, 1992.



**Shire of Flinders Heritage Study**  
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**NAME:** Sheds & Pier  
**ADDRESS:** Foreshore  
Flinders  
**PROPERTY NO:** 0 **Title:**  
**PRECINCT:** F2 - Flinders Pier, Foreshore and Cable St  
**MELWAY REF:** 262 B8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The sheds, pier and foreshore at Flinders contains evidence of the fishing industry and the development of the telegraph station. This place is within the Flinders Pier, Foreshore and Cable Station Precinct.

The place comprises two timber storage sheds - the original jetty cargo shed and a later shed - and the timber pier. The jetty cargo shed has been relocated from the position now occupied by the later shed.

The original drawing for the jetty cargo shed shows a curved roof shed, clad in weather-boards, with gable vents and a double roller gate at one end.(3) A postcard dating from 1905 shows the building in its original position with a double door on the pier side in the position of the present door, and a door on the roadside (on the end of the building). The end entry has been boarded over, but otherwise the external form of the building remains largely intact. Internally the building had a timber decking floor and a timber pile substructure which has now been replaced with a concrete floor.(2)

## Shire of Flinders Heritage Study

### Significant Sites and Areas

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The later shed, believed to date from the 1920s, is also of timber-frame construction with a gable roof. It rests on a base of dressed Dromana granite which forms part of a small section of 'sea wall' next to the pier.

The pier is of timber pile-construction, with a timber deck. It was originally built in 1870, and was apparently substantially reconstructed in the 1960s.(1) A short section of sea wall along the foreshore next to the pier is faced with Dromana granite set in 'crazy paving' pattern.

#### **HISTORY:**

The land on the Flinders foreshore has been used for many purposes since European settlement of the area. Markets gardeners are reported to have used the land to the west from the 1860s, and by the 1880s fishing families had started to build their houses there. It was an ideal location, close to their boats and to their valuable stocks of crayfish kept in floating crates.(1)

The establishment of the telegraph link to Tasmania at Flinders was a great boost to the town, resulting in the construction of the cargo shed, pier and a number of other buildings for the cable station itself.(2)

The pier was first built in 1870 by Williams, who also built the Hastings jetty.(1) As the jetty cargo shed was built around the same time it is likely that Williams was also the contractor to the Public Works Department for this work.(3)

Road access to Flinders was difficult during the early years of the township; a pier made the shipping of goods in and out of the township practicable. The availability of the pier enabled shipping of local produce - onions, sleepers, bacon and dairy products - to the Melbourne markets.

Cargoes were off-loaded from trading vessels on to substantial trolleys running on rails to the shore end of the jetty. A door into the original cargo shed enabled direct access from the pier, and another door access to the roadway for loading or unloading to horse-drawn vehicles.(7)

Two other sheds were built to serve as additional storage sheds on the pier. One has since been demolished, and the other (apparently dating from the 1920s) remains.(6) The pier and sheds also served the fishing industry over the years, with one shed (probably the one since demolished) used by a fisherman's wife to sell crayfish.(8)

#### **SIGNIFICANCE:**

The Flinders jetty sheds and pier are of regional significance for their association with the development of the last stage of the telegraphic cable link to Tasmania (thus creating a link between the Australian colonies and to London) and as evidence of the importance of coastal shipping in supporting the establishment and growth of remote towns isolated by poor roads.

The jetty cargo shed is of State significance as one of a small number of bow roof structures remaining in Victoria which represent a building form and type once commonly used as port structures, and for its associations with the telegraphic cable station.(4) Other known examples are a curved roof shipping shed on the River Moyne at Port Fairy, and curved roof life boat sheds at Queenscliff and Port Fairy.(2)

#### **SOURCES:**

- [1] Eric Lucas, discussion on site 13/3/92.
- [2] Internal report by Chris Smith, Historic Places Section, DCE, July 1991.
- [3] PWD Drawing of 'Shed, Flinders Jetty', 12/2/1870 (4262).
- [4] Historic Buildings Council, Report to the Minister on the Former

**Shire of Flinders Heritage Study**  
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Jetty Cargo Shed, January? 1992.

[5] Shire of Flinders Heritage Consultants Report by Nigel Lewis, n.d.

[6] Nancy Stephens, discussion on site 13/3/92.

[7] Correspondence from Mr J. C. E. Campbell, Flinders Historical Society to Shire of Flinders, 19 August 1991.

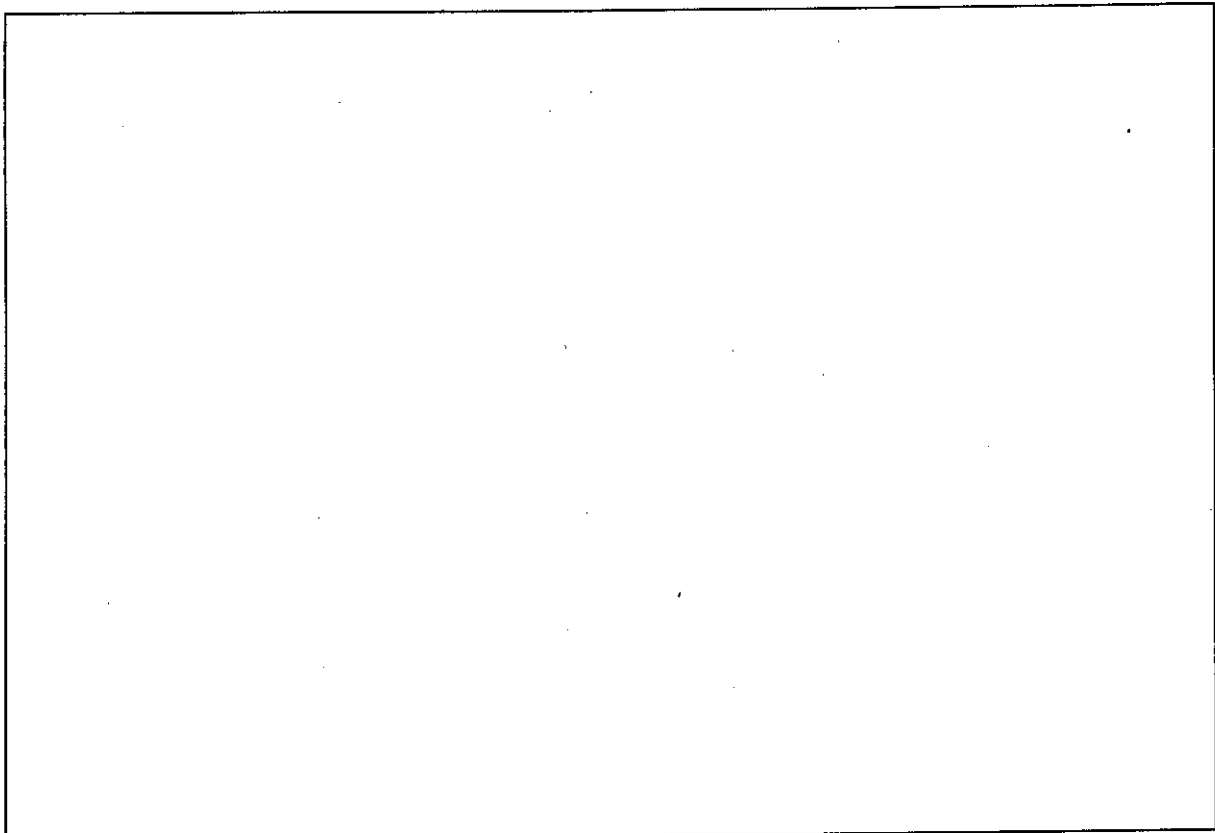
[8] Correspondence from Mr J. C. E. Campbell, Flinders Historical Society to Historic Buildings Council, 12 October 1991.

[9] Postcard dated 28 December 1905, 'Flinders Bay', photograph by N. J. Caire.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Portsea Pier  
**ADDRESS:** Foreshore  
Portsea  
**PROPERTY NO:** **Title:**  
**PRECINCT:** P1 - Portsea  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The pier at Portsea is a long, low-set wooden walk-way which extends for approximately seventy metres perpendicular to the water-line, and then turns north-east, continuing for another 20 metres.

The pier is supported on round tree-trunk columns which are paired and joined by twin beams. Near the bend in the pier, the western side of the pier is clad in timber palings. Three modern electric lights are positioned at even distances along the course of the walk-way.

Further research is required to identify the wood used and to make recommendations for adequate maintenance.

**HISTORY:** Historical research is required in order to establish the dates of construction for this significant structure, and to identify the source of materials. There are reminiscences of Portsea as a busy fishing port and a dock for Melbourne steamers, but specific dates are required to establish the history of this structure as opposed to earlier structures.

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**SIGNIFICANCE:** Portsea Pier is significant for its landmark and aesthetic qualities which remain evocative of early times in Portsea when the pier was frequently used by local fishing families in small vessels, and also by steamers from Melbourne. Further research is required to clarify its historical associations.

**SOURCES:** -

**Shire of Flinders Heritage Study**  
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**NAME:**                   **Rosebud Camping Reserves**

**ADDRESS:**                               Foreshore  
  Rosebud

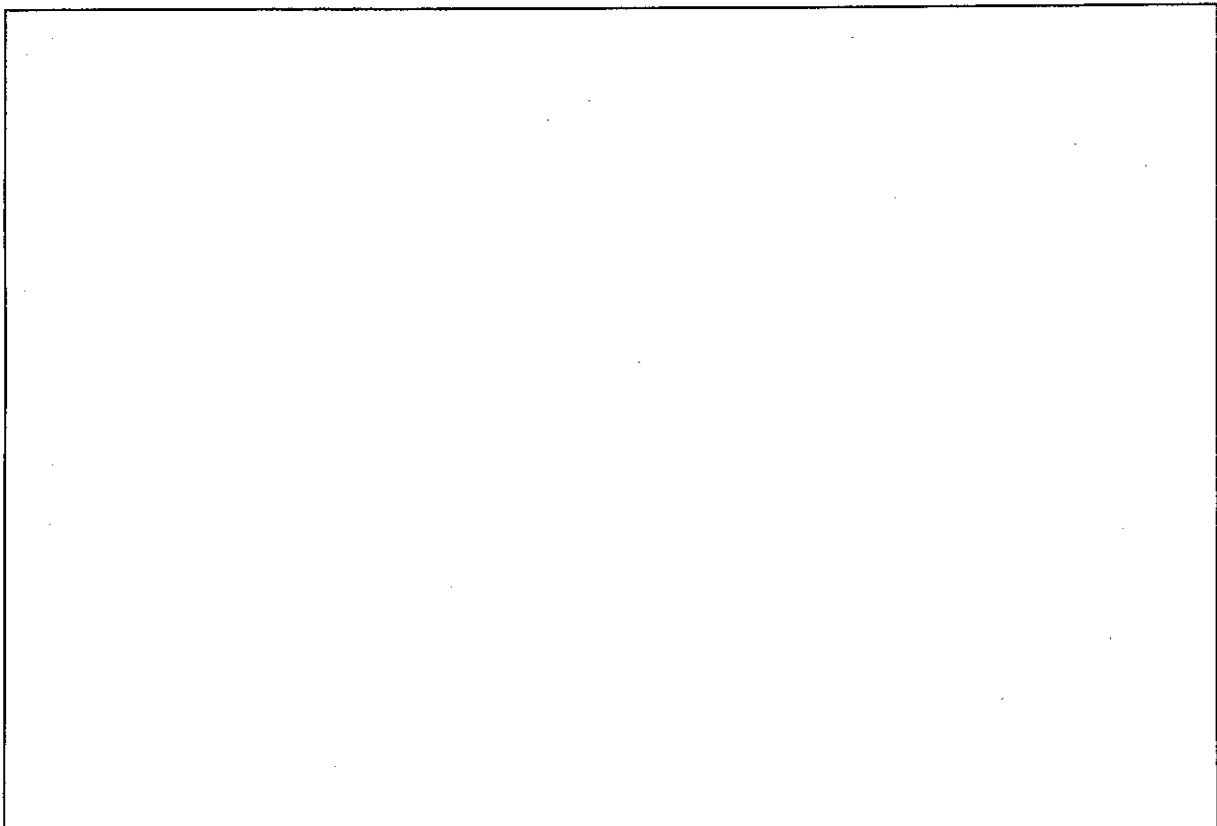
**PROPERTY NO:**       0                   **Title:**       Foreshore Reserve

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**       The Foreshore Camping Reserves extend along the foreshore through Rosebud and West Rosebud to Rye. During summer the camping areas are full of tents and caravans of all shapes and sizes. Outside the main summer holidays, these areas are quiet and empty. The twisted tea tree shades much of the area, with a grassy understorey. Planting of cypresses and other exotics mark some of the main tracks through the area. The conveniences for the campers are built of concrete blocks, with a vermiculated pattern on the surface. Many featured castellated parapets, with corner 'turrets' complete with long slit windows. Originally open to the weather, most have been roofed, losing some of their character but no doubt improving the comfort of users. The most intact example is in Rye, close to the recently constructed lime kiln.

A description in the undated 'Souvenir & Guide' booklet describes the 'giant honeysuckles (Banksia) and Ti-trees which provide abundance of shelter and shade, creating a glorious country atmosphere ... marvellous facilities for children ... swings, see-saws etc ... toilet blocks are spaced at various points along the foreshore.

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Visitors will appreciate the progressiveness of the town planners in providing the complete area with so many modern conveniences'.

**HISTORY:**

The idea of leasing camping areas on the foreshore in Rosebud is said to have originated in the 1920s. Rosebud was already a popular holiday resort by this time. A large group of campers annually camped behind a large foreshore dune on the present site of the Village Green. Local businessmen saw the opportunity to gain some revenue for the township and established the Rosebud Foreshore Committee of Management in 1923.<sup>(1)</sup> The dates of the plantings and the construction of the amenities blocks have not been researched.

The major change to the reserves has probably been the duplication of the Nepean Highway (now Point Nepean Road) in 1963, resulting in the demolition of the Foreshore Committee of Management's office and loss of some of the reserve. Further research into the history and development of the reserves would be valuable.

The summer retreat to the foreshore camps is a Melbourne tradition, with families occupying the same camp sites for many years. As well as the Rosebud Carnival, dances at the Rosebud Hall and movies on the beach were popular attractions. The Sound Shell - a dramatic structure in its own right - and the Village Green are all part of the endeavour to entertain the holiday maker.

**SIGNIFICANCE:**

The Foreshore Camping Reserves, extending from Rosebud to Rye, are one of the best known and loved holiday experiences for the many Melbourne people who return year after year. Of at least local significance.

**SOURCES:**

[1] P. Wilson, 'A history of Rosebud Primary School', pp.25, 30, 33.

[2] P. Wilson, pers. comm.

[3] 'Souvenir & Guide', p.51.





**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Sorrento Kiosk and Tearooms

**ADDRESS:** Foreshore  
Sorrento

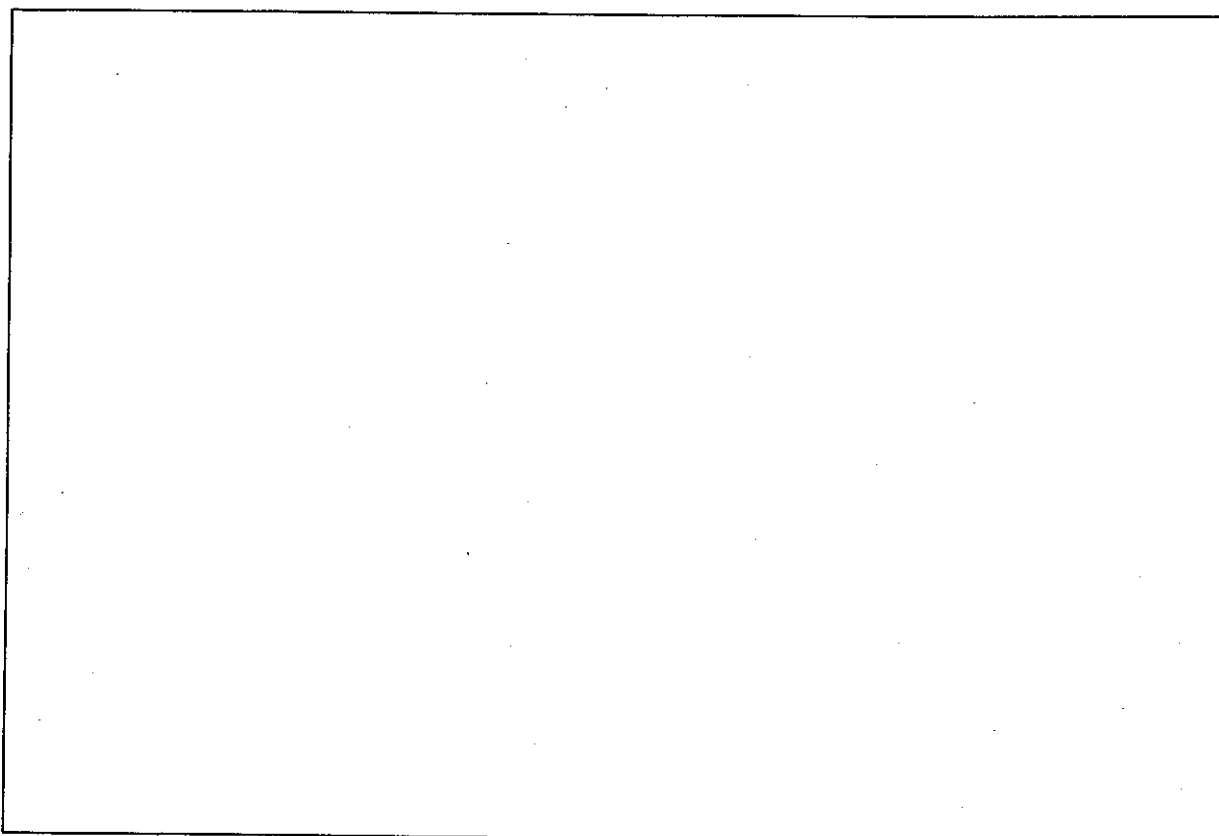
**PROPERTY NO:** Title: Base Map Ref 28050 Old No. 139686

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:** 157 C8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional-significance



**DESCRIPTION:** The tearooms and kiosk are housed in a wooden building on the beach front and were once physically connected to the salt baths via a wooden walk-way projecting seawards. A small section of this walk-way remains intact.

The oldest section of the building on the site today is a basic gable roofed rectangular building facing eastwards (the roof is now clad in corrugated asbestos cement sheeting) with an enclosed verandah which now functions as the tearooms. This structure is believed to contain remains of bagged hessian walls which could have been part of the earlier structure associated with the 'Rustic Retreat'.(4) Later additions to the building include Edwardian kiosk rooms with a straight square-posted verandah along the road side and returning towards the sea. There are fixed timber-framed windows on either side of the corner door. Internally there have been recent alterations to the Edwardian kitchen and tearooms.

**HISTORY:** The Tearooms were built in 1875 by George Coppin as part of the salt baths complex which included the Pier and sea baths.(1)(2) Coppin was very active in tourism related development and built the kiosk at the Back Beach as well as the tram line

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and the Continental Hotel. The Back Beach Kiosk and the Tramline no longer exist.

It appears that the original structure on this site consisted of two dining platforms and a fenced enclosure creating what was titled the 'Rustic Retreat'. This was connected via a cat-walk to two parallel sheds which functioned as changing cubicles and another shed which was attached to a board walk leading to the baths.(4) A small building attached to the kiosk and used for hot baths around the 1930s is recalled by several local residents.(5)

The Tearooms were owned and operated by the Erlandsen family from 1936 to 1945. Tally Erlandsen, (son of Erland, the Danish fisherman and boatman who lived at number 15 The Esplanade), took out fishing parties including some prominent locals.(3)

Photographs of the original building and subsequent alterations are in the possession of the current owners who are in the process of further alterations to the building.(2)

**SIGNIFICANCE:** The tearooms are regionally significant as remaining evidence of the former salt baths which were a highlight of foreshore activities in Sorrento's tourism boom at the turn of the century. The baths were built by George Coppin, whose other enterprises formed a considerable proportion of Sorrento's resort facilities and included the kiosk at the Back Beach which is now demolished. The tearooms are significant as the oldest surviving evidence of this building form, dating from the 1870s and evolving over time.

**SOURCES:**

- [1] Plaque on stone in front of shop.
- [2] B. Graves, pers. comm.
- [3] Hollinshed, C., 'Lime, land & leisure', 1982, p.118.
- [4] Historic Buildings Council File No. 6041730.
- [5] B. McMeekin, pers. comm.

**Shire of Flinders Heritage Study**  
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**NAME:** Sorrento Bandstand

**ADDRESS:** Foreshore Reserve  
Sorrento

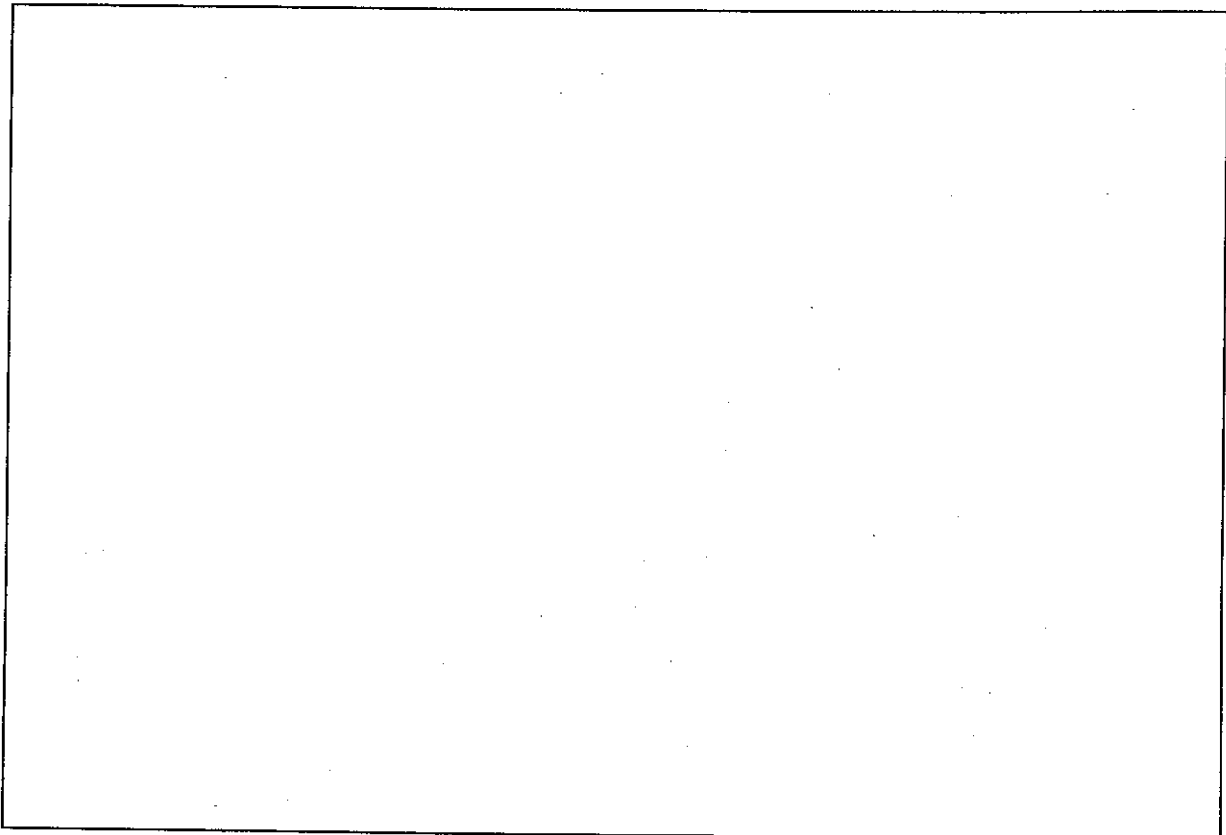
**PROPERTY NO:** 0 **Title:**

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:** 157 B7

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** A small octagonal rotunda, the Sorrento Bandstand has a bell-cast roof, timber columns with decorative brackets and balustrade. It has a raised platform with a central column and built-in seating. The roof has been recently reclad in corrugated iron. The siting of the Bandstand, on the foreshore at the bottom of Ocean Beach Road and near the pier, makes it a local landmark. Against the beach, lawns and Cypress pines of the foreshore, the Bandstand is an attractive public folly.

**HISTORY:** The Bandstand was built in 1902-3 by William Joseph Croad (1869 - 1936), an important local builder and foundation member of the Sorrento Recreational Reserve and the Foreshore Park. Croad began building in Sorrento in 1895, after projects in Melbourne, including the George Hotel in St Kilda. Some of his notable Sorrento buildings were: Marlborough House, Nylands, Cliff Crest, the Sorrento Golf Club and Sullivan's Sorrento Bakery. His son W. S. W. Croad, also a builder, was a Shire Councillor from 1955 to 1960 and served one term as president.(2) Funds to build the bandstand were raised jointly by the Shire Council and the Sorrento Brass Band.

The Mornington Standard mentions the bandstand 'nearing completion' on December

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20, 1902. It was used for a New Years Eve performance and was finally completed on the February 21, 1903.(1) The Bandstand was opened on 7 March 1903 with the following report:

'The new band rotunda on the front beach at Sorrento was declared open on Monday night, in the presence of a large and enthusiastic gathering. Speeches in honour of the occasion were delivered by Cr Marsden, Mr Lentell, and Mr Grant of the Sorrento Hotel. A program of selections by the band, and songs and recitations by local and visiting artists were rendered in good style, and a most enjoyable event was brought to a close with the National Anthem by the band. The pavilion is a decided improvement to the front beach. The stand, erected at a cost of 50 pounds subscribed locally, is a credit to the district and the band.'(1)

The bandstand has been removed from its original site to a position further east along the foreshore. Photographs of its original position are located at the Koonya Hotel, Sorrento.

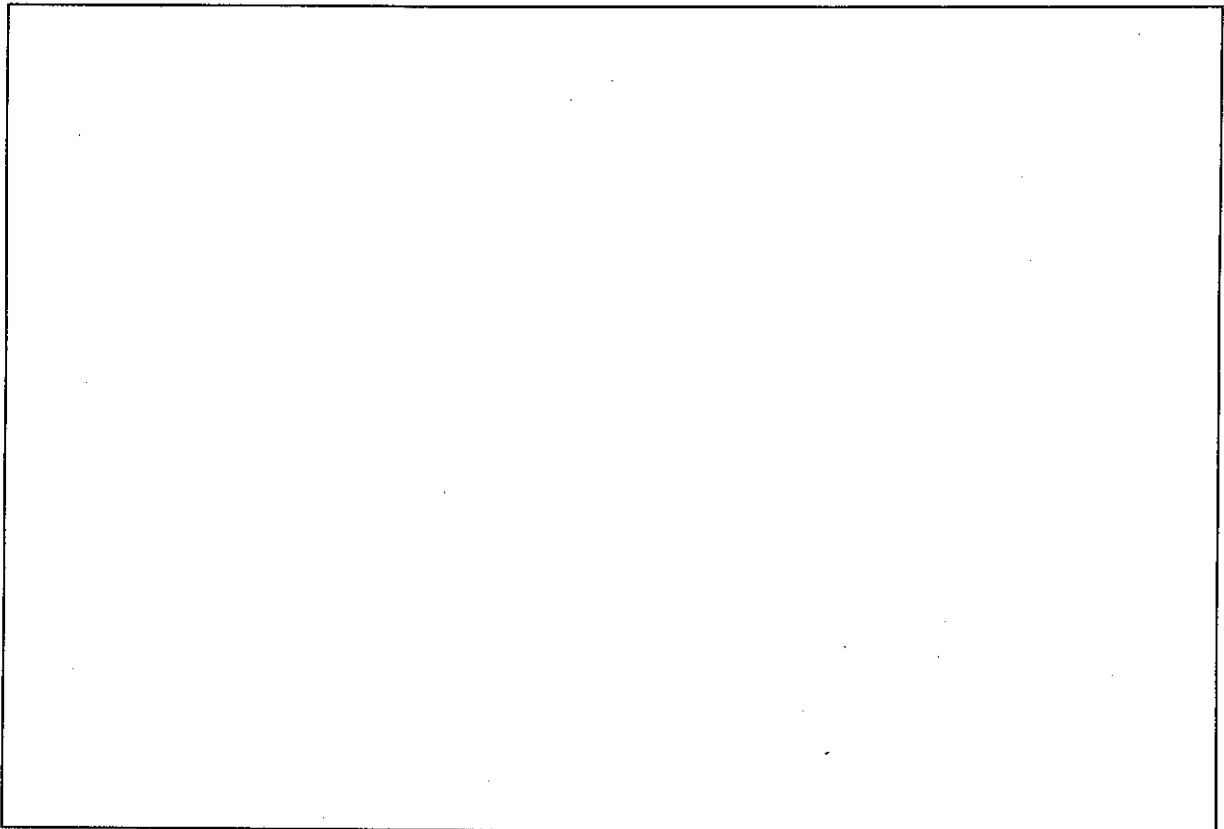
**SIGNIFICANCE:** The Sorrento Bandstand is of regional significance for its landmark qualities as an inspiring public folly on an important part of the foreshore. It is also significant because it is substantially intact, delightfully detailed, and was constructed (and perhaps designed) by important local builder, William Joseph Croad. The Bandstand reflects civic pride during a time of growth and prosperity in Sorrento.

**SOURCES:** [1] 'Mornington Standard', 31/10/1901; 20/12/1902; 10/1/1903; 21/2/1903; 7/3/1903.  
[2] Hollinshed, C., 'Lime, land & leisure', 1982, p.115.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Tuck House  
**ADDRESS:** Frankston-Flinders Road  
Flinders  
**PROPERTY NO:** 148636 **Title:** Lot 3 LP221265  
**PRECINCT:**  
**MELWAY REF:** 261 K4  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



- DESCRIPTION:** A simple dwelling of three rooms, with a skillion extension containing two rooms. The house is said to be constructed of wattle and daub. Internally it is plaster lined, with older wallpapers remaining under more recent papers. The ceilings are lined with beaded boards. Externally the house is clad with a mix of square-edged and beaded boards. The house is said to have always had a corrugated iron roof.(2)
- HISTORY:** Henry Tuck (the great grandfather of the present owner) settled here in 1842 on a pastoral lease. Henry Tuck Snr. built this house for one of his sons (Henry) c1870. Henry Tuck Snr. was responsible for a lot of building work around the area, working for the McCrae's at Arthurs Seat and John Barker at Cape Schanck.(3) He had previously worked as a sawyer in Tasmania. The house was occupied until Mr Johnstone's mother's death a few years ago.(2)
- SIGNIFICANCE:** Of regional historical significance as the sole remaining Tuck family house associated with Henry Tuck Snr. and dating from the nineteenth century. The Tuck family were an important local family. The continuity of family ownership to the present day is unusual, and adds to the significance of the place.

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**SOURCES:**

- [1] Mr Christie Johnstone - data sheet.
- [2] Mr Christie Johnstone - interview and inspection of building.
- [3] 'Henry Tuck and his descendants', Family Reunion, 7 March 1982.  
Original held by Flinders Historical Society.

**Shire of Flinders Heritage Study**  
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**NAME:**                   **House**

**ADDRESS:**                   Frankston-Flinders Road  
                                  Shoreham

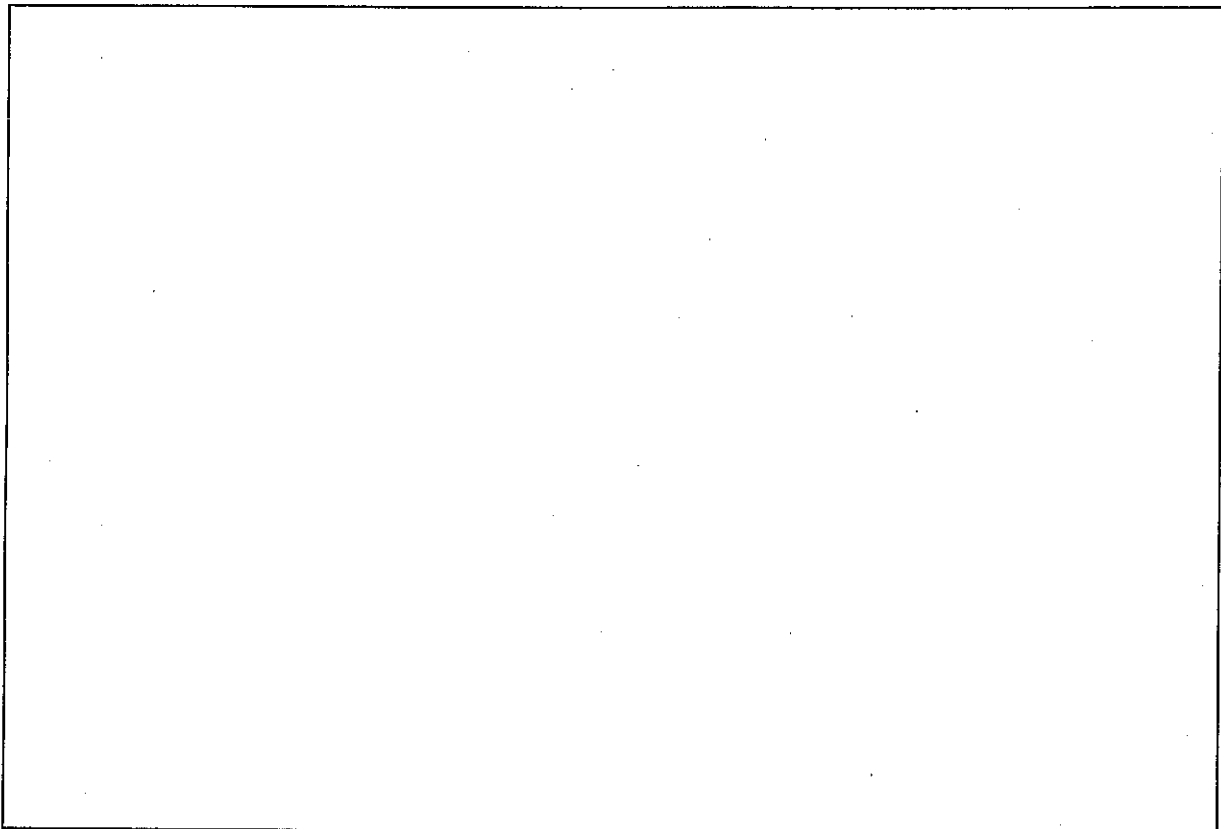
**PROPERTY NO:**   103229                   **Title:**           Lot 1 LP140053

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**   A timber Victorian house, much altered by the enclosing of the front verandah, and an extension to the side. To the rear, windows have been replaced. Several large trees remain close to the house including cypresses and oaks.

**HISTORY:**        The Nobbie's View property was originally held by Henry Tuck as a pastoral lease. It was granted to Archibald Campbell in 1859 (a major Victorian land-owner). It passed through a series of hands, being owned by William Brown (owner of Shoreham Park). The sale of part of the property to William John McLeod in 1905 may have prompted construction of the present timber house. Alternatively, it may have been built earlier to accommodate a tenant farmer or farm hand. The property transferred to John Skillen in 1925.(1) He used the property to fatten cattle, slaughtering them there and selling meat from the cottage.(2) Since then the property has been a dairy farm with some potato growing, and was owned by the Coutie family from 1928 to 1979.

Few simple timber farm houses remain in the locality; earlier examples include the former Byrne cottage next to Stony Creek, Shoreham; Shoreham Park, a far larger

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house; the Tuck house on Mr Johnstone's property. Other examples are said to have been demolished.(2)

**SIGNIFICANCE:** Of local historical significance as one of few examples of farm houses remaining along this section of the coastline; changes to the building have reduced its integrity.

**SOURCES:** [1] Research held by Peter O'Bryan (3/6/92) - present owner.  
[2] Mr C. Johnstone - statement re: history of property.



**Shire of Flinders Heritage Study**  
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**NAME:**               **Old Power Station**

**ADDRESS:**         19         George Street  
                              Sorrento

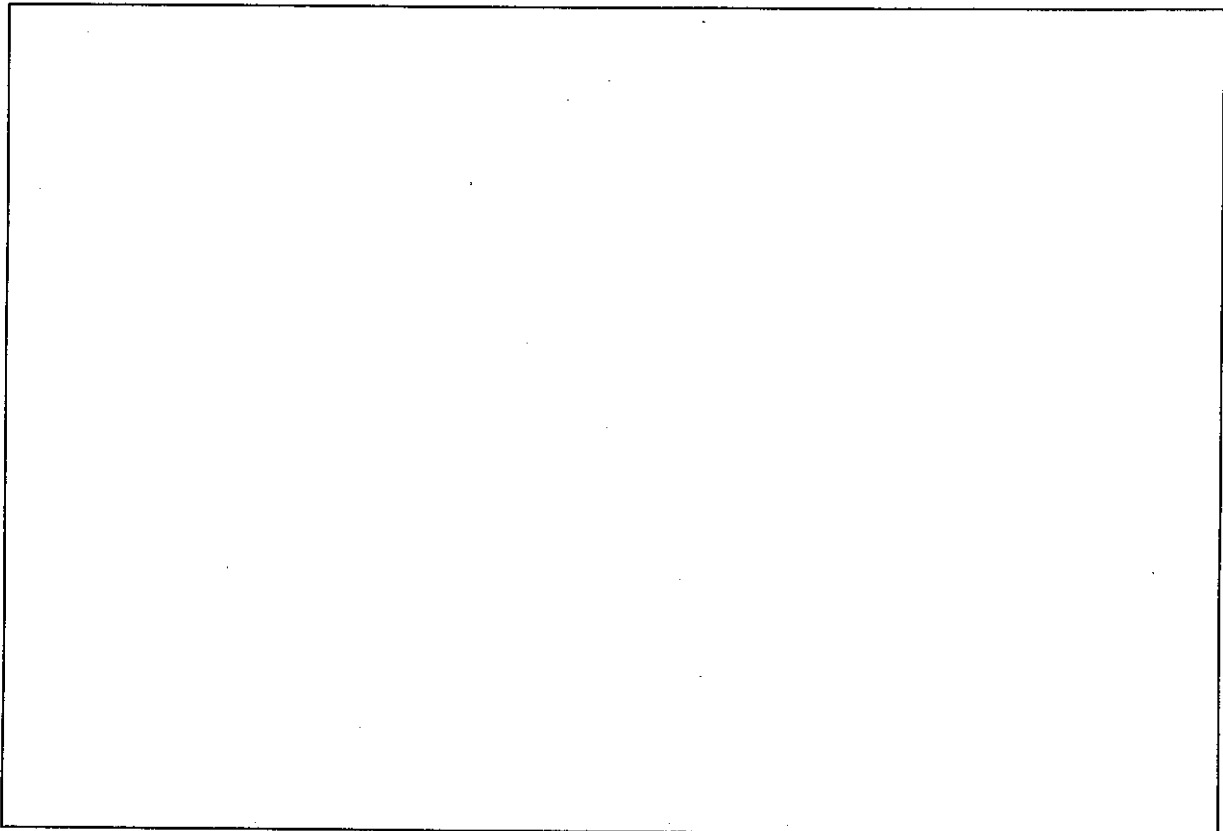
**PROPERTY NO:**   135735               **Title:**         Lot 4A LP 8028, CA 12A, P/Nepean

**PRECINCT:**         S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    This simple concrete rendered building, set on low foundations below street level. The simple rectangular form has a porch on two sides, in deteriorated condition, supported by square concrete posts. The roof is clad mostly in asbestos cement sheeting, with a corrugated iron section at the rear. There are remains of retaining walls in the garden which has been neglected in recent years.

**HISTORY:**         This building was erected in 1918 as the Sorrento Electricity Station after the Flinders Shire Council's prolonged debate on the subject. Roy Wilson was the first Officer-in-charge of the station which initially operated only one afternoon a week, 'so that ladies could do the ironing in the afternoon'. The station consumed large quantities of tee tree. (1)(3)

The builder was Mr Littlejohn, with the assistance of N. Mackinnon, Clive and Cyril Watts, who made bricks on the site.

In 1927, it was decided to connect electricity from the Yallourn Station, and the SEC

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took over the Station in October of that year.(2)

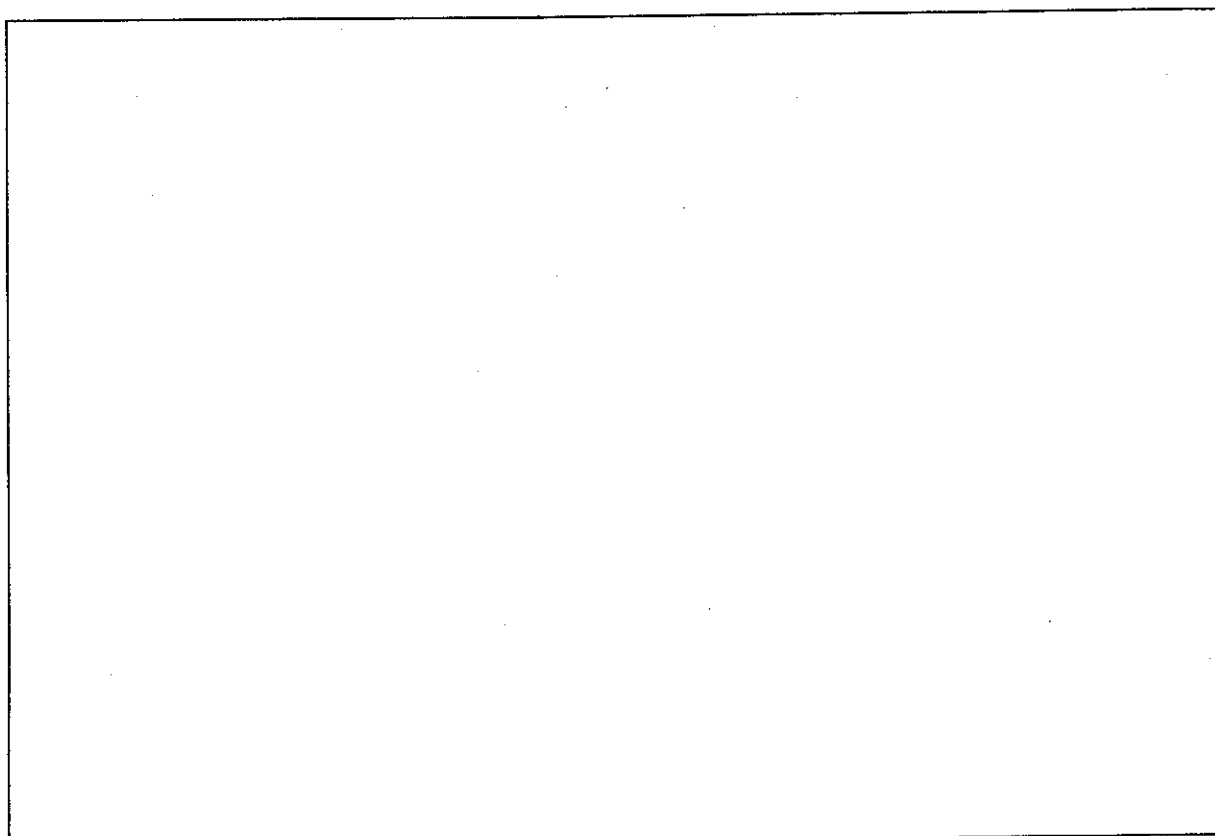
**SIGNIFICANCE:** The Former Power Station in Sorrento has local significance as evidence of early power generating facilities in the region. The building is in a deteriorated condition and exhibits little external evidence of this early function, however, further research is required to ascertain if any interior details reveal its early function. The building contributes to the semi-rural character of the Hurstwood Road Area in the Sorrento Heritage Precinct.

**SOURCES:** [1] 'Mornington Standard', 2/10/1915; 6/11/1915.  
[2] Peninsula Post, 10/6/1927; 15/7/1927; 11/8/1927; 22/9/1927;  
13/10/1927; 1/12/1927; 15/12/1927; 5/1/1928.

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**NAME:** Cottage  
**ADDRESS:** 25 Godfrey Street  
Blairgowrie  
**PROPERTY NO:** 135797 **Title:** Lot 1 LP87188  
**PRECINCT:**  
**MELWAY REF:** 167 E2  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This house is constructed of wattle and daub in the front gable roofed section but has been entirely resurfaced with rendered concrete. The triangular gable end is constructed of different material and the top of the wattle and daub section is visible from inside the roof.(3) The facade is asymmetrical with two doors and two windows. To the rear of the building is another gable roofed section with a new atrium addition to the rear of that.

Overall the house has low proportion and is located on a large block with mature trees in the garden and a tea tree fence with picket gate. There is a limestone well in the front yard.

**HISTORY:** A hut and kiln existed on this site at the time of purchase from the Crown by Robert Byrne in 1864. It is probable that the wattle and daub house was built shortly after this date.(3) Further research could be done to verify this. The rate books reveal the earliest date at the current address as a wattle and daub building owned by Lucy E. Watson in 1918.(1) The house was formerly 2 Charles Street. Mrs Watson whose father was a lime burner, lived in the house for many years. It is now the property of

**Shire of Flinders Heritage Study**  
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John Peters who has made sketches of the building.

**SIGNIFICANCE:** This building is regionally significant as possibly the earliest and most intact example of a wattle and daub residence in the Blairgowrie area. It is comparable to 1 Brooke Crescent which has been altered to a greater extent. The setting of the building is also important, and includes a significant well in the front yard which has been partially rebuilt by the present owners and is rare evidence of well construction in the region.

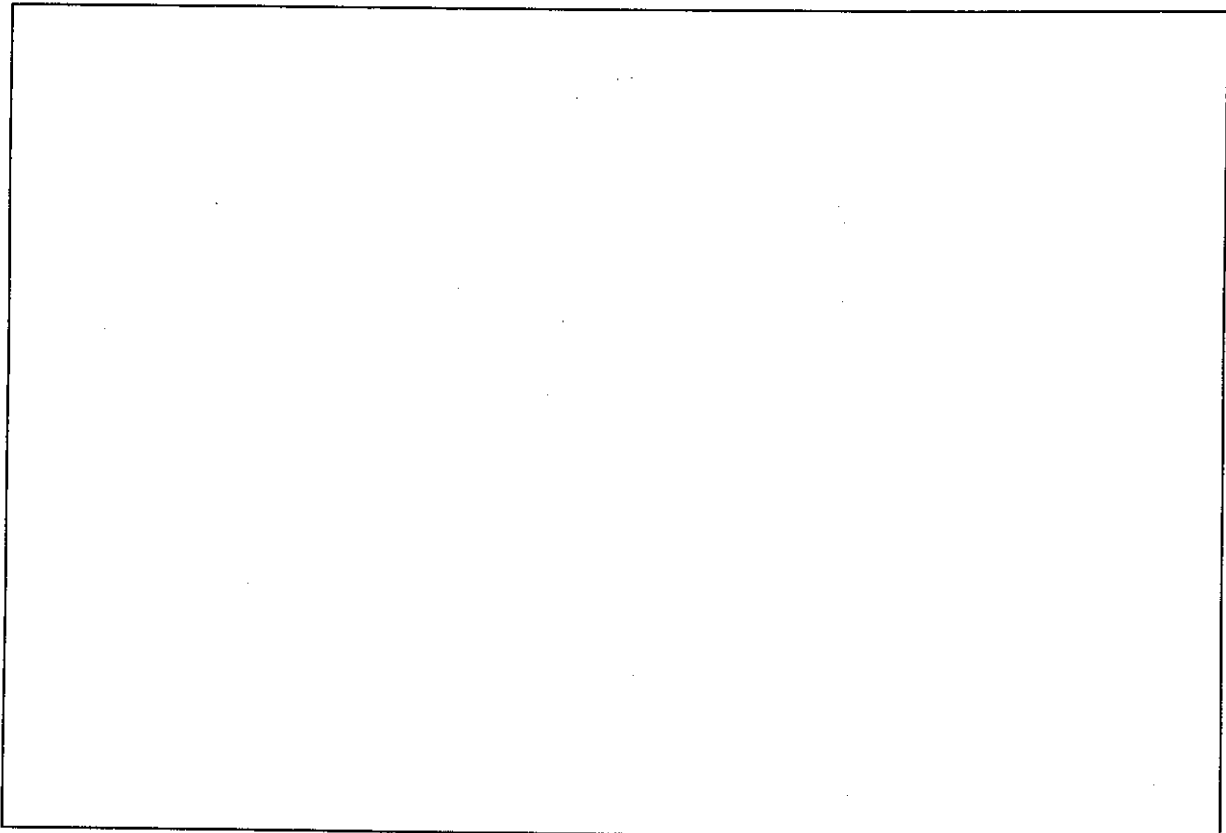
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] Lewis, M., Memorandum to Buildings Committee, National Trust of Australia (Victoria), 1982.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Golf links & shelters  
**ADDRESS:** Golf Links Road  
Flinders  
**PROPERTY NO:** **Title:** Part CA 21 Public Parks & Rec Reserves T/F  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The golf course extends along the southern coast, south of the township, with dramatic views to the east to West Head and to the west along the coast.

The simple timber shelters on the course use stained timber, a commonly used material in Flinders and Shoreham, reflecting an element of the local architectural preferences. They were donated by E. L. Yencken (glass merchant), Chris Cowper (architect) and others in the 1930s.(1)

**HISTORY:** Originally made available for selection, an area of more than 100 acres land was gazetted as a Public Park and Recreation area (Bass Park) in 1923, with a 21 year licence to the Flinders Golf Club granted in September that year.(2) By the time of this gazettal, the area had been used as a golf course for some years.

In the early 1870s employees of the cable station started to play golf at Flinders, some years after the game is first recorded to have been played in the Port Phillip district in 1847.(3) But the gold rushes appear to have distracted from sport, and little golfing activity is recorded in the 1860s (with Geelong being an exception).

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David Maxwell, a Scot, came to Flinders in the late 1890s to manage an onion growing project. He was, in 1892, the first club champion in Victoria (3), and was instrumental in creating an eighteen hole course from the four hole course by 1903.(1) The club sought affiliation with the Victorian Golf Association in 1903 (1), and its affiliation is recorded to have occurred in 1907-10, a little earlier than that of Sorrento (1910).(3) Maxwell's house, St Andrews, was built close to the course in 1901; he later developed it into a guest house, (demolished 1972).(1)

The setting and design of the golf course was regarded as equalled by only one other natural course (in California) by golf architect Dr McKenzie. Dr Alistair McKenzie (1870-1934) was a qualified medical practitioner turned golf course architect. After serving in World War One in the Royal Engineers, he gradually turned his skills in camouflage designs into testing golf courses. He worked in Great Britain, the United States and Australia; three of his golf courses (Royal Melbourne West in 1926, Cypress Point, California in 1920s, and Augusta National, Georgia in 1931), are regarded as amongst the greatest courses in the world. At the time he designed Royal Melbourne West he was regarded as one of the most celebrated golf architects in the world. He also wrote on the subject.(6) That same year McKenzie was commissioned to report on the Flinders course; he recommended removal of several fairways and other changes (the details of which have not been researched in this study).(7) Nevertheless, his comments were favourable comparing the course to only one other as its equal, a course in California (presumably Cypress Point).(5) The qualities of the golf course were regarded as a major attraction to visitors, ensuring the guest houses were kept full.

**SIGNIFICANCE:** Of local and possibly regional significance as the earliest course within the Shire, for its associations with David Maxwell and later Dr Alistair McKenzie, as designers of the course, and for its origins with the cable station staff. The shelters are important as a demonstration of local materials preferences, and for their associations with their donors. The design and physical evolution of the course is worthy of further documentation.

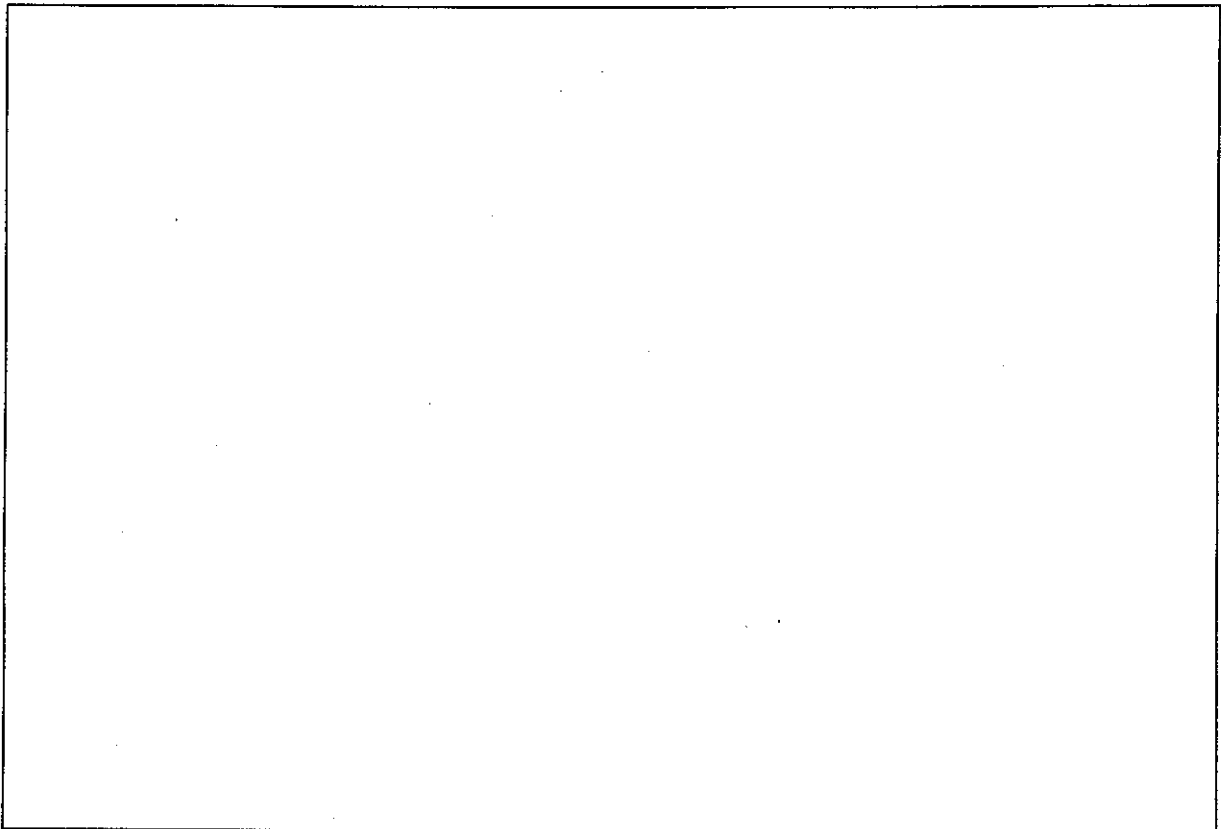
**SOURCES:**

- [1] Eric Lucas, pers. comm.
- [2] Plan, Township of Flinders, Plan No. F16 a (1) - Ga2.22.1645: 22.2175.
- [3] Mansfield, G., 'History of Golf in Victoria', pp.3, 14, 167.
- [4] Sproule, J. E. S., 'A short history of the Flinders Golf Club 1902-3 - 67'.
- [5] 'Peninsula Post', 28 Jan, 1927.
- [6] Hobbs, M., 'The World's great golf courses', The Apple Press, London, 1988, pp.61, 12, 26-27, Bibliography p.110.
- [7] Roberts, M. and Harvey, M., 'Melbourne's Public Golf Courses', 1987/88, p.80.

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**NAME:** Ono  
**ADDRESS:** 5 Greenwood Avenue  
Sorrento  
**PROPERTY NO:** 135998 **Title:** Lot 1 LP23756  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** Ono is an asymmetrical double fronted Victorian villa which retains a high degree of integrity. Although paintwork unfortunately disguises it, Ono is constructed in limestone with quoins to corners and openings in vermiculite-finished Sorrento block. This is an unusual twist on the red brick quoins which are a common architectural motif in the region. The house has some intact joinery to windows, turned timber verandah posts and a rendered chimney. The garden setting enhances Ono.
- HISTORY:** Hans Mathias Mathisen, a well known Sorrento fisherman, had Ono built in 1893. Following his death in 1927, several of his children continued to live in Sorrento.
- SIGNIFICANCE:** Ono is of local significance as an example of an asymmetrical Victorian villa with unusual construction of limestone and Sorrento block quoins. It is substantially intact with a number of original features and enhanced by its garden setting. Ono has been historically associated with the long-term occupancy of a well-known local fishing family, and the house is typical of the type of housing built by permanent residents late last century.

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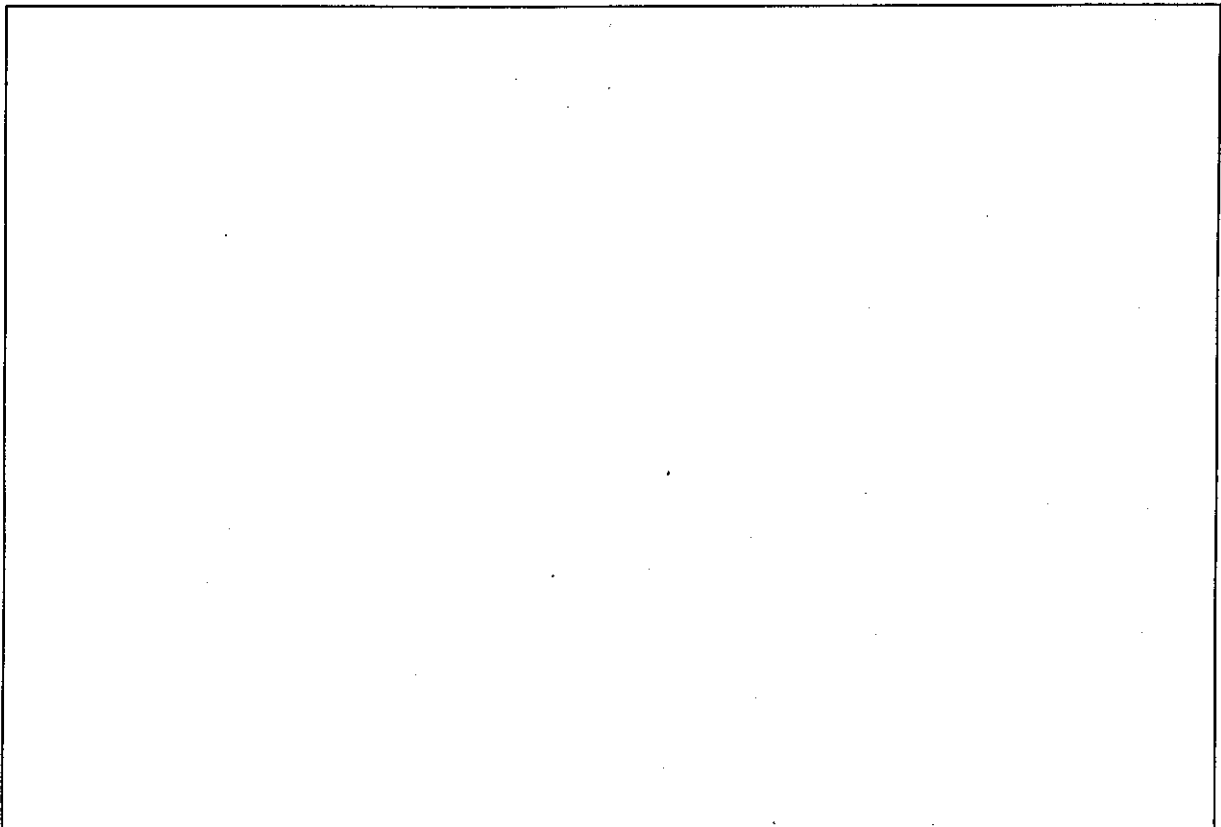
**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Guide to Sorrento - 1917.



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**NAME:** Dromana Lodge (No. 511)  
**ADDRESS:** 20 Harrison Street  
Dromana  
**PROPERTY NO:** 103714 **Title:** Lot 5 LP32554  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is an unusually modern design for a Masonic lodge, employing a sheer concrete facade with a stepped parapet with concrete columns supporting the 'wings' and the portico. The building is set at an angle to the block which gives it prominence when viewed from the street.

**HISTORY:** According to the plaque on the building, the Lodge was commenced in 1957 and completed and occupied in 1958. The builder was W. J. McDonald, P. M.

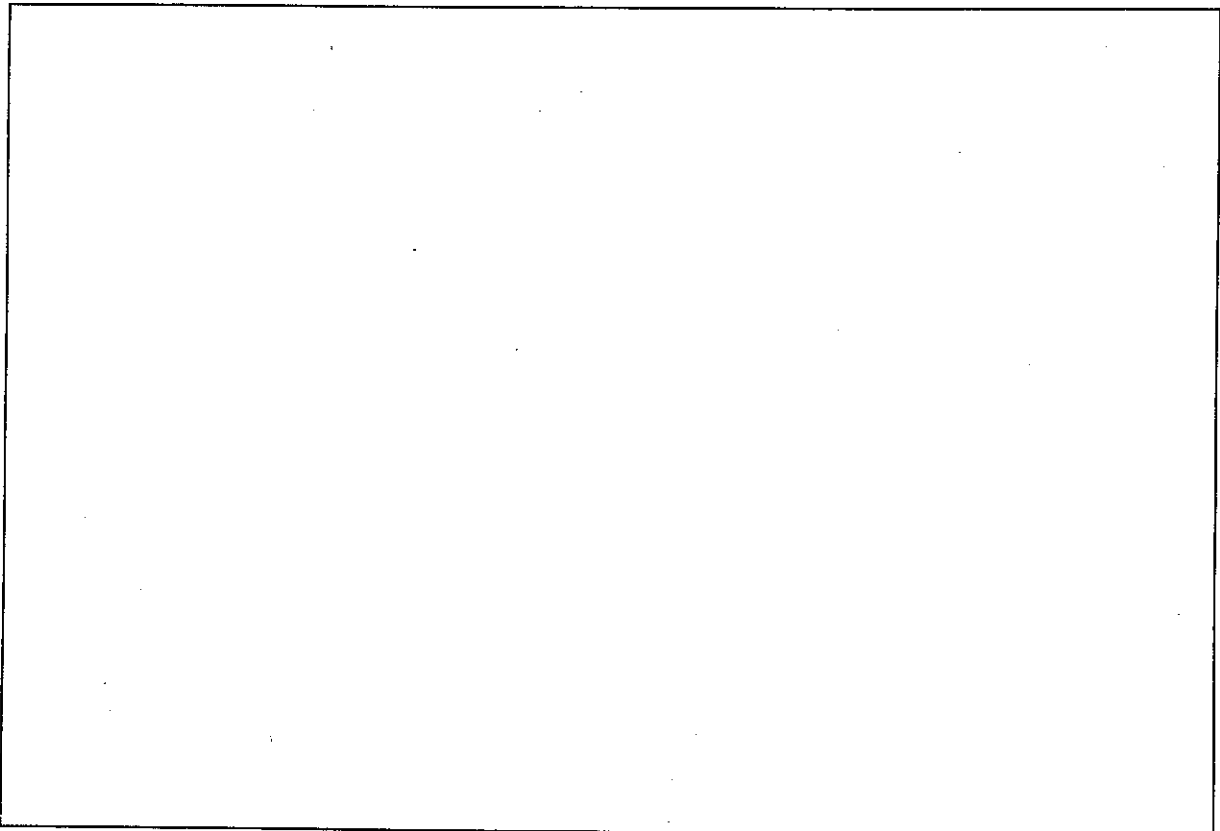
**SIGNIFICANCE:** This building is significant for its associations with the Freemasons in Dromana and probably has sentimental significance to other members of the local community also. Further research is desirable to establish whether the builder identified on the plaque is responsible for other work in the area. It has design importance as an unusual design for a building which normally utilizes a more conventional construction technique.

**SOURCES:** -

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**NAME:** Gosville  
**ADDRESS:** 50 Heales Street  
Dromana  
**PROPERTY NO:** 103783 **Title:** Pt CA6 Sect16 T/D  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This building is composed of two similar broad gable roofed sections joined at one corner and containing separate entrances. The house is constructed of light, inexpensive materials and raised off the ground. There are a large number of windows comprising different groupings of four pane segments. Overall, there is a distinct holiday house character to these buildings.

**HISTORY:** This land was associated with Redman at 52 Heales Street between 1907/8 and the early 1930s. J. H. Kruse owned the property at this time.(1) Later owners included Annie L. Treeby between 1934 and 1940 who then remarried with the name Goss, hence the title Gosville. The land was sold in the 1940s and changed hands several times with none of the owners actually occupying the building for the next ten years but probably leasing it as holiday accommodation.(1) Further research is required to verify the dates of construction and construction.

**SIGNIFICANCE:** This house is locally significant as a typical example of holiday housing in the immediate post-war period. The use of cheap practical materials reflect a phase of Dromana's development as a popular and accessible holiday location.

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**SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:**                    **Redmond Cottage**

**ADDRESS:**            52            Heales Street  
                                  Dromana

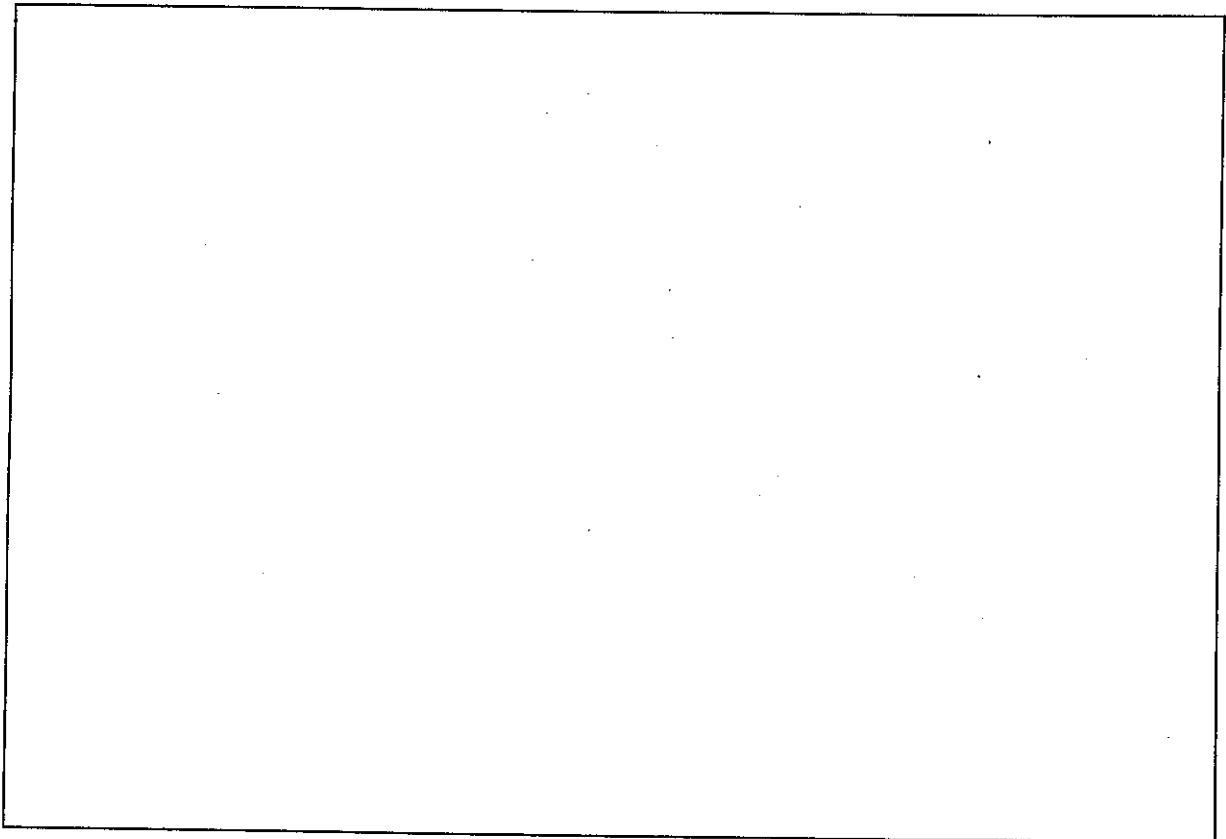
**PROPERTY NO:**    103785                    **Title:**            Pt CA7 Sect16 T/D

**PRECINCT:**

**MELWAY REF:**     159 G8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    This weatherboard homestead is located on a prominent hill-top site. The roof is composed of two hip sections with a skillion to the rear, and a verandah on two sides which attributes an overall homestead character. The single pane sash windows are asymmetrically placed which suggests that the building was designed in stages. The verandah roof extends from the roof line and is supported by simple wooden Federation style fretwork of a later date. The plantings surrounding the house are established and include three large cypresses to the rear of the property.

**HISTORY:**         J. Storey has early associations with the land at this site which included at least the neighbouring allotment at 50 Heales Street, which is included in the title from 1907-08 to the early 1930s when J. H. Kruse owned the site. It is possible that the early residents had agricultural interests in the area, owning more neighbouring land. Other families associated with the property include the names McLear, Treby, Brimley (or Brimby), Todd, Sweet and Battersby.(2)

**SIGNIFICANCE:**    Redmond is of regional historical significance as an apparent example of one of the earliest residences in the area, and the fabric demonstrates early building practices.

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Further research is required to describe the original function of the house which may have been associated with agricultural practices.

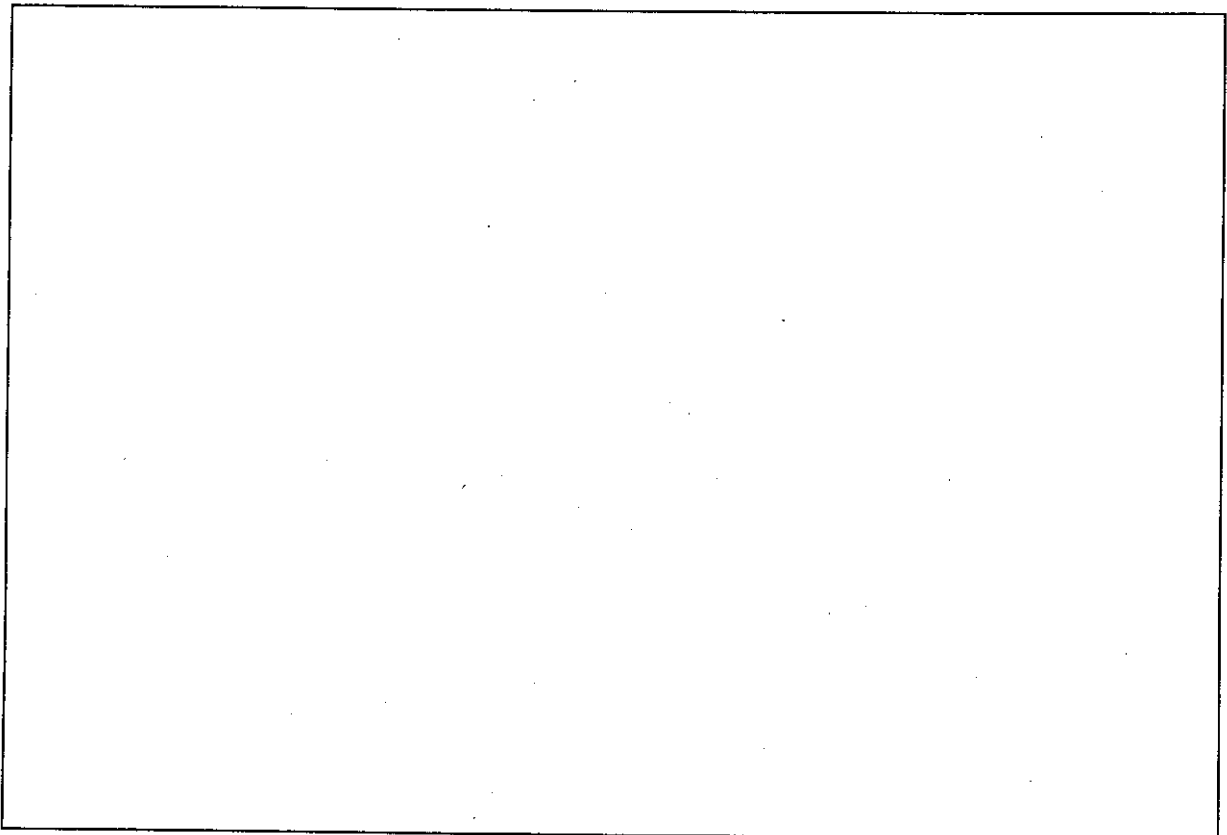
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] J. Singleton, research notes, 1992.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** Higgins Lane & Tucks Road  
Shoreham  
**PROPERTY NO:** 103221 **Title:** Lot 2 LP92452  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The cottage is constructed using split timber uprights, with solid mud packed between them, then on both sides a layer of light saplings used horizontally, and plastered over with mud to produce a smooth surface. The roof framing uses split timbers and rough sawn battens, with shingles remain in parts. The ceilings are lined with beaded boards. There is a detached kitchen building.(1) Around the house are a number of large, old deciduous trees (fruit trees?).

During this study, the building was only seen from a distance. Further site inspection should be conducted, preferably with the assistance of Mrs A. McKenzie.

**HISTORY:** Allotment 22 (approx. 151 acres) was granted to James Byrne. The rate books record James Byrne as owner and occupier of 134 acres of land, with a house, in 1869 (the earliest available rate books).(3)

**SIGNIFICANCE:** Of at least local historical significance as an early building, one of two known to be associated with the predominantly Irish settlement of the area, and of equal, if not greater importance, for its ability to demonstrate early construction techniques.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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- SOURCES:**
- [1] Description prepared by Dr Miles Lewis, NTA File No. 3335, 1973.
  - [2] Mrs A. McKenzie.
  - [3] NTA File 3335 - Rate book search.

**Shire of Flinders Heritage Study**  
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**NAME:** House

**ADDRESS:** 1 Hiskens Street  
Sorrento

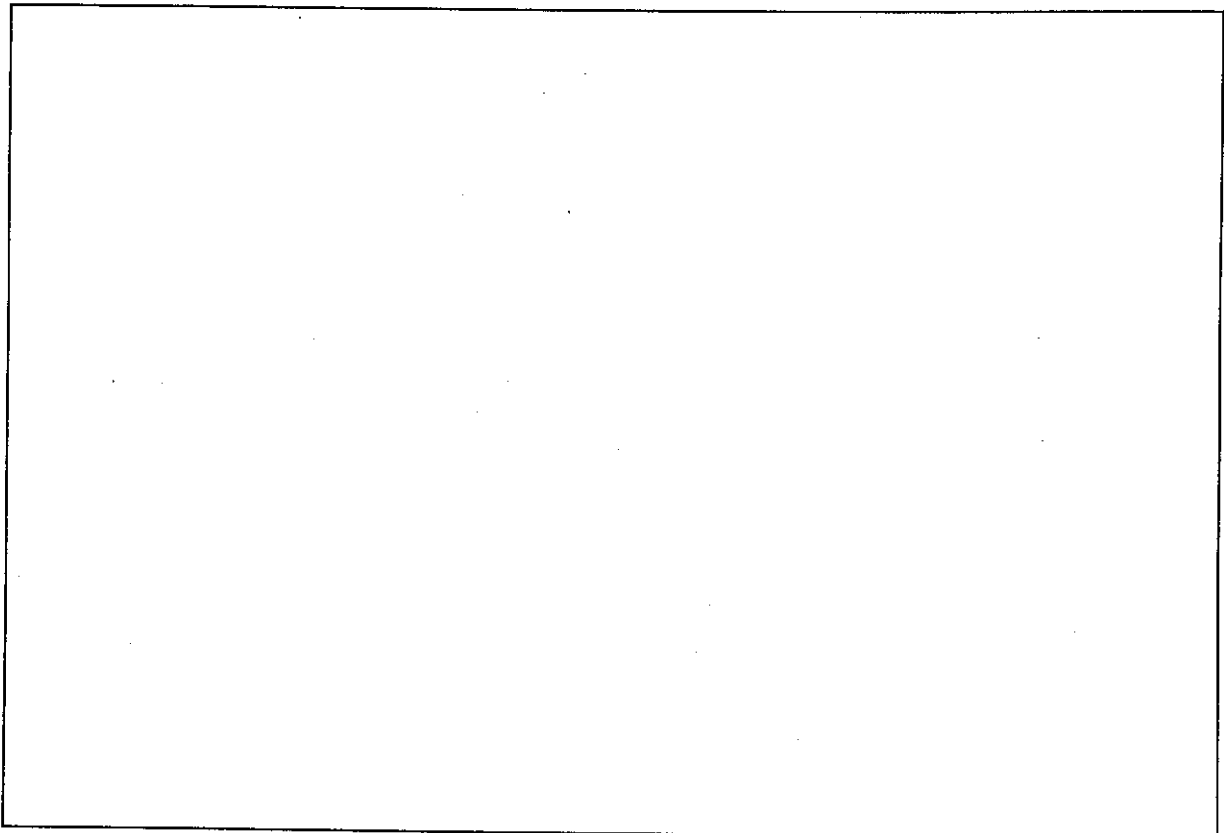
**PROPERTY NO:** 136463      **Title:** Lot 37 LP1366

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** 1 Hiskens Street is large weatherboard house on a raised site with a broad hip roof and hipped verandah abutting a gabled projecting bay. The simple wooden fretwork in the verandah and timber block corbels on the window case sills and gables are Decorative features reminiscent of Arts and Crafts influenced by C. R. Mackintosh. The entrance is a double door.

**HISTORY:** This house was built in 1929 for A. Ross.(1) Further research is required to establish the builder or architect and the connections of the Ross family. The land had previously been alienated from the crown by C. G. Duffy and later the Mitchell and Callaghan families.(1), (2b)

**SIGNIFICANCE:** 1 Hiskens Street is locally significant as an outstanding example of a 1920s residence displaying subtle design motifs reminiscent of the Arts and Craft schools of Europe. The house is located on a prominent site, overlooking the street attributing aesthetic significance to the site.

**SOURCES:** [1] Shire of Flinders Rate Books.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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[2a] Parish of Nepean Plan N57.

[2b] Coppin Map c1900.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House

**ADDRESS:** 3 Hiskens Street  
Sorrento

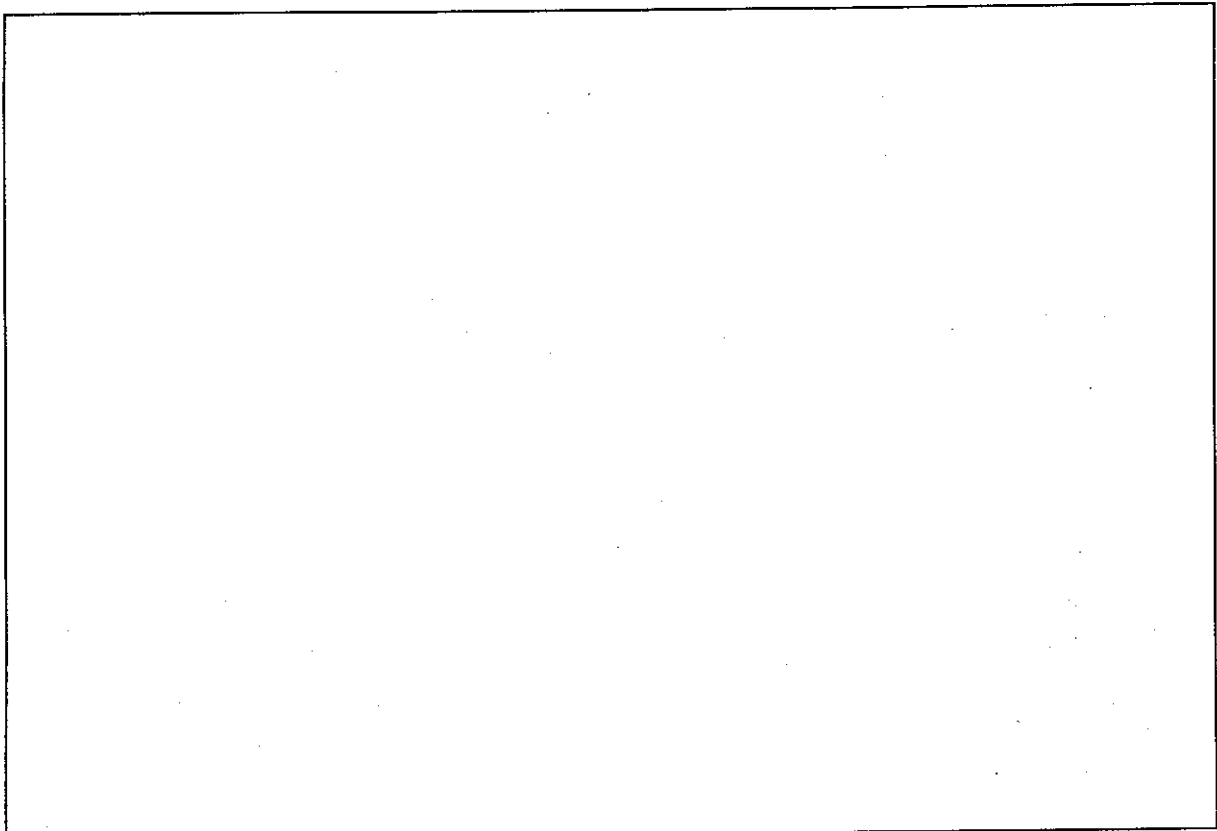
**PROPERTY NO:** 136464      **Title:** Lot 36 LP1366

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:** 157 B8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The picturesque location of this house when viewed from the street is highlighted by the simplicity of the cottage facade with its verandah additions. The house has a weatherboard facade with a Sorrento block rear addition. To one side of the building an asbestos cement clad wing echoes the roofline of the earlier building. A limestone driveway enters the property from Bowen Road and a shed and established fir trees are located nearby.

**HISTORY:** 3 Hiskens Street was built in 1892 by Henry Watts. Henry was the first son of John F. Watts who arrived in Dromana in 1856 and settled in Sorrento. Both men helped to build the Sorrento Tramway. Henry later became manager of the a tramway and moved to Dalwhinnie in 1913. This house was later owned by Henry's daughter Ida who died on September 2, 1992 at the age of 101.

**SIGNIFICANCE:** 3 Hiskens Street is regionally significant for its historical associations with the family of Henry Watts who was a well known identity, associated for twenty-five years with the Sorrento Tramways and later with Dalwhinnie. The house is a good example of a Victorian cottage which has been altered and extended over the years

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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with each section remaining intact and in harmony with the previous building stages, contributing design, research and aesthetic significance to the site as a whole.

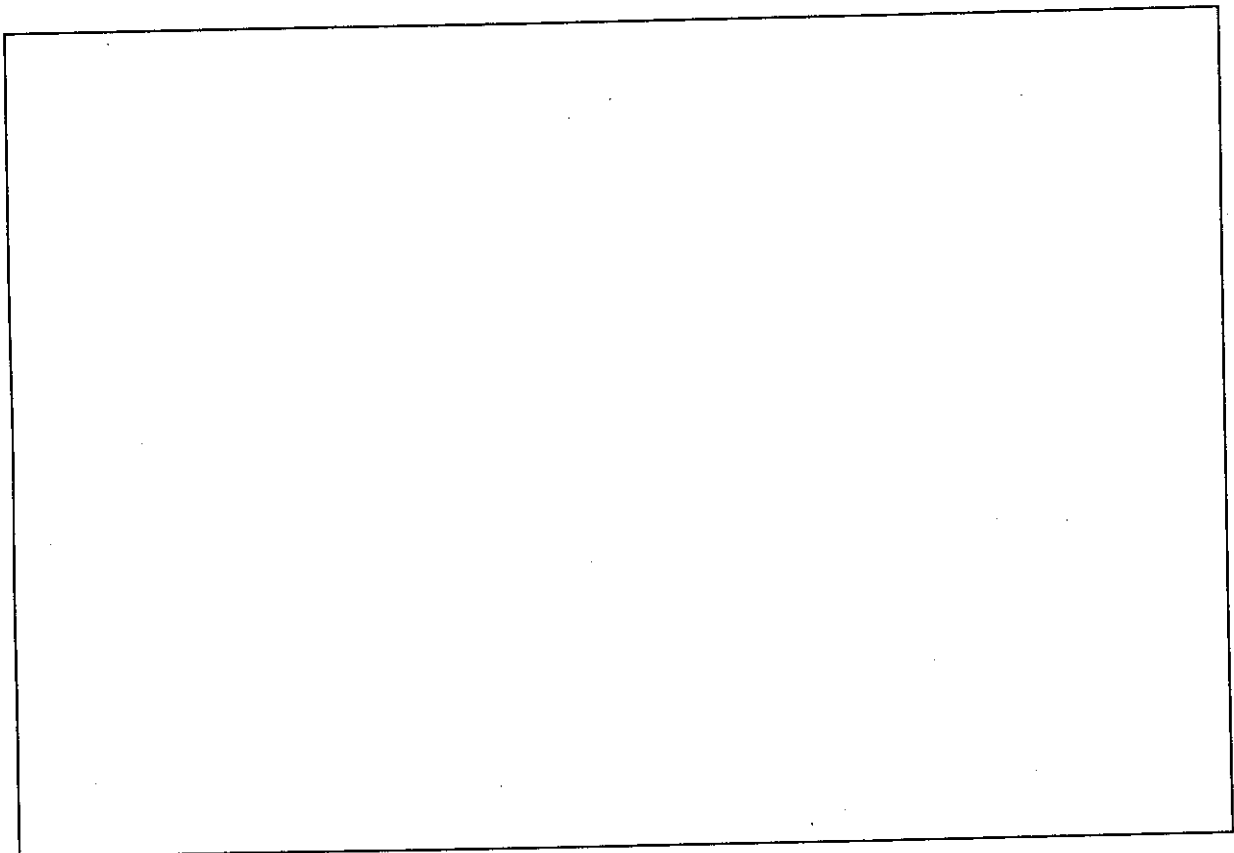
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Winzenried, A. P., 'Tram to Sorrento', 1974.
- [3] See Research sheet for 'Dalwhinnie', 17 Esplanade, Sorrento.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 15 Hiskens Street  
Sorrento  
**PROPERTY NO:** 136470 **Title:** CP 108400  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is a simple double-fronted cottage with two gabled roof sections and raised footings with a concrete rendered staircase and verandah side walls. The bullnosed verandah appears to be quite old.

**HISTORY:** A rate book search reveals the construction date as 1913 for a Mr F. H. Webb on land previously owned by Mabel Rayson. Webb was the manager of a Melbourne merchant and manufacturing company, Sydney Cook and Co., and used the house as a holiday home.(3) He married the daughter of Mrs A. Turner of Bowen Lodge on Bowen Road.(3) Further research is required to establish other dates and associations.

**SIGNIFICANCE:** 15 Hiskens Street is locally significant for design qualities which appear to be typical of modest housing types established over the Edwardian years as holiday houses in Sorrento. The form is comparable to Holyrood, 12 Holyrood Avenue, Sorrento. Further research is required.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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[3] C. Watts, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Mountain Bay

**ADDRESS:** 5 Hodgkinson Street  
Dromana

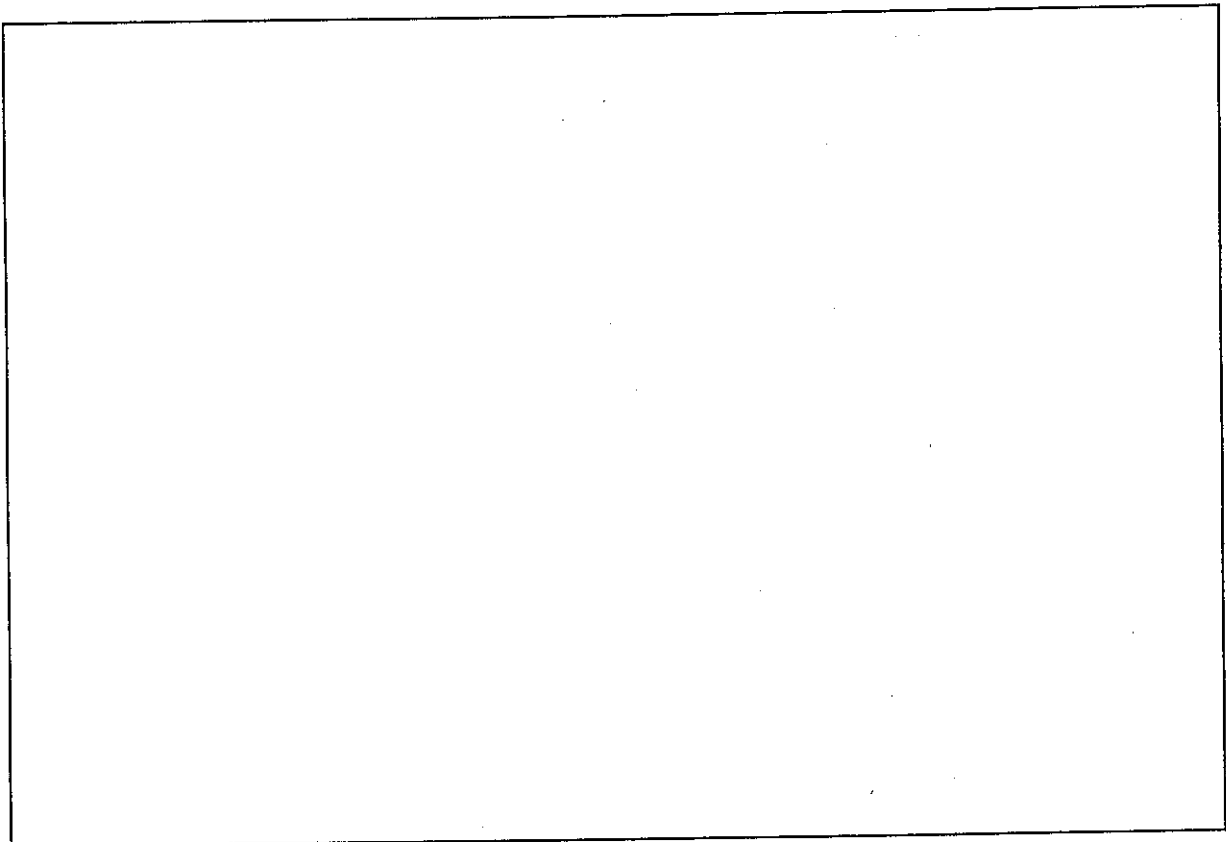
**PROPERTY NO:** 103903      **Title:** Pt CA 1/2 Sect TD

**PRECINCT:**

**MELWAY REF:** 159 F7

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Mountain Bay is an unusual house, with a rendered facade containing an infilled verandah and arched openings. A projecting verandah on one end of the building returns on that side and may be a later addition in conjunction with the rendering of the facade which was a popular feature of several commercial and domestic buildings in the region in the 1920s. A name plaque is also set in the facade. The windows contain diamond lead windows in the upper sash.

**HISTORY:** Further research is required to establish the identity of the owners and construction dates.

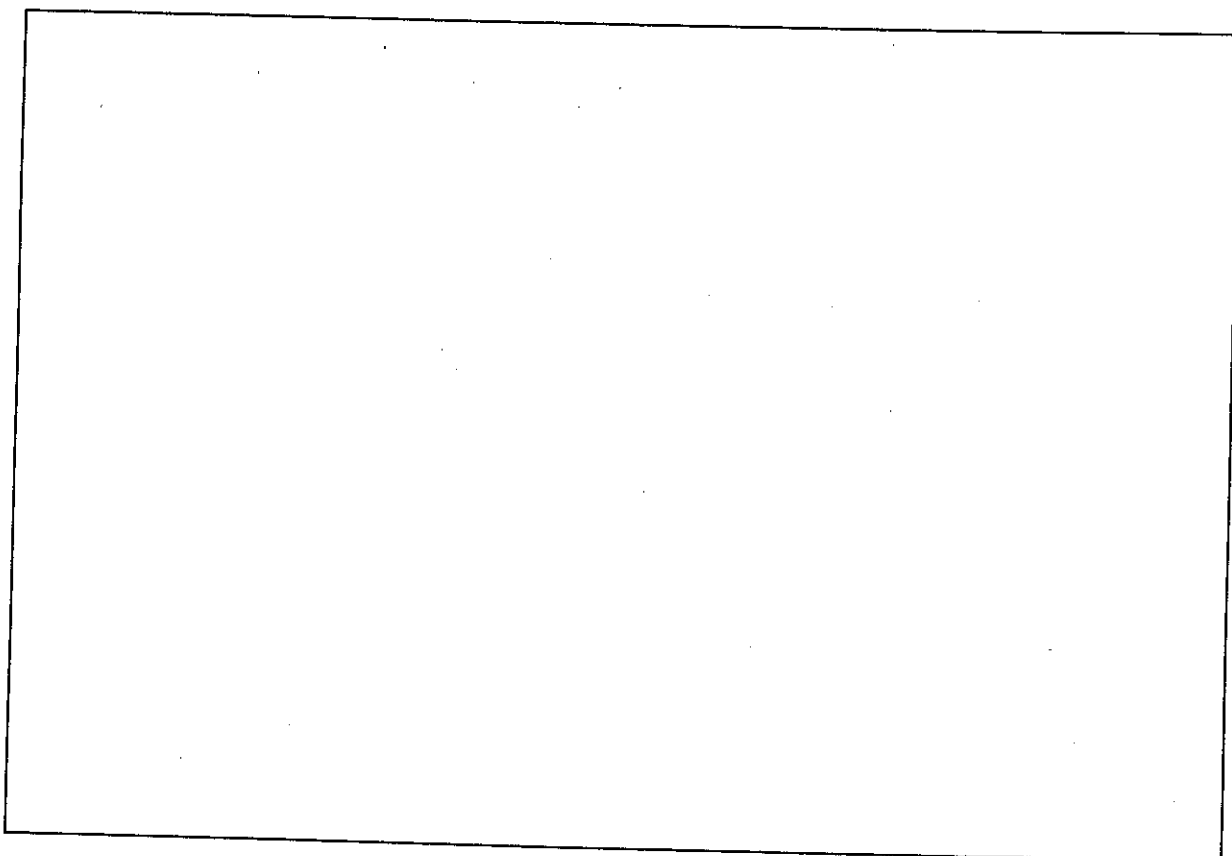
**SIGNIFICANCE:** This house has regional design significance as an example of a residence utilising the surface render technique used in a number of historically important civic and commercial buildings in the Dromana area such as the Old Shire Offices, Lurnea (shop and dwelling) and a number of houses. Further research is required into construction dates and history of ownership.

**SOURCES:** [1] Pers. comm.???

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Holyrood  
**ADDRESS:** 12 Holyrood Avenue  
Sorrento  
**PROPERTY NO:** 139121 **Title:** Lot 1, LP 132503  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Holyrood is a large weatherboard house with two gable roofed sections with a number of projecting bay additions arranged in an ad hoc manner around the sides. The entire house is elevated on its timber post footings sufficient to provide a storage area beneath the house. There are two red brick corbelled chimneys. An old tea tree fence exists behind the picket fence.

**HISTORY:** The original section of this building was erected in 1893 for J. G. Morton, according to the rate books. The land had been alienated in about 1866 by C. Stonner and was sold to McLean and then to George Mendes who owned it in the 1890s immediately prior to the date of construction.(2) Mendes is listed in the rate books as a pawn broker and appears to have owned a considerable amount of land in the Holyrood Avenue area.(1) Subsequent owners were W. Raper, E. Thompson, A. Terry and G. and I. Chapman.(1) A Terry was a member of the family who owned Kinneil, Holyrood Avenue and also Blairgowrie House. Members of the family are still in the area. The Chapmans also appear to have been permanent residents. G. Chapman died at the age of 82 in 1972 and is buried in the Sorrento Cemetery.

**Shire of Flinders Heritage Study**  
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**SIGNIFICANCE:** Holyrood is locally significant as an example of a fairly substantial late Victorian weatherboard house. It is situated on a prime site, and illustrates an evolutionary growth process which probably has research value.

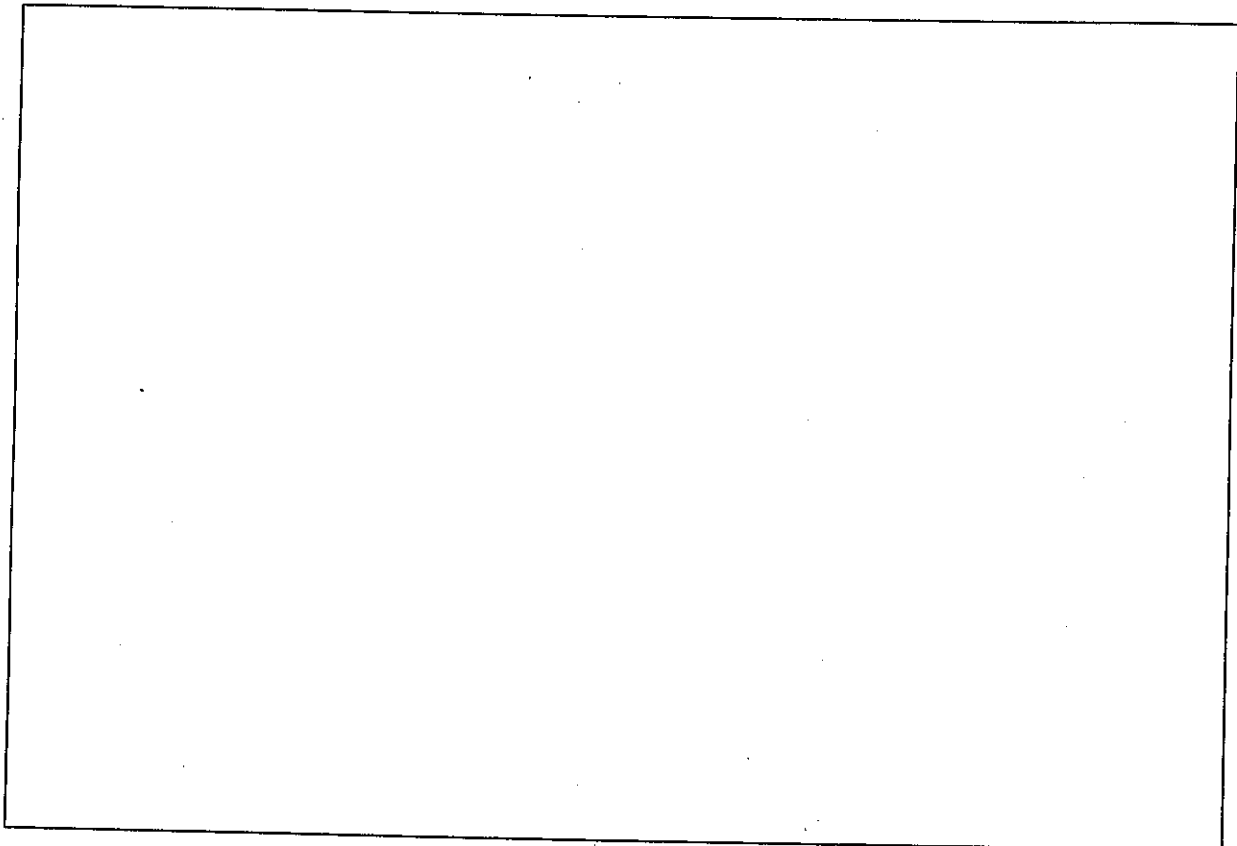
**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Parish of Nepean Plan N57.  
[3] Mrs E. Camm, pers. comm.



**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 4 Hopetoun Street  
Flinders  
**PROPERTY NO:** 103915 **Title:** Lot 12 LP5578  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A large Californian Bungalow using stained timber weatherboards. Rough-faced stone piers are a feature on the verandah and carport. There are timber outbuildings and a tall tank stand. Set on a high point with dramatic coastal views.

**HISTORY:** Associated with Sir Hugh Devine. The history of the house, its design, construction and ownership requires research.

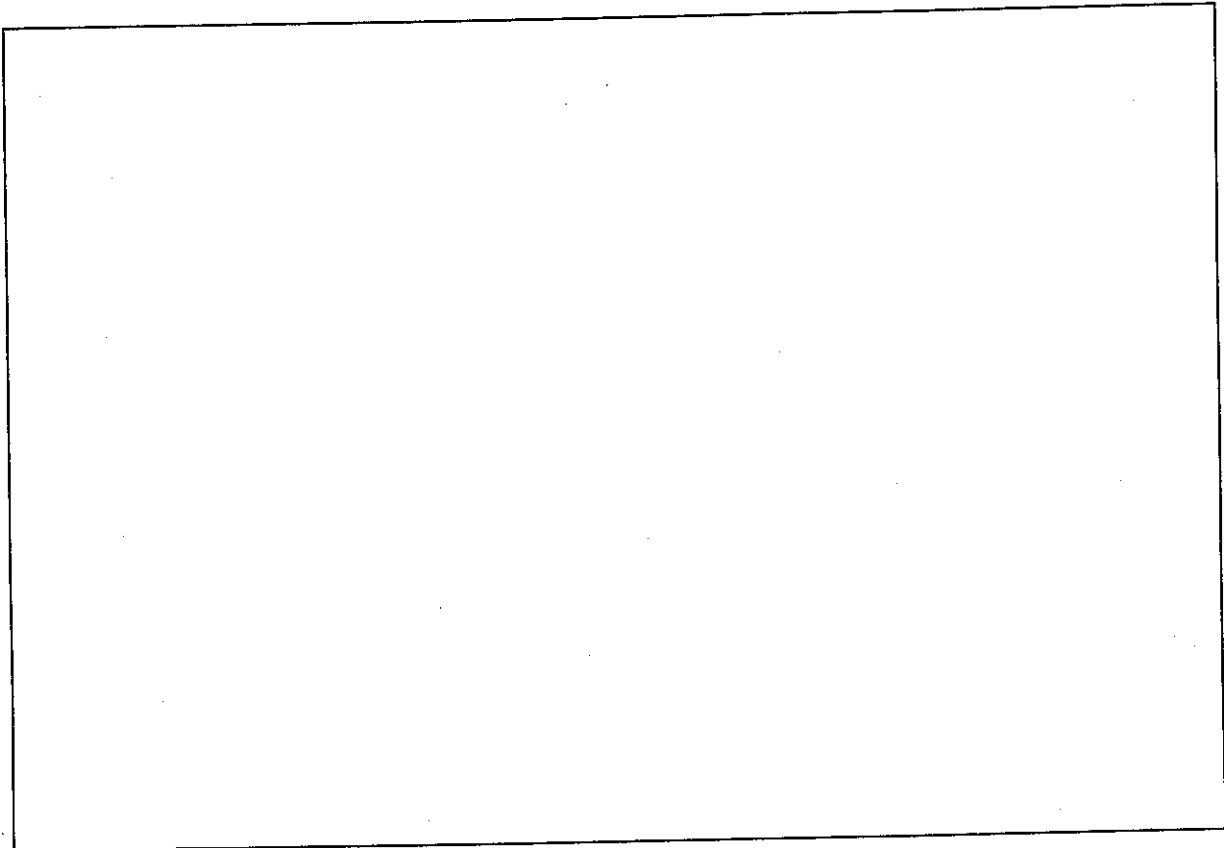
**SIGNIFICANCE:** Of local significance as an example of the holiday house architecture developed in Flinders in the 1920s. Further research is required.

**SOURCES:** [1] Nancy Stephens - handwritten notes.  
[2] Mr McHale, Pinnacle park, pers. comm.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Sorrento Hotel  
**ADDRESS:** 5 - 11 Hotham Road  
Sorrento  
**PROPERTY NO:** 136644      **Title:** LP20772 PS305682 Lot 2  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The Sorrento Hotel is a large conglomerate of Victorian buildings constructed in limestone set on the cliff-top at one of the most prominent points on the coast. The main section of the building is two storey with symmetrical facade and two bay windows on both levels, facing the sea view with a central square tower. The thick square posted verandah returns on both sides with cut off corners and some infilled section. There is no lacework and the floor is diamond terracotta and cream tiles. The verandah entrance is arched with detailed plaster friezework in the Art Deco arch and pillar motifs. The central staircase appears to be intact (pale grainless wood) as is other internal woodwork in the hall while the main dining rooms and bar areas have been stripped to the stonework.

There are various hip roofed extensions to the rear of the building and a second major two storey building with similar stonework and roof treatment (including pendant eaves buckets and rendered chimneys) is situated to the west of the building which has been incorporated into the complex.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**HISTORY:**

The first section of the Hotel was built in 1872 for P. J. Martin, the owner of the Australian Brewery who lived at Hurstwood, 92 Hurstwood Road in the 1880s.(1) John Farnsworth, stonemason, was brought from Adelaide for the construction contract and subsequently built many buildings in Sorrento and Portsea, including Seacliffe.(3). The first licence was granted to the hotel in the Court of Petty sessions in Dromana in 1872.(1) In the following year, The Argus was advertising for tenders for the construction of thirty additional rooms to the design of M. Hennessy, architect who also was responsible for St Mary's Catholic Church Sorrento.(5) There were further works over the next few years, with at least 32 more rooms added in 1875.(6)(7) The hotel was sold to Carlton Brewery in 1881(3). There were further extensions again in 1890 and 1928 to accommodate increases in demand.(2)(Oral Source). Further research is desirable to establish the identity of the original architect and to establish the evolution of the various stages of the building.

**SIGNIFICANCE:**

The Sorrento Hotel is of at least regional significance as a prominent hotel business in Sorrento which has a history of association with major Victorian Breweries. The original building is important for its evidence of the work of an important local builder, J. Farnsworth, and later additions are the work of Hennessy, a local architect. There are details of design significance in the overall form of the building and particularly in the fine Art Deco interior plasterwork. The hotel has landmark and aesthetic significance due to its location.

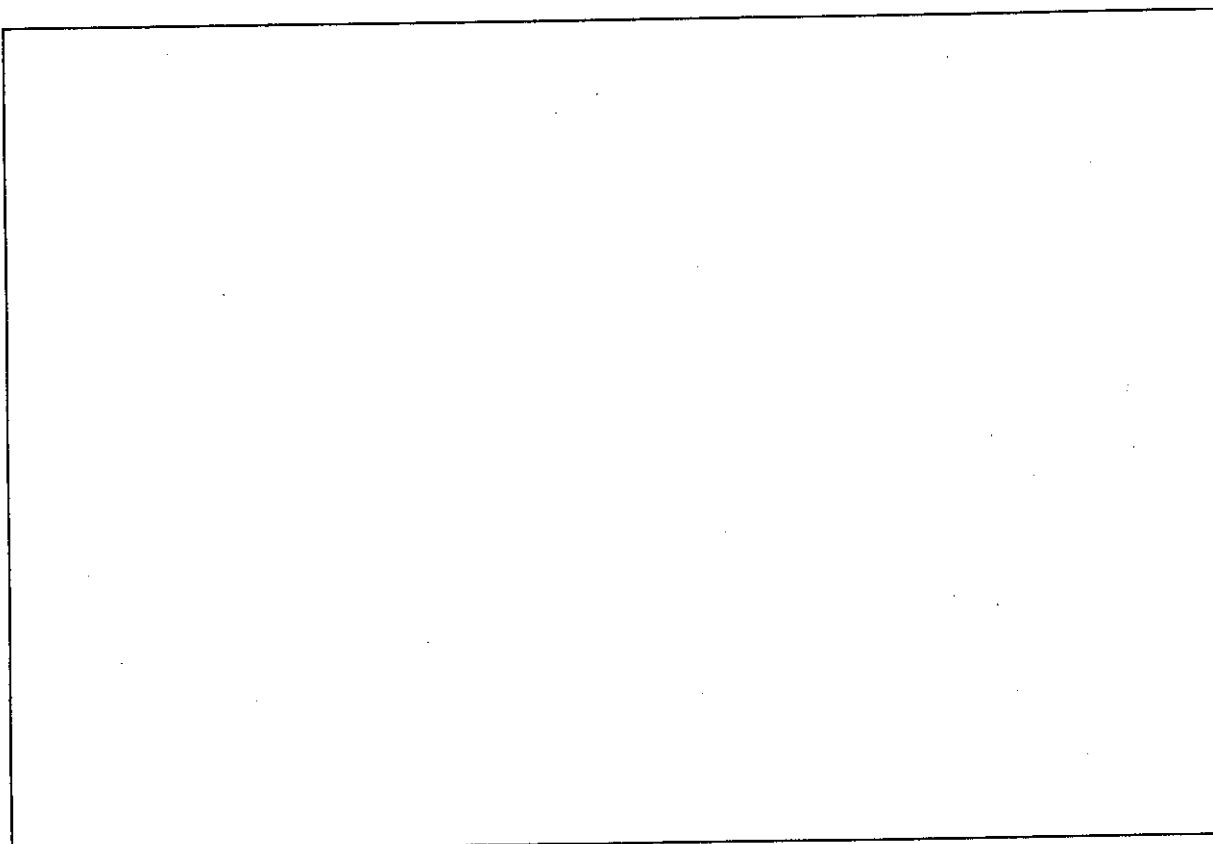
**SOURCES:**

- [1] Dromana Court of Petty Sessions Records, PRO.
- [2] 'Mornington Standard', 19/4/1890.
- [3] 'Victorian Historical Magazine', 112th Issue, December, 1958.
- [4] 'A Guide to Sorrento', 1876.
- [5] 'Argus' 5/8/1873, p.3, Tenders wanted.
- [6] 'Argus' 25/8/1875, p.2.
- [7] 'Argus' 6/8/1878, p.3.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Sorrento Police Station  
**ADDRESS:** 8 - 12 Hotham Road  
Sorrento  
**PROPERTY NO:** 136575      **Title:** CA 9A  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The Police Station is a superb example of an institutional interpretation of the Queen Anne. The facade features a central arched entrance with a recessed doorway between two bays. The roof is concrete tiled and is unusual in its flat pitch indicating that it may have been altered. The facade features several multipaned coloured windows which appear intact. The red brick quoins match the four square potted chimneys, two of which incorporate complicated brickwork, comprising four pillasters. The northern section of the facade features a box window with eight pane casements and highlights, a buttress and porthole window. Overall the exterior is remarkably intact and very visible from the street, in keeping with its institutional image.

**HISTORY:** The Station was built in 1892 for the State Government by local builder George Morce who was also responsible for the construction of the Anglican churches, St John's of Sorrento and St Mark's of Dromana.(1) George Morce and his brother Tom originally came from Cardiff in Wales to Melbourne and moved to Sorrento to work on St John's.(2) The building was designed by Public Works Architect A. J. Macdonald whose other Victorian post offices and court houses are of great

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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architectural interest. The Station was later used as a combined policeman's residence and is still used as a station.

**SIGNIFICANCE:** The Sorrento Police Station is regionally significant for its continuing historical associations with the Police service in Sorrento for one hundred years. It is very important as an intact example of the work of Public Works architect, A. J. Macdonald, whose other post offices and court houses in Victoria are widely recognised as outstanding examples of Romanesque and Federation styles. Macdonald's skill in the adaptation of local materials to his designs is demonstrated in this building. The building is also an important example of the work of a highly regarded local stonemason, George Morce, whose work in Gothic Churches in Sorrento and Dromana is also significant. The siting of the building and its overall location at the Sorrento cliff-top is aesthetically significant.

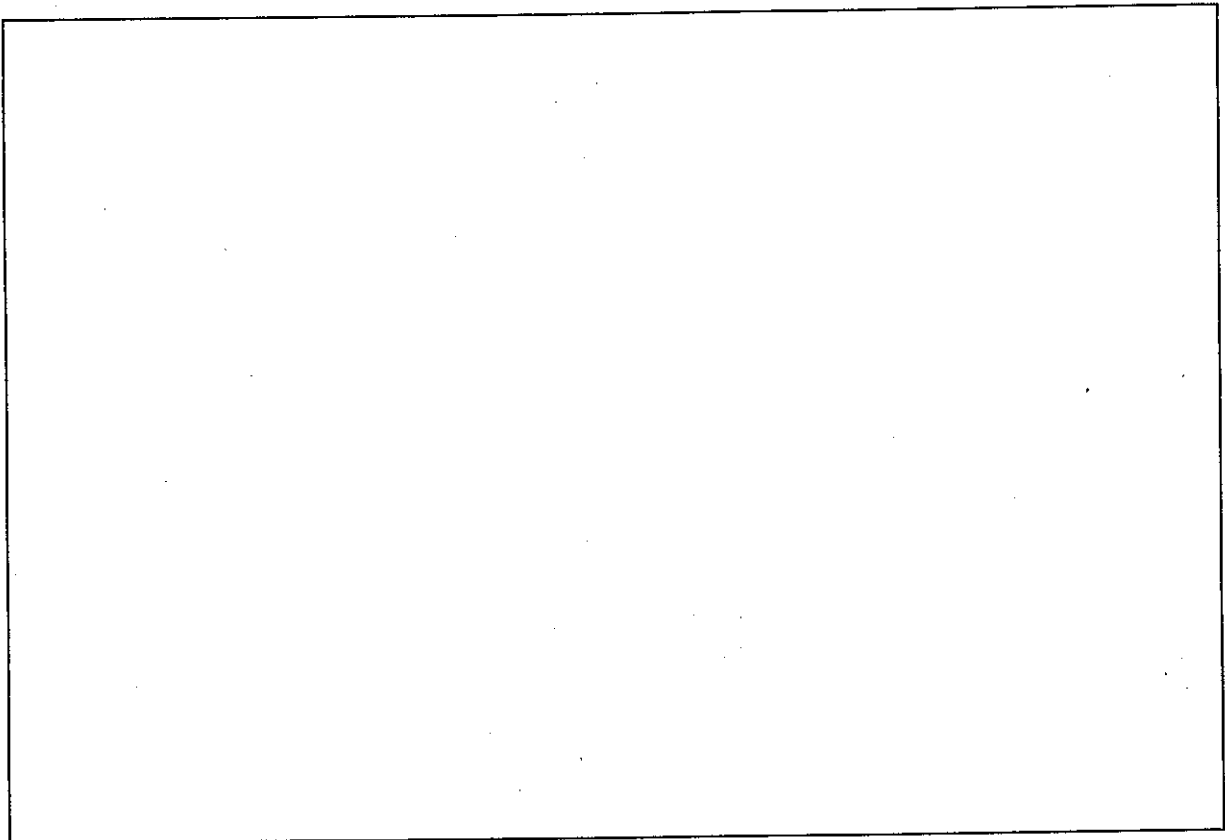
**SOURCES:**

- [1] 'Mornington Standard', 7/7/1892.
- [2] Doery, C., 'Poetry in limestone', Fine Arts Thesis, 1975.
- [3] Trethowan, B., 'The Public Works Department of Victoria 1851-1900', An Architectural Research Report, Dept. Architecture, Melbourne University.
- [4] Neale, A., 'A. J. McDonald: Enigma and Romance in The Public Service', University of Melbourne, 1986.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cottage  
**ADDRESS:** 38 Hotham Road  
Sorrento  
**PROPERTY NO:** 136579 **Title:** Lot 25 LP36019  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house retains its form and scale as a Victorian cottage built of local limestone with a brick chimney. Its symmetrical front facade sits in an elevated position close to the road and retains some original joinery including a highlight to the front door. The new lace-work to the verandah and picket fence are appropriate for the period, and there is a timber skillion addition to the rear.

**HISTORY:** Constructed in 1887 for John Stringer and later owned by Sarah Stringer, this house remained in the family for thirty-four years. These Stringers were of the Herbert Stringer branch, brother of Walter Stringer of Stringers Stores. Herbert Stringer was mainly involved in transport. A later owner William Schlipalius who had the property from 1923/4 to c1970 was well known in Sorrento for his 'Slippy's Ice Cream'. He started making the ice-cream in 1911 and sold it at first from a horse drawn cart and later from a motor vehicle. At the time he was living in this residence, he claimed to be the first person in Australia to be selling ice-cream from the back of a motor vehicle. His two sons, Reuben and Albert, followed him in the business. Production of the ice-cream ceased in the 1960s.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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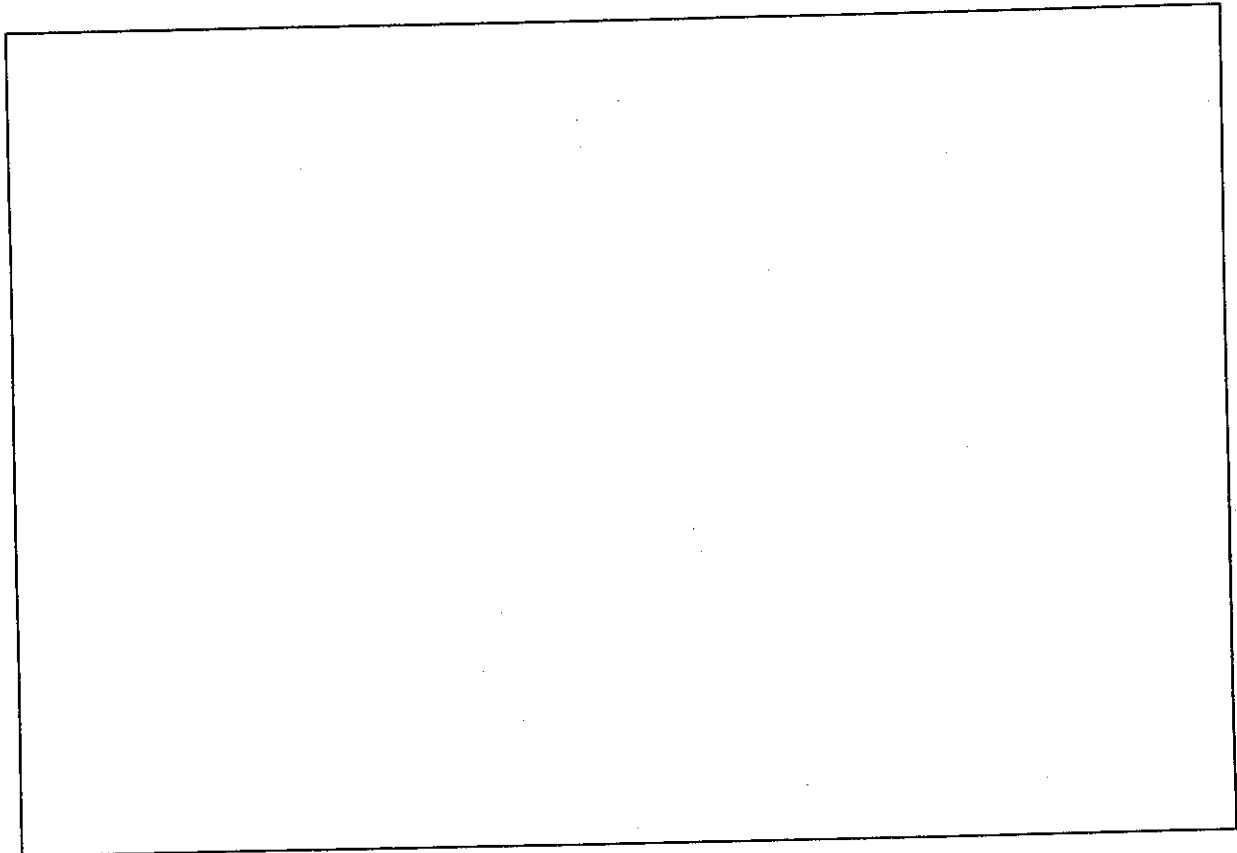
**SIGNIFICANCE:** The house at 38 Hotham Road, Sorrento is of local significance as a Victorian cottage built of local limestone which retains its form and scale and some original features. Its association with the Stringer family and the ice-cream maker, William Schlipalius, enhances its importance.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Nepean Historical Society records.  
[3] Betty McMeekin's research 13/10/92.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House (fmr Vicarage)  
**ADDRESS:** 89 Hotham Road  
Sorrento  
**PROPERTY NO:** 144519 **Title:** Lot 2 LP200767  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This limestone symmetrical villa is sited on a sloping block, set well back from the road. It has a broad facade with square posted verandah featuring simple curved brackets. The front windows have been replaced as is evident in the soldier coursing above the windows today.

**HISTORY:** The Flinders Shire rate books reveal the house to have been built in 1882 for William Hughes when he was listed as licensee of the Continental Hotel.(1) Hughes came from Ireland to Sorrento in 1856 to manage C. G. Duffy's kiln at Pt McArthur. Later, William and his sons, William and James, took over the Campbell and Youlle kilns at the south end of Hughes Road.(3) Hughes (senior) managed the Continental Hotel until 1887 when he is listed in the rate books as the first owner of the Oriental Coffee Palace.(1) It appears that Hughes sold the house to St John's Church of England in 1893, when it was used as a Vicarage.(2) A later owner was Charles Mackinnon.(1) The Vicarage at 3399 Point Nepean Road is comparable.

**SIGNIFICANCE:** This house has historical significance as the home of William Hughes, an Irish settler connected with C. G. Duffy's lime kilns, who went on to manage the Continental



**Shire of Flinders Heritage Study**  
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Hotel for several years in the 1880s before opening the Oriental Coffee Palace in the main street. The house also has associations with the Anglican Parish of St John and was used as a Vicarage. It is significant as an example of a Victorian limestone residence which is substantially intact in fabric and in the context of its site. Its location is also important as evidence of early development patterns in the Hotham Road area.

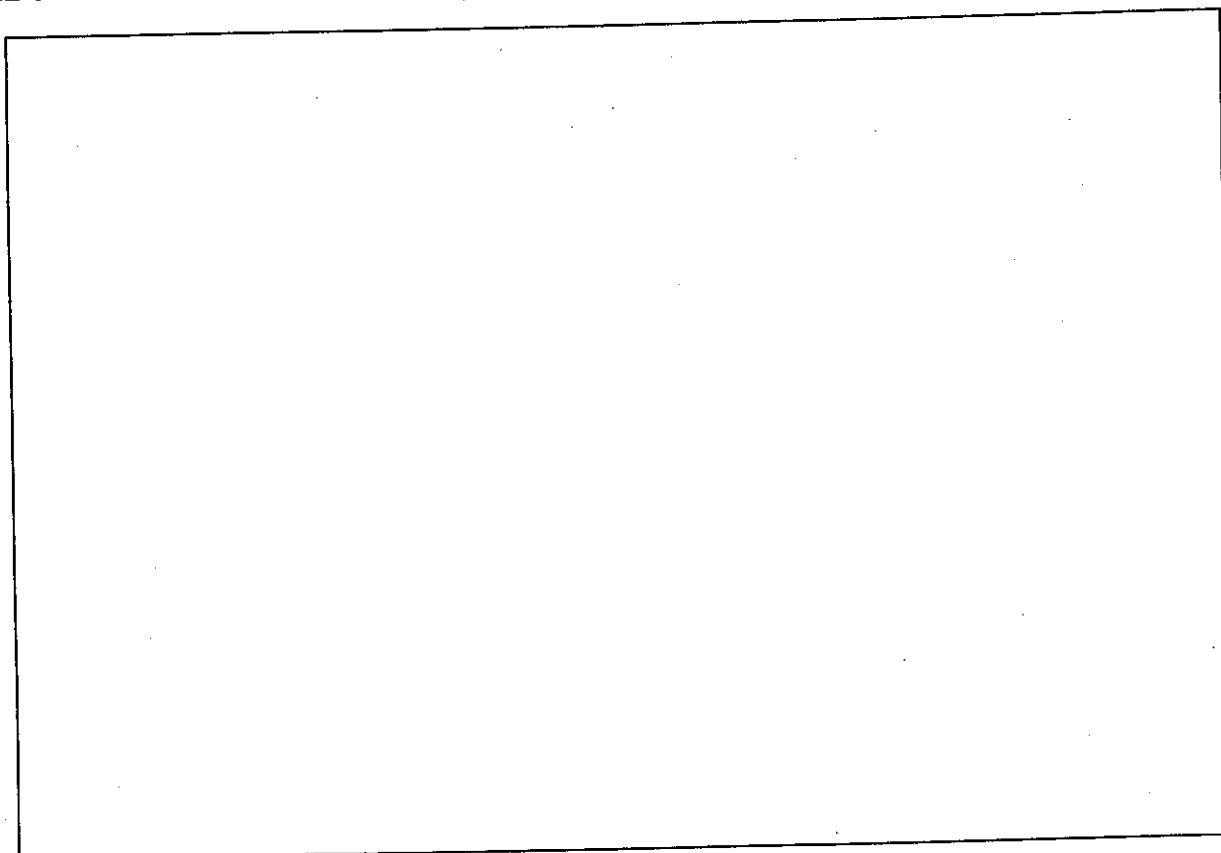
**SOURCES:**

- [1] Centenary History, Church of Saint John, Sorrento (1873-1973), p.5.
- [2] Shire of Flinders Rate Books.
- [3] Hollinshed, C., 'Lime, land & leisure', 1982, pp.125-126.
- [4] B. McMeekin research notes, 1992.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** 134 Hotham Road  
Sorrento  
**PROPERTY NO:** 136599 **Title:** Lot 1 LP200926  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Set on a large corner site with well established trees, this house retains its Victorian form and scale and has sympathetic additions to the rear. The oldest section is constructed in limestone with brick quoins (now unfortunately painted) to the building corners and openings and brick, slightly arched, soldier courses above windows. The joinery appears to be substantially intact and includes a highlight window to the Victorian front door. The chimneys are red brick with a corbel detail. Closer inspection is required to establish if the house ever had a verandah to its frontage, but this appears likely.

**HISTORY:** This property was alienated by C. G. Duffy in 1863 and was probably purchased by James George Watson in about 1888. The date of construction of the house has not yet been established. Watson's descendants believe that he built the house himself.

Watson, a plasterer known as 'Bricky', married Margaret, daughter of pioneer William Webster in 1879. During the depression of the 1920s, he went to Western Australia to seek gold and he died there in 1925. his widow continued to live at 134 Hotham Road until her death. Descendants lived there until the late 1970s,

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continuing the family's connection with the property for about ninety years.

James George Watson's family came from England, first to Tasmania and then to Sorrento sometime after the 1850s. The Watson family tree is held by the Nepean Historical Society.

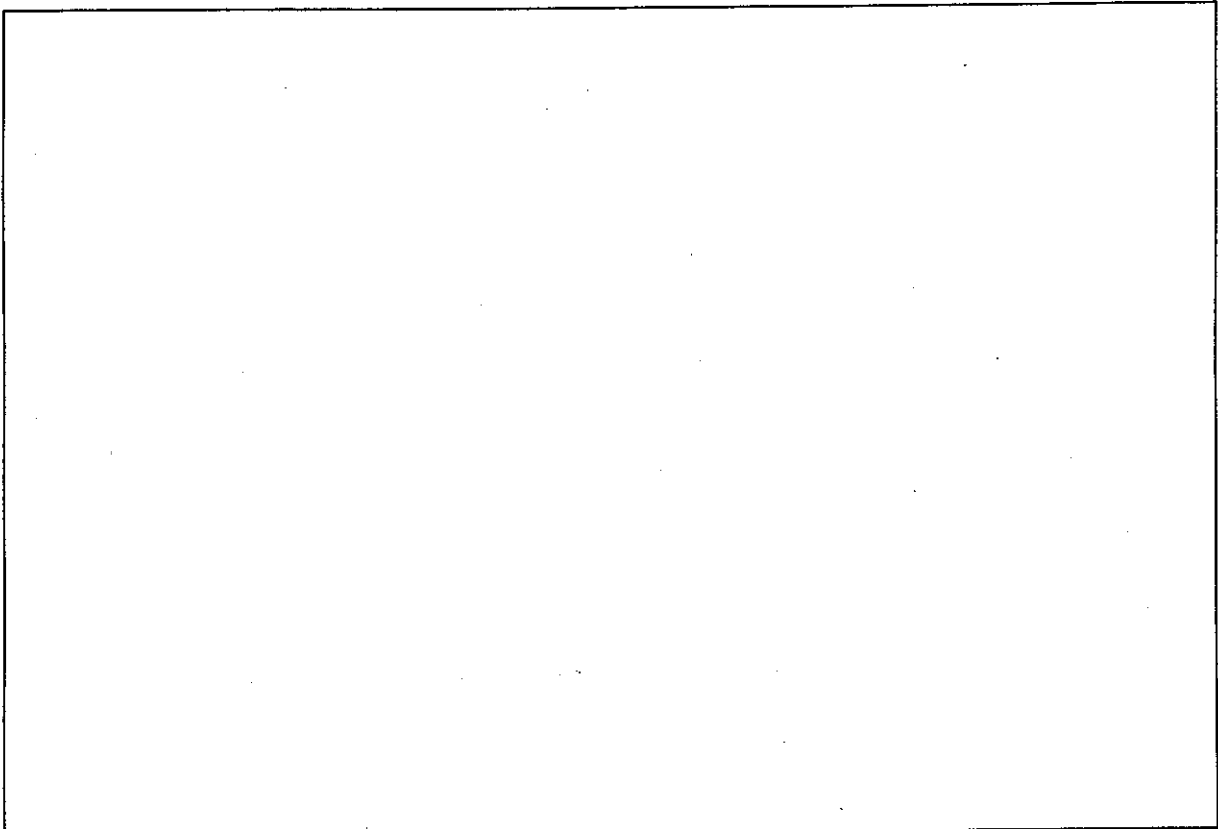
**SIGNIFICANCE:** The house at 134 Hotham Road, Sorrento is of at least local significance as it retains its form and scale as a limestone Victorian cottage with the regional motif of fine brick detailing and some original joinery. The house is substantially intact, has been sympathetically extended and retains grounds which enhance its setting. Its association with James George Watson and his descendants for a period of about ninety years adds to its significance.

**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Woodlands  
**ADDRESS:** 37 Hughes Road  
Blairgowrie  
**PROPERTY NO:** 145807 **Title:** Lot 3 LP210248  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This limestone villa demonstrates several typical late Victorian design features. It has a symmetrical facade with tuck-pointed masonry and red brick quoins and the central entrance is a typical Edwardian doorway with side and high-lights. The verandah has been replaced and now returns on one side and is badly connected to the string course indicating the position of the original verandah. It now contains a straight roof and new posts and brackets and part of a concrete brick wall. The roof has no eaves and two corbelled red brick chimneys, suggesting a construction date around the 1880s. A new limestone skillion has been added to the side of the house.

The house is set on a fairly large block with cypresses marking the entrance.

**HISTORY:** The rate books record a concrete brick house at the address 33-39 Hughes Road, Sorrento, which has been associated with this property. The construction date was 1903. This contradicts the limestone construction of this building. Further cross-referencing of property numbers is required. It could date from an earlier period, although the sill treatment is typical of early twentieth century rendered treatment (see shops on Ocean Beach Road built by W. Croad).

**Shire of Flinders Heritage Study**  
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The first owners of the house were William and James Hughes, who possibly also built the building. William Hughes (father of James and William), came to Melbourne in 1856 and later moved to the Peninsula to manage several kilns owned by Melbourne businessmen during the 1870s including that of C. G. Duffy at Portsea. The two sons later managed their own kilns near Ocean Park. William (senior) was licensee of the Continental Hotel from 1882 to 1887 when he opened the Oriental Coffee House in Ocean Beach Road which remains today.(4)

In 1904, the Hughes brothers were recorded in the Mornington Standard as requesting the council to help them form a road from 'Cameron's Bight, to the Melbourne Road' near this property.(2) The road was completed and subsequently named after the family.

The Hughes family moved to Waratah Bay around 1910, possibly to work on the Walkerville lime kilns. W. Hughes is known to have worked the nearby Bell Point kiln for some years prior to his purchase of the Walkerville kilns in 1923.(5)

**SIGNIFICANCE:** Woodlands is locally significant for its historical associations with the pioneering Hughes family, who were associated with limeburning in the area and later established resort businesses in the town centre. The building is a good example of a fairly substantial residence at the turn of the century. The house is probably older than the rate books indicate and deserves further research. The site is significant for its landmark importance in indicating the historical location of the Hughes property which was connected with the lime industry and determined the siting of this road.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'Mornington Standard', 6/8/1904.
- [3] I. Collins, pers. comm.
- [4] Hollinshed, C., 'Lime, land & leisure', 1982, pp.125-126.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:**                   **Hurstwood Road**

**ADDRESS:**                   Hurstwood Road  
  Sorrento

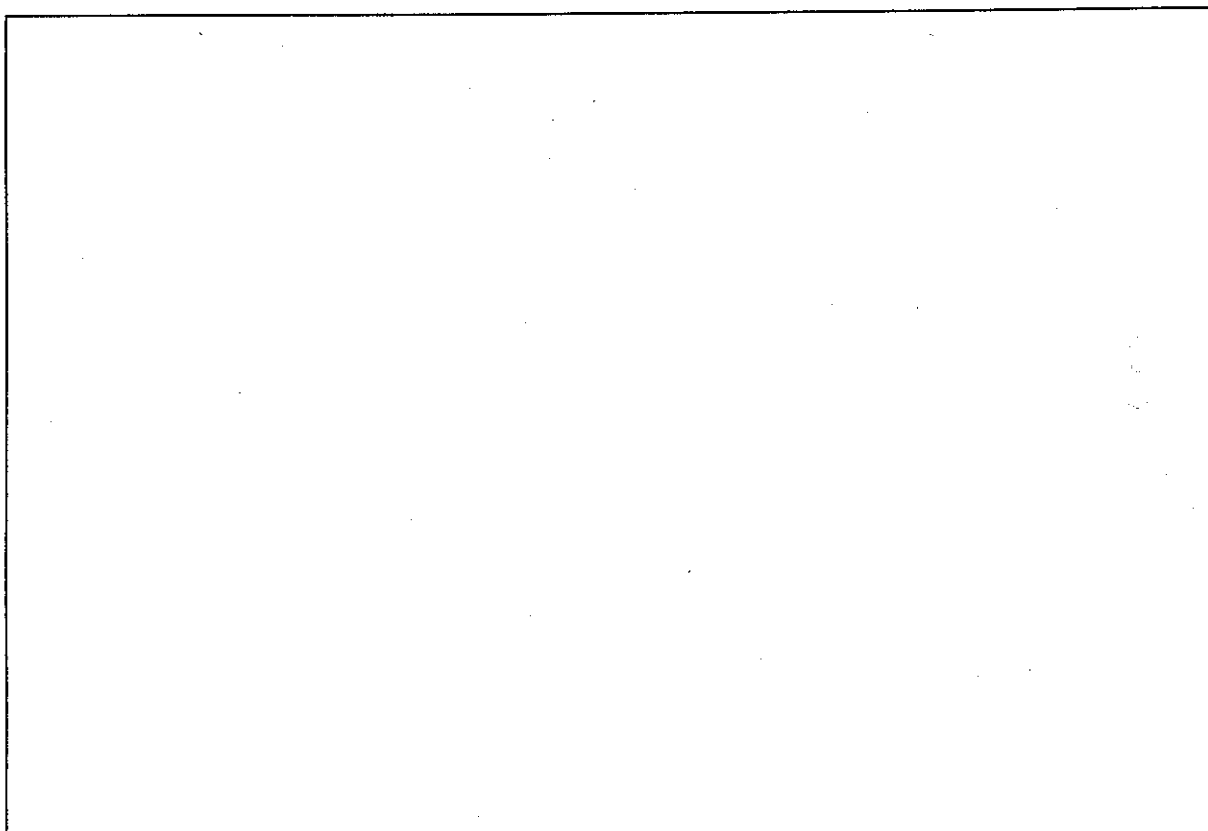
**PROPERTY NO:**        0                   **Title:**

**PRECINCT:**            S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**        Hurstwood road is a remnant section of road which is still substantially intact at the Croad Street end in the Vicinity of a group of cottages and the Sorrento golf-course. The road is suffering from erosion due to a lack of contoured drainage. There are several established Sheoaks along the irregular grassy verges on the middle section of the road.

**HISTORY:**            The road was probably laid in the 1880s or earlier when this area was a collection of huts around the kiln owned by Suddery, and for a short time by Keddle.[Hollinshed, C., (1982), map p.59]

**SIGNIFICANCE:**      This road is locally significant as a rare example of limestone rubble road construction. It is in a reasonably intact condition and relates to the group of houses 92 to 98 Hurstwood Avenue and the nearby Sheoak plantings and golf-course.

**SOURCES:**            -

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** House fmr Hurstwood

**ADDRESS:** 92 Hurstwood Road  
Sorrento

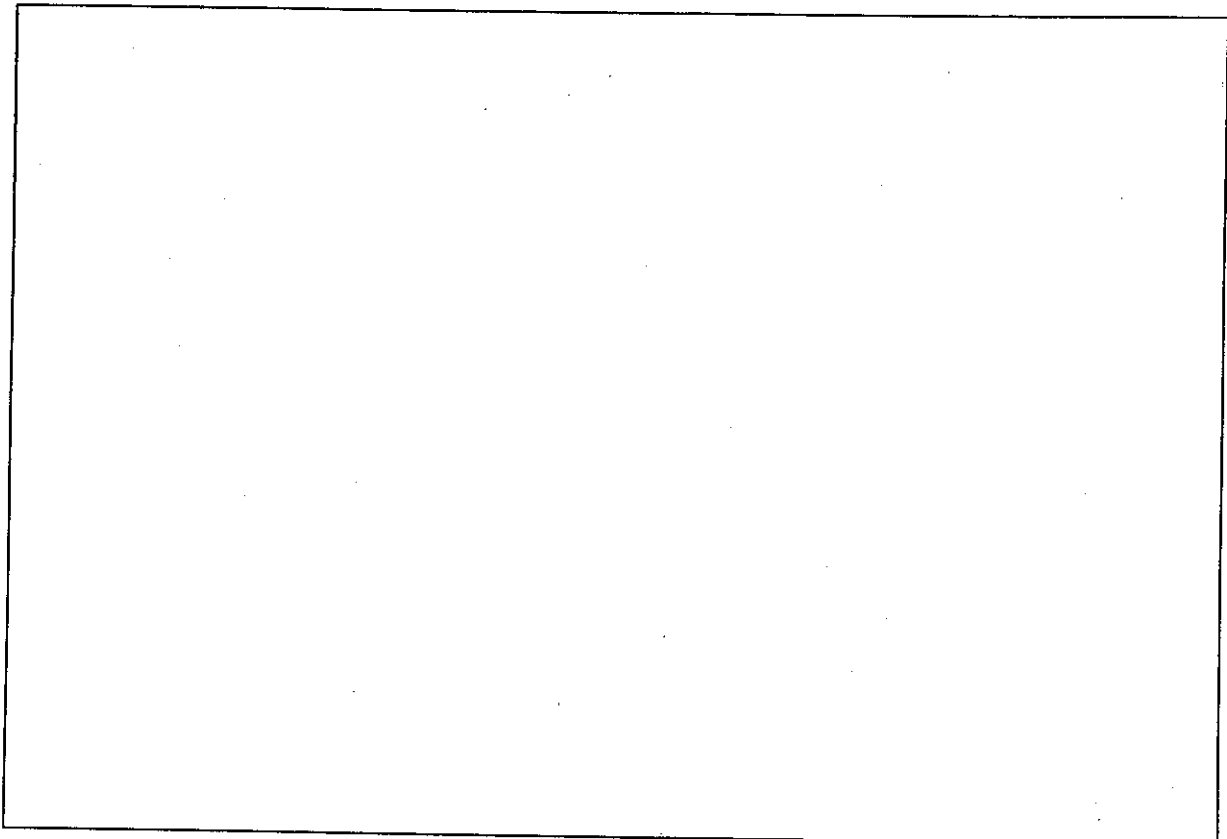
**PROPERTY NO:** 146257 **Title:** Pt Lots 12, 13 & 14 LP155 CP 167907

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This timber asymmetrical villa has been recently restored making it difficult to ascertain whether the fabric is original. There is a bay window and front entrance with side lights and corbelled brick chimneys. There are several skillion additions to the west and north of the building.
- HISTORY:** The rate books list this house in 1880 under P. J. Martin who was the owner of the Australian Brewery and the Sorrento Hotel. Edwin Dark owned the building at a later date. Dark farmed land at Hughes Road and also worked as a local cab driver.(3) Hurstwood was run as a guesthouse by Dark until 1900 who later moved to Kinver on Constitution Hill Road, until 1909.(2) James Braidford was a later owner.(1)
- SIGNIFICANCE:** Hurstwood is locally significant for its historical associations with two important local entrepreneurs, P. Martin and E. Dark. It represents the earliest remaining house in this significant Hurstwood Road precinct although further research is required to establish the extent of original fabric in the building.
- SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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[2] Parish of Nepean Plan N57.

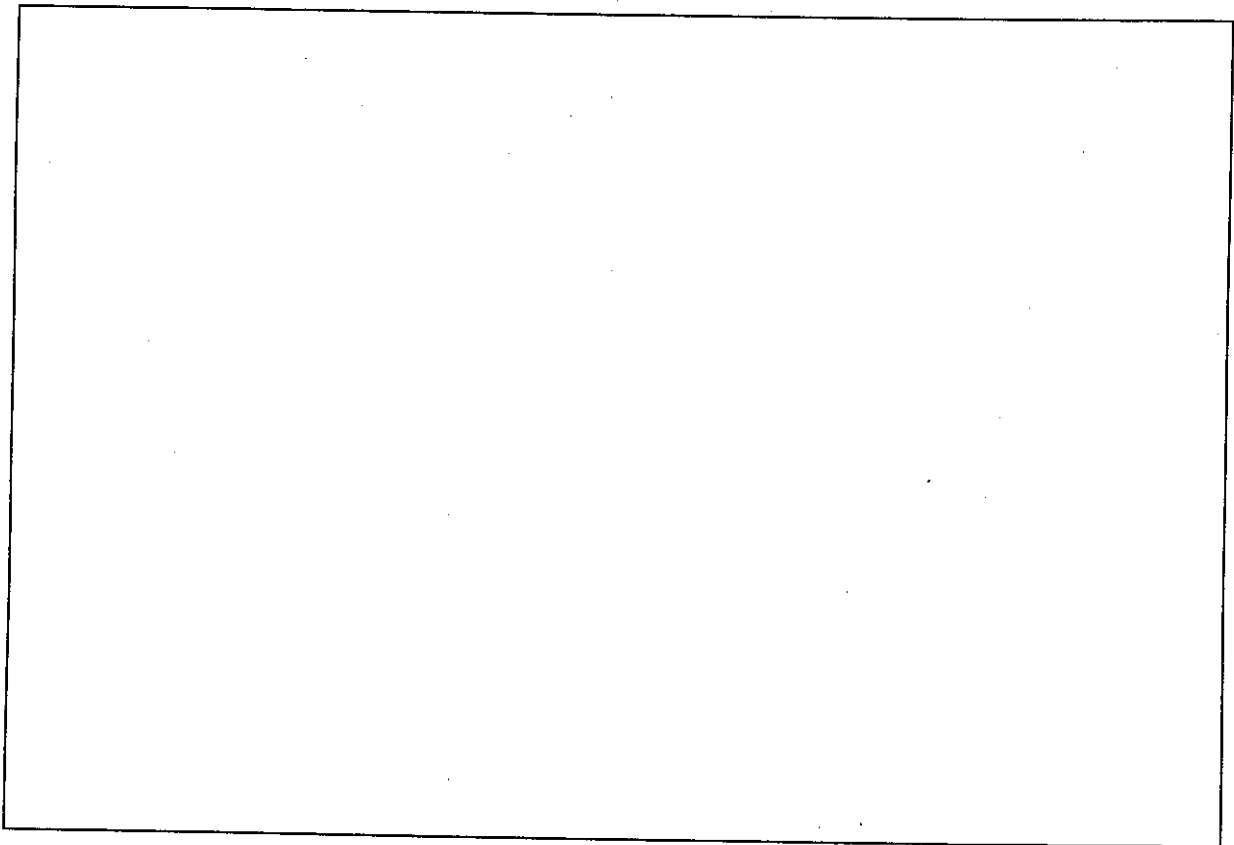
[3] Hollinshed, C., 'Lime, land & leisure', 1982, p.115.



**Shire of Flinders Heritage Study**  
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**NAME:** House  
**ADDRESS:** 94 Hurstwood Road  
Sorrento  
**PROPERTY NO:** 136795 **Title:** CP 102803  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This asymmetrical limestone villa has an unusual rusticated finish, with bay window (incorporating keystone in the central window) and decorative barge-board. The original form of the hip roof is largely intact and recently reclad with apparently new verandah.

**HISTORY:** The house was built in 1902-03 for Walter A. Dark. Walter was the third son of Edwin, and probably lived with the family next door in Hurstwood before building this house. He had a blacksmith shop on the corner of Point Nepean Road (then Portsea Road) and Hotham Road.(2) At later date this house was owned by the Sorrento Golf Club, as a residence of the green keeper.(1) Later the house was owned by Reginald Keith Redman. (1)

**SIGNIFICANCE:** 94 Hurstwood Avenue is historically significant for its associations with the Dark family and as a good example of an Edwardian villa built in local stone. Its form is similar to weatherboard Hurstwood next door which was related to the same family for several years.

**Shire of Flinders Heritage Study**  
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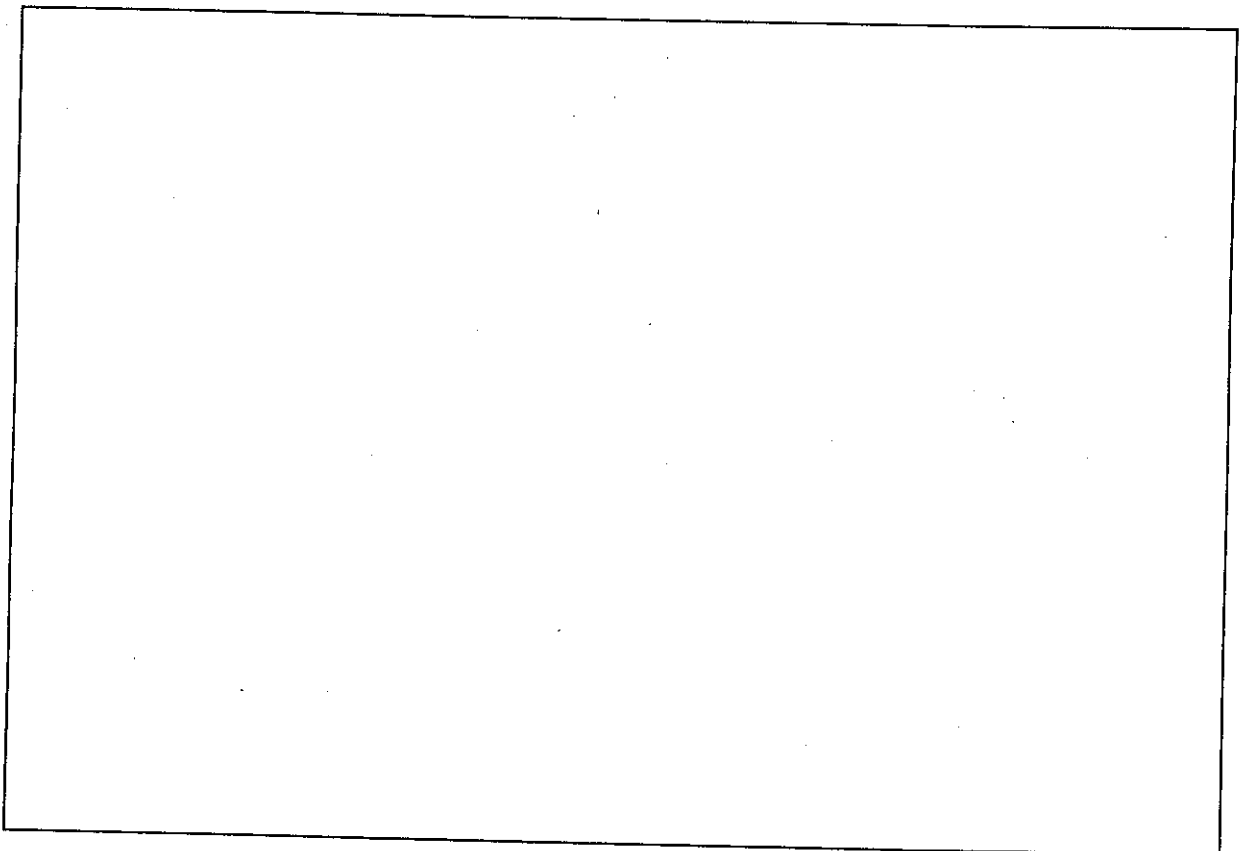
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, p.115.
- [3] B. McMeekin, pers. comm.

**Shire of Flinders Heritage Study**  
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**NAME:** House  
**ADDRESS:** 96 Hurstwood Road  
Sorrento  
**PROPERTY NO:** 136796 **Title:** Pts Lot 14&13 LP155  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This limestone cottage has a symmetrical facade constructed of limestone with vermiculated concrete pillasters surrounding the windows, door and as quoins. This section appears to be an addition to an earlier limestone building which now forms a skillion at the rear. A new verandah has been added to the facade with a bull-nose and new lacework.
- HISTORY:** The rate books quote this house as the estate of Walter Dark, consisting of a limestone and timber building constructed in 1916-17.(1) Mr and Mrs McPhee, a well known couple and pillars of the Presbyterian church, lived at this address from 1928 to the 1970s.(3)
- SIGNIFICANCE:** 96 Hurstwood Road is locally significant as an example of a simple early twentieth century residence with possible origins dating from the nineteenth century. The house is evidence of an unusual incorporation of Sorrento block in the facade of a cottage. The house contributes to the context of the old limestone road. Further research is desirable to clarify the evolution of the building.

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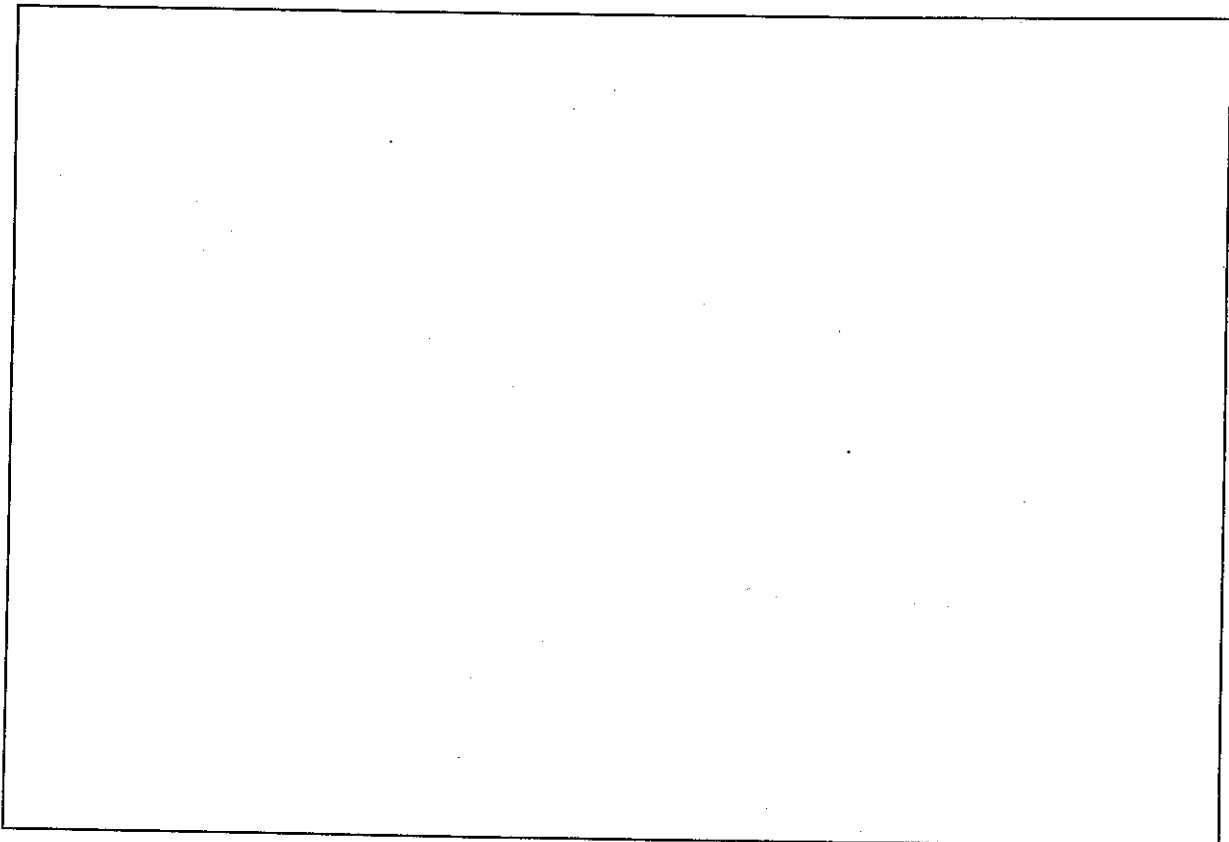
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**SOURCES:** [1] Shire of Flinders Rate Books.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Cooee  
**ADDRESS:** 98 Hurstwood Road  
Sorrento  
**PROPERTY NO:** 146200 **Title:** CP 166899  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This house is constructed mainly of weatherboard with a limestone building incorporated at the rear of the building. The walls appear to have been reclad, but in stages, partly in weatherboard. There are varying window types also. A very large cypress stands to the rear of the building.
- HISTORY:** A timber and limestone house is recorded in the rate books as being built on this site in 1904-05. Charles Dark and William Chapman were the first owners. Charles was the second son of Edwin Dark, of Hurstwood and Kinver and ran a shop in Little Bourke Street under the name of E. Dark and Co., Gunsmiths and Sporting Goods.(2) From about 1912, the property was used as a residence and dairy, known as Cooee by Mrs Morce wife of William, (son of George Morce). At this time, the dairy was one of four in Sorrento.(2)
- SIGNIFICANCE:** 98 Hurstwood Avenue is locally significant for its associations with the Dark family and for its use as a dairy in the period of the first World War. It is the only known example of a dairy in the Shire. Although its design significance has been significantly reduced due to alterations, the house relates aesthetically to its

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neighbours, 92, 94 and 96 Hurstwood Road and to the context of the old limestone road itself.

**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] 'A Guide to Sorrento - 1917'.
- [3] Hollinshed, C., 'Lime, land & leisure', 1982, p.115.



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**SIGNIFICANCE:** Sylvan Park has at least local significance as a good example of a large country residence constructed in limestone and demonstrating excellent Craftsmanship. The location of the building is of considerable research value as it probably has important historical connections with an early quarrying site as suggested by the early date of alienation of the land. It is otherwise an unusual siting for a grand Edwardian residence. Further research is desirable.

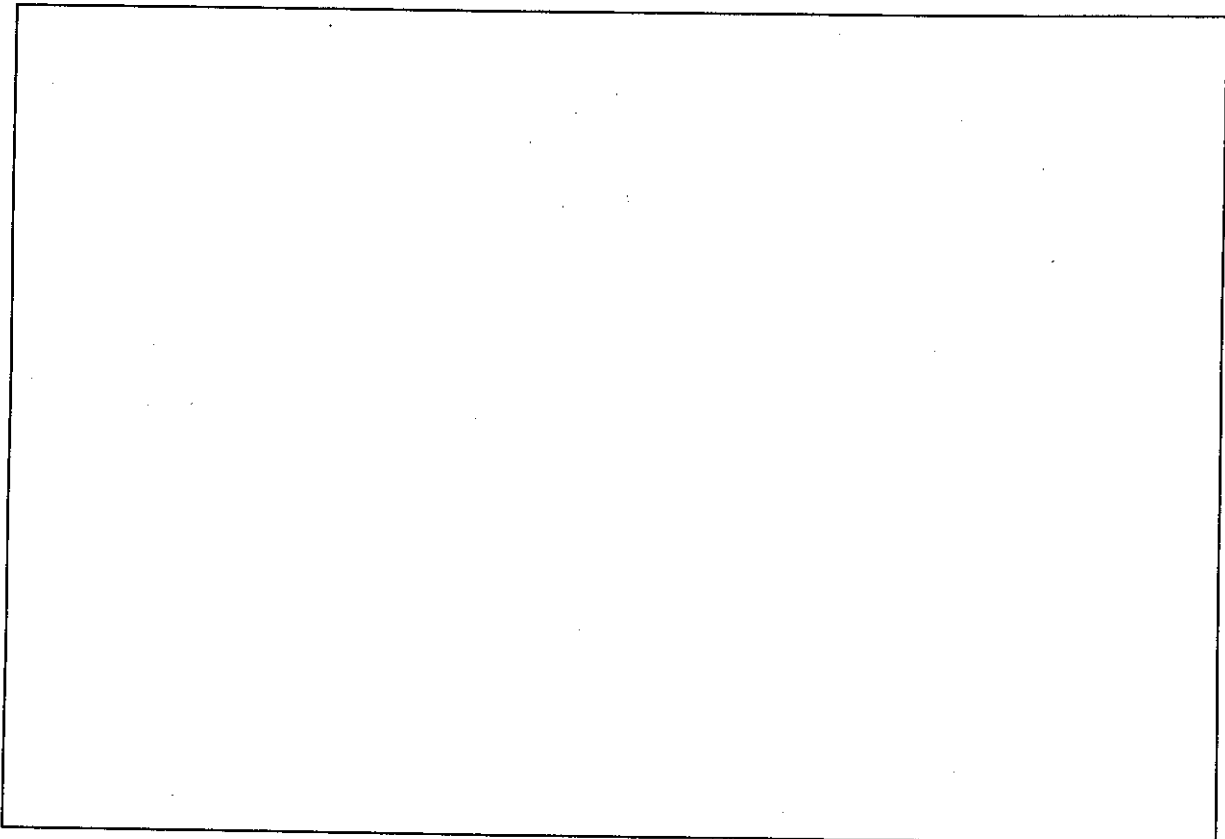
**SOURCES:** [1] Shire of Flinders Rate Books.



**Shire of Flinders Heritage Study**  
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**NAME:** Fmr Red Hill Methodist Church  
**ADDRESS:** - Jetty Rd (Peninsula Gdns)  
Rosebud  
**PROPERTY NO:** 148396 **Title:** Pt CA's 17B & 17C P/Wanniaeue  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

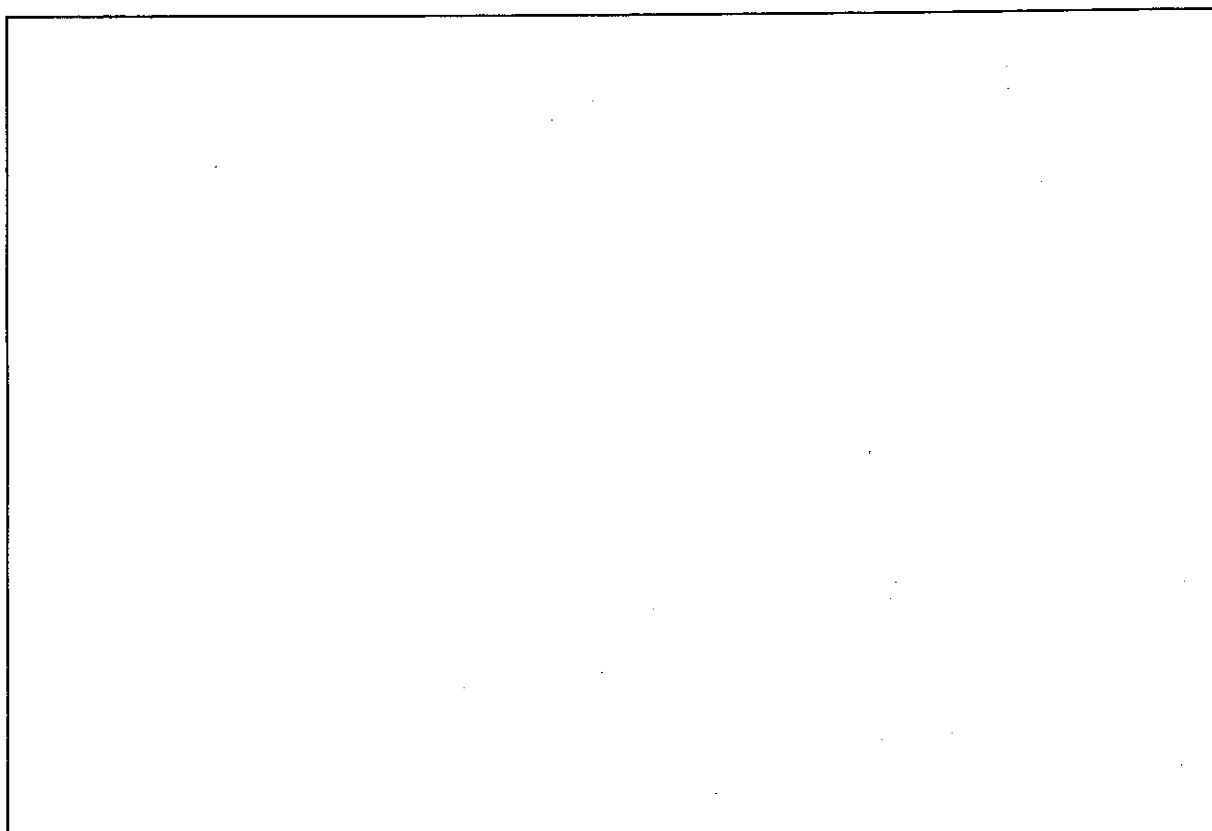


- DESCRIPTION:** A simple timber church, two bays deep, with entry porch and Gothic windows. Bargeboard and window glass replaced.
- HISTORY:** A Wesleyan Methodist church was the first church built in Red Hill and was originally erected on a block of land given by James Wheeler in 1884. It was built on the same side as the post office, but further up the hill. This building was relocated in 1937 to Red Hill South.(2) The church was closed in 1962 and sold to the Peninsula Gardens at Rosebud in 1968, and renamed the Peninsula Gardens Family Chapel.(1)
- SIGNIFICANCE:** Of local historical significance (despite its relocation and alterations) as Red Hill's first church.
- SOURCES:** [1] Skidmore, S., 'The Red Hill', pp.31-32.  
[2] 'Red Hill Landmark to go' in 'The Southern Peninsula Gazette', 26/7/67.

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**NAME:** Ainslea  
**ADDRESS:** 27 Kerferd Avenue  
Sorrento  
**PROPERTY NO:** 137235 **Title:** Pt Lot 2 LP1882  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Ainslea is a finely crafted bungalow constructed in roughcast reinforced concrete. The facade is asymmetrical with a gable roofed section projecting from the main roof to form the verandah entrance to one side. There are matching pairs of double hung sashed windows either side of the porch. The gable end at the side of the house is faced with weatherboard and flaired at the base. A name plaque is set in relief in the entrance wall.

**HISTORY:** This house was built by Harry Redman, a local builder who later founded Redman's Hardware store on Ocean Beach Road. Concrete bricks were especially prepared for the building which was completed in 1928 for W. White.(1)

Other buildings by Redman, constructed between the early Twenties and the mid-Fifties include the Milkbar, Ocean Beach Road and the Sorrento State School.

Wesley White bought the land originally from J. W. Tayton whose residence and shop on Ocean Beach Road is also significant.(3)

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**SIGNIFICANCE:** Ainslea is locally significant as an example of the work of local builder H. Redman who built many houses in the area in the inter-war and post-war period. The house is a remarkably intact and relatively unusual example of a bungalow utilizing the popular concrete construction method.

**SOURCES:**

- [1] Harry Redman, pers. comm.
- [2] Shire of Flinders Rate Books.
- [3] C. Watts, pers. comm.
- [4] Parish of Nepean Plans.

**Shire of Flinders Heritage Study**  
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**NAME:** Sorrento Primary School

**ADDRESS:** 32 - 44 Kerferd Avenue  
Sorrento

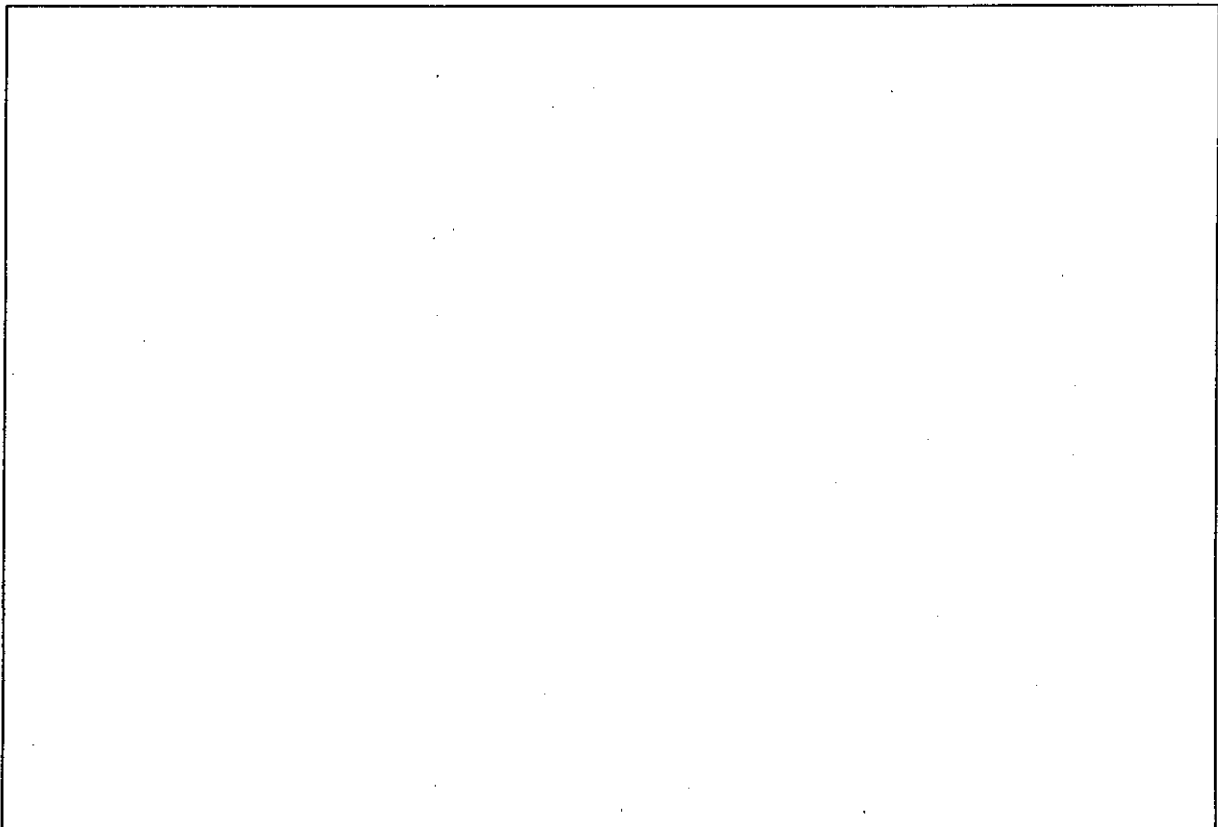
**PROPERTY NO:** 143196\*      **Title:** Lots 1-17 LP3721

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The Sorrento Primary School of 1924 is a very intact example of a school building of this period and is comparable to the primary schools of similar periods in Rosebud and Rye. The facade features a non-central Edwardian entrance with rendered pillasters joined by a parapet with name plate. The windows are standard Education Department multi-paned type, and there are two plain tall chimneys. The roof has been reclad in corrugated iron but was probably originally tiled. There is an old school bell in front of the entrance.

**HISTORY:** The site of the Sorrento State School of 1924 was three acres on Kerferd Avenue, previously of the estate of W. Stokes. The tender for the project was won by Harry and Keith Redman. The brothers ran a store on Ocean Beach Road at a later date and Harry is still living in the town. The school consisted of three rooms and an office. At the end of 1924, the old Sorrento School on Point Nepean Road was closed and the pupils transferred to either Portsea or Sorrento State Schools.

**SIGNIFICANCE:** Sorrento Primary School is locally significant for its sentimental and historical associations with several generations of Sorrento pupils. It is also significant in its

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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demonstration of the Craftsmanship of the Redman brothers who remain respected members of the community, and who spent many years building in the town. The building is very intact, remaining detached on the site from later school buildings and it can be compared to the old Sorrento School on Point Nepean Road and schools of a similar era on the peninsula, such as Rye and Rosebud schools.

**SOURCES:**

- [1] H. Redman, pers. comm.,
- [2] Blake, I. J. (ed.), 'Vision and Realisation', Education Dept., Vic., 1973, pp.324-325.
- [3] Sorrento Primary School Centenary brochure n.d.

**Shire of Flinders Heritage Study**  
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**NAME:** St Andrew's Presbyterian Church and Ellen Grant Hall

**ADDRESS:** 41 - 43 Kerferd Avenue  
Sorrento

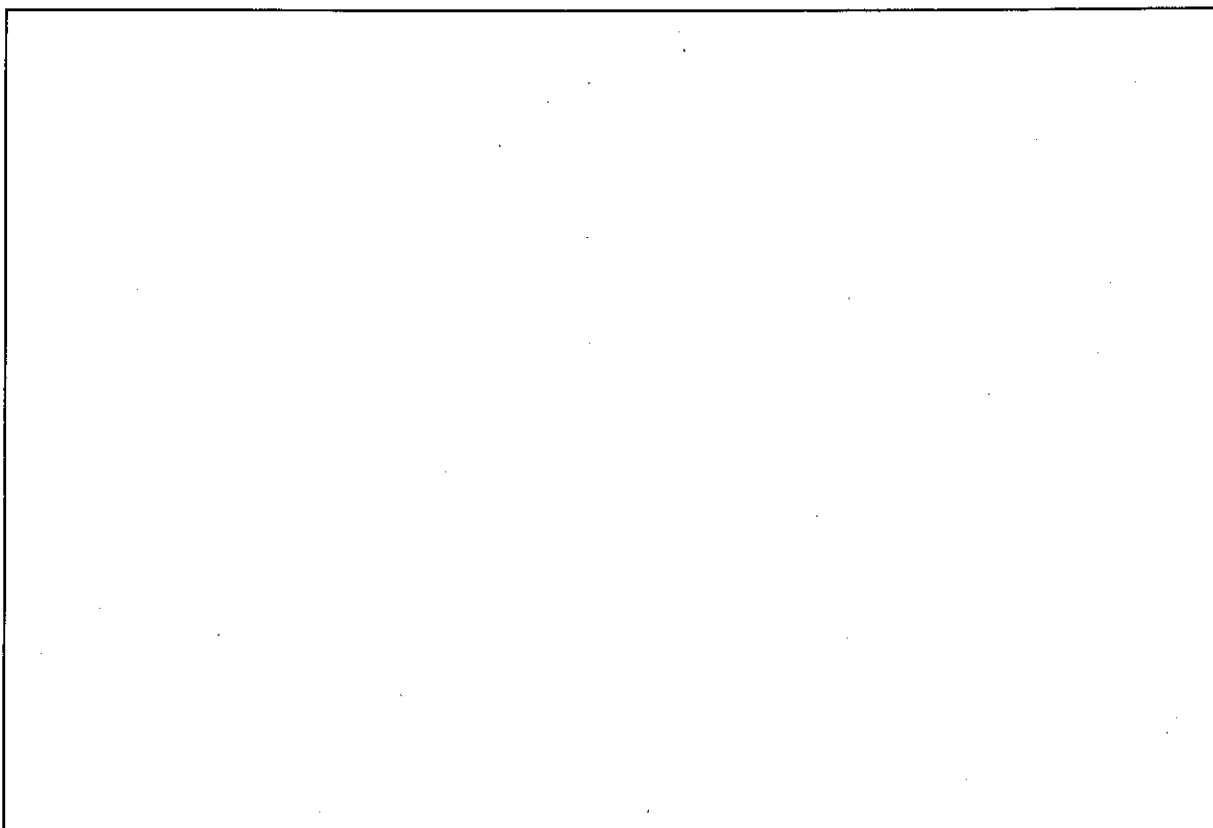
**PROPERTY NO:** 137241\*                      **Title:** Pt Lot 2 LP1882 & Lot 8 LP24579

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:** 157 A8

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** ST ANDREW'S CHURCH

St Andrew's is a squat limestone building with a more picturesque Norman than Gothic influence in its arched fenestration and chunky corbels at the base of parapets. A small porch echoes the broad central nave with a transept wing to the west and a larger wing extension on the opposite side of the nave which adjoins Ellen Grant Hall. The two tall arched windows in this wing are boarded up, as is the round high light or vent in the nave. The window in the porch is diamond leadlight while the front western window in the nave contains a stained glass depiction of a shepherd.

The street side walls are rendered in concrete to a height of approximately 1.2 metres presumably as damp treatment.

There is a generous grassed area to the west of the building and a brick extension with hip roof to the rear of the church.

ELLEN GRANT HALL

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The hall is attached to the eastern wing of the church aligned on the same axis as the nave. The facade is Dutch gabled with a pair of curved brackets in the corners of the eaves, repeated in the singular at the base of the roof. A neo-Georgian semi-circular skylight features in the gable end and relates to the porch of similar stylistic derivation. The fenestration consists of six paned casements in the porch and six paned double sashed windows either side which are repeated in pairs along the eastern side of the building. The building is clad in aluminium sheeting in imitation of weatherboard and appears to be reasonably intact overall providing a striking example of hall architecture, reminiscent of neo-Georgian building in the southern United States.

**HISTORY:**

The original section of the church was first built in 1888 and is said to be the current transept, which is the parapet walled section nearest the street and a limestone porch was added in the following year. The current nave, the east wing attached to the hall, was added in 1906, built by Charles Haslett.

Ellen Grant Hall was built in wood in 1937 and named after the benefactor of funds for this building who later bequeathed her home, Quamby, on Constitution Hill to the Church as a manse.(2) The building was reclad in aluminium in 1979.

The addition to the church in concrete block was a Minister's vestry, a choir vestry and the passage between the hall and the church constructed in 1971 by W. and A. Croad.(1)

**SIGNIFICANCE:**

St Andrew's Church and the attached Ellen Grant Hall are regionally significant as evidence of the growth of the Presbyterian congregation in Sorrento and are of symbolic importance to generations of church goers.

The church is architecturally significant in its demonstration of the evolutionary growth of a building over ninety years.

Ellen Grant Hall is also of architectural interest as a very unusual neo-Georgian hall design and is comparable to the Uniting Church, Mechanics Road, Red Hill, which uses similar form and materials.

**SOURCES:**

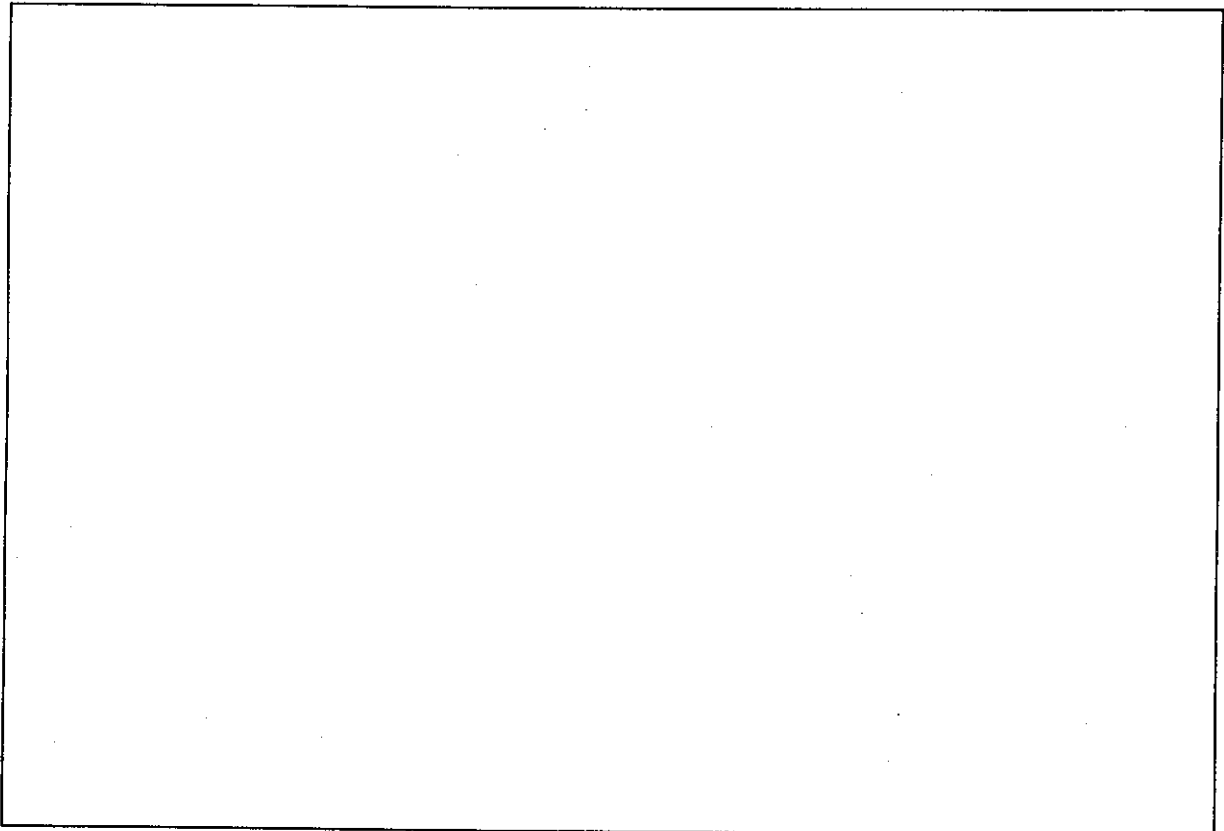
[1] St Andrew's Presbyterian Church Centenary History, compiled by F. Betty Collins, 1988.

[2] F. B. Collins, pers. comm.

**Shire of Flinders Heritage Study**  
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**NAME:**               **Wilga**  
**ADDRESS:**         28       King Street  
                              Flinders  
**PROPERTY NO:**   104437               **Title:**       Lot 1 LP 4424  
**PRECINCT:**  
**MELWAY REF:**     161 H8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**     Wilga is a large Victorian house, encircled by verandahs on three sides. The house is symmetrical in form. The front entry door and front windows feature moulded architraves and side-lights. A huge cypress hedge, palms and a symmetrical front garden are in keeping with the period of the house, contributing greatly to its character.

**HISTORY:**           Wilga is located on CA 2A (Township of Flinders), an allotment of around 8 acres 'selected after auction' by Godfrey Howitt in 1864; he also owned the adjoining allotments to the north and west along both sides of Double Creek.(2)

The house is said to have been built for James Simmons, possibly by James Kennedy (important early builder in Flinders). It was sold to L. A. Nase around 1926-28.(1)

**SIGNIFICANCE:**     Of probable regional significance as an elaborate and finely detailed Victorian house within a contributory garden setting, and forming an important landmark at the entry to the township. Further research is required to confirm this level of significance.



**Shire of Flinders Heritage Study**  
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**SOURCES:**

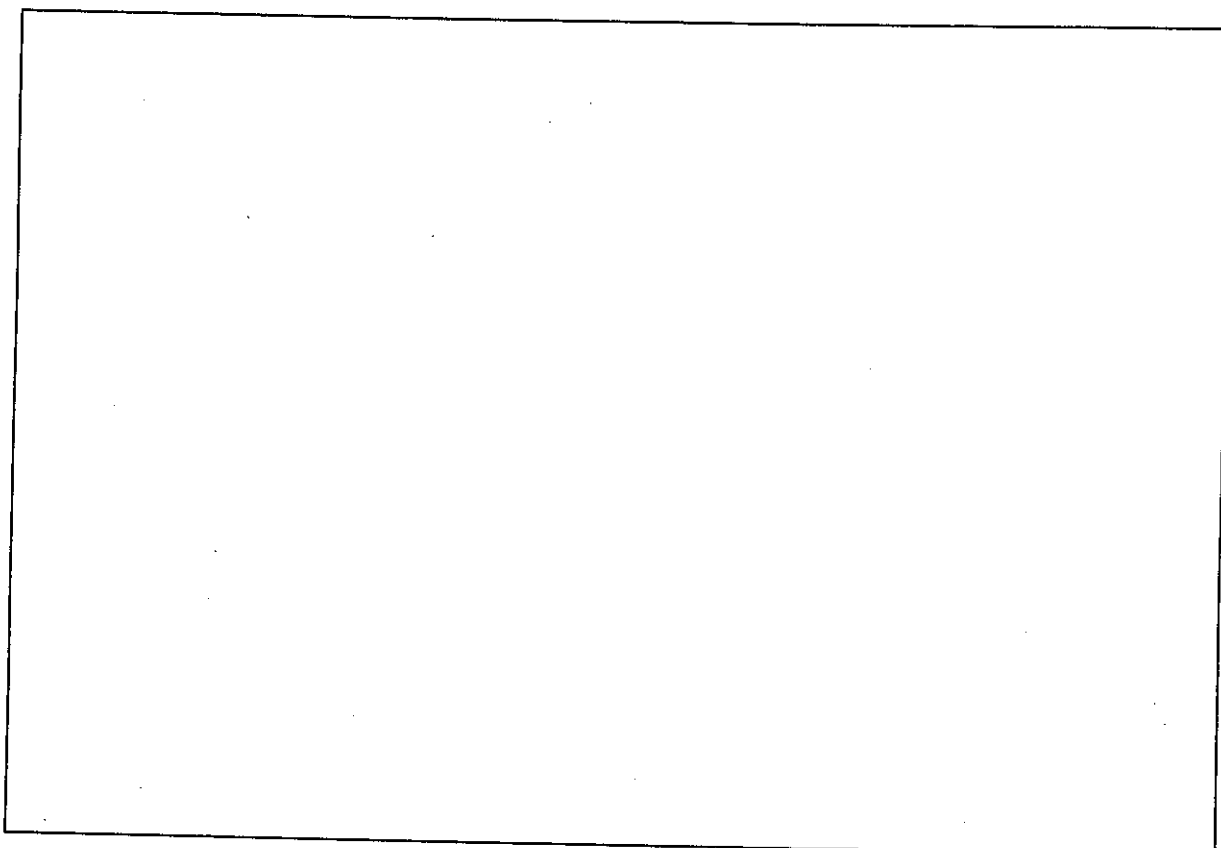
[1] Flinders Historical Society.

[2] Plan, Township of Flinders, Plan No. F16 A(1).

**Shire of Flinders Heritage Study**  
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**NAME:** Bimbi  
**ADDRESS:** 41 King Street  
Flinders  
**PROPERTY NO:** 104452 **Title:** Lot 9 LP3278  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A simple hip-roofed timber cottage, with a gabled wing to the rear, and small skillion section. The hipped section probably corresponds with the two-roomed cottage listed in the 1871 rate book, and the rear gabled section may be the 'office'.

**HISTORY:** William Taylor selected CA 32 (Township of Flinders), an allotment of 6 acres, in 1864 paying an upset price of 2 pounds ten shillings per acres.(2)(3) Taylor is listed as a yeoman or farmer, owning a total of 37 acres in Flinders in the mid 1870s.(2) The rate books record a two-roomed house and offices on this allotment in 1871, the earliest record of this building. Later owners include Ellen Clayton (in 1895), Annie Delaney (1897) and James Sproule (1897).(2)

**SIGNIFICANCE:** Of at least high local significance as probably the earliest dwelling remaining in what is now the township of Flinders, and representing the only dwelling in this locality dating from soon after land selection and built by the selector.

Further research is highly desirable, along with physical investigation of the building and its development over time.

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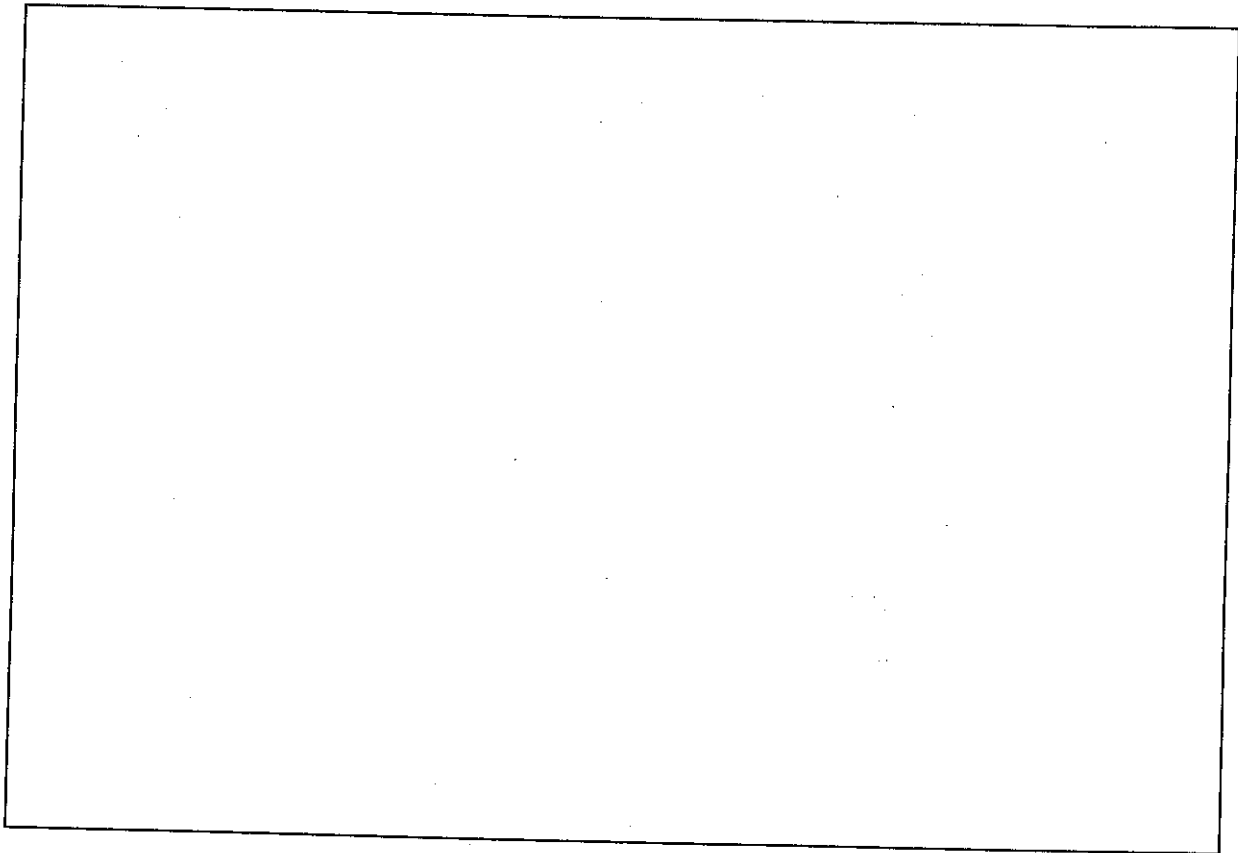
**SOURCES:**

- [1] Flinders Roads District & Shire of Flinders Rate Books.
- [2] Advice from Peter Crawford, 11/8/92.
- [3] Plan, Township of Flinders Plan No. F16 A(1).
- [4] Eric Lucas, pers. comm.

**Shire of Flinders Heritage Study**  
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**NAME:** Little Twicket  
**ADDRESS:** 57 King Street  
Flinders  
**PROPERTY NO:** 104467 **Title:** Pt 17 LP3278  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Little Twicket is an unusual house, using elements of the English domestic style common in the 1920s-30s. It is symmetrical in form with a high-pitched hipped roof, wide verandah with a central gable, paired verandah posts with deep curved brackets and a simple timber balustrade. The windows are small, paired lights, with shutters. The house is clad in a galvanised sheet, giving the appearance of a type of shiplap boards.

**HISTORY:** Built by Tom Graham, a solicitor, in the early 1950s.(1) The builder is not known.(1) The name, and perhaps the source of the design, is believed to have come from an overseas trip undertaken by the Grahams where they visited a village of the same name.(1) Further research is required.

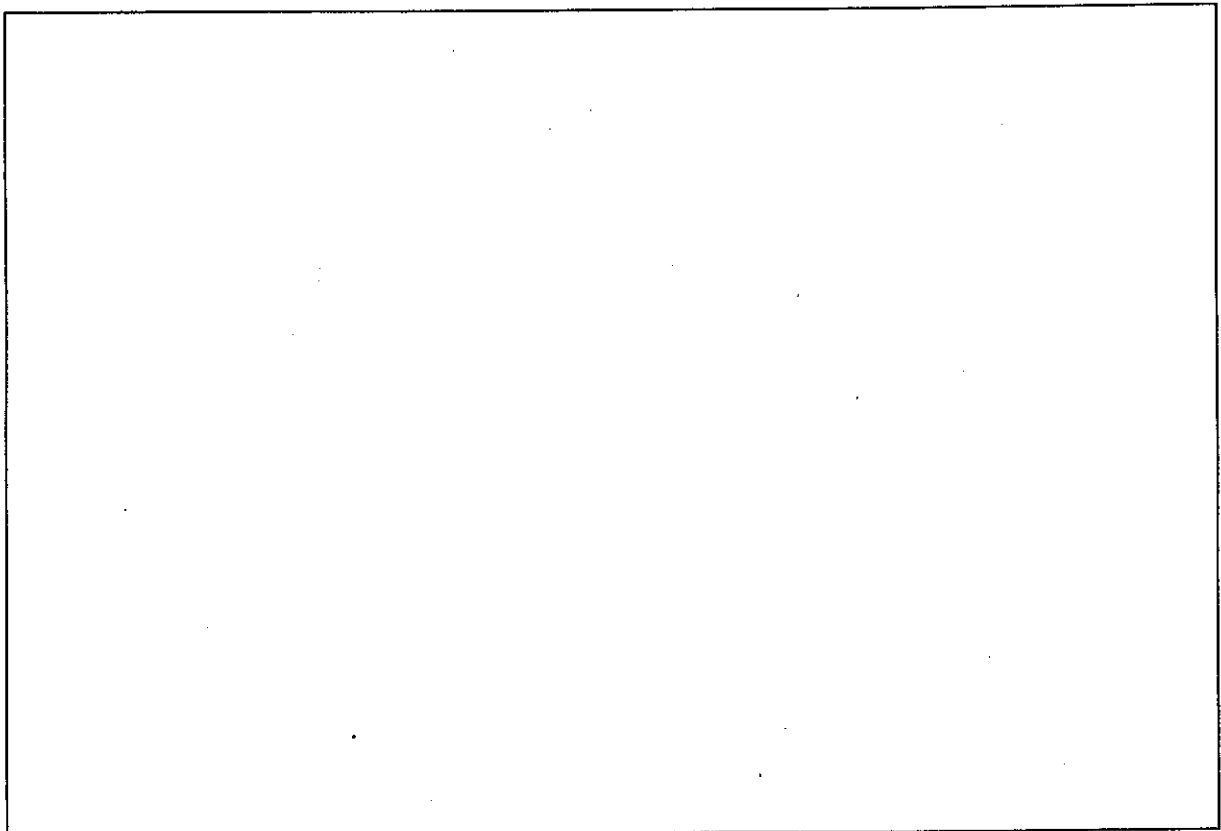
**SIGNIFICANCE:** Of local significance for its unusual use of the English domestic style in a small 1950s cottage. Further research is required.

**SOURCES:** [1] Eric Lucas, pers. comm.

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**Significant Sites and Areas**

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**NAME:** Eastwell  
**ADDRESS:** 60 King Street  
Flinders  
**PROPERTY NO:** 104463 **Title:** Lot 2 LP22899  
**PRECINCT:**  
**MELWAY REF:** 161 H8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** A symmetrical Victorian house that appears to have been built in two hip-roofed sections. The house is of timber, with ashlar front and weatherboards to the sides. A wide verandah extends along three sides of the house. The large cypress trees remaining on this and the adjoining property contribute to the setting of the house.

**HISTORY:** This house (originally known as Austral Eden) was built by James Kennedy as his own home around 1870 after his marriage to Harriett Tuck (1849-1904), in 1869.(1) James Kennedy arrived in Victoria in 1859, settling in Flinders the following year, grazing his own land and working as a road contractor and builder.(2) Kennedy had purchased a nine acre allotment (CA 37, Township of Flinders) in 1864, along with several other adjoining allotments on Double Creek. James Kennedy was one of the four sons of Patrick and Anne Kennedy; the sons selected land in Shoreham and Flinders.(3) The gravestone at Flinders cemetery gives the date of his death as 17/4/1913. James Kennedy was a builder and is said to have built many early houses around Flinders, including the Mechanics' Institute (since demolished).(2)

The house was sold by Kennedy around 1905, after his wife's death. The new

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owners, the Prebble family, also owned the guest house Katoomba. They renamed the house Eastwell and also ran it as a guest house for some years.(1)

**SIGNIFICANCE:** Of regional significance as an excellent example of the building skills of James Kennedy, early local builder in Flinders, evidenced in the home he built for himself and his family. Of interest also for its use as a guest house.

**SOURCES:** [1] Eric Lucas, handwritten notes.  
[2] 'Victoria and its Metropolis', Vol. 2.  
[3] Hollinshed, C., 'Lime, land & leisure', 1982, p.129.

**Shire of Flinders Heritage Study**  
**Significant Sites and Areas**

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**NAME:** Pinnacle Park

**ADDRESS:** 92 King Street  
Flinders

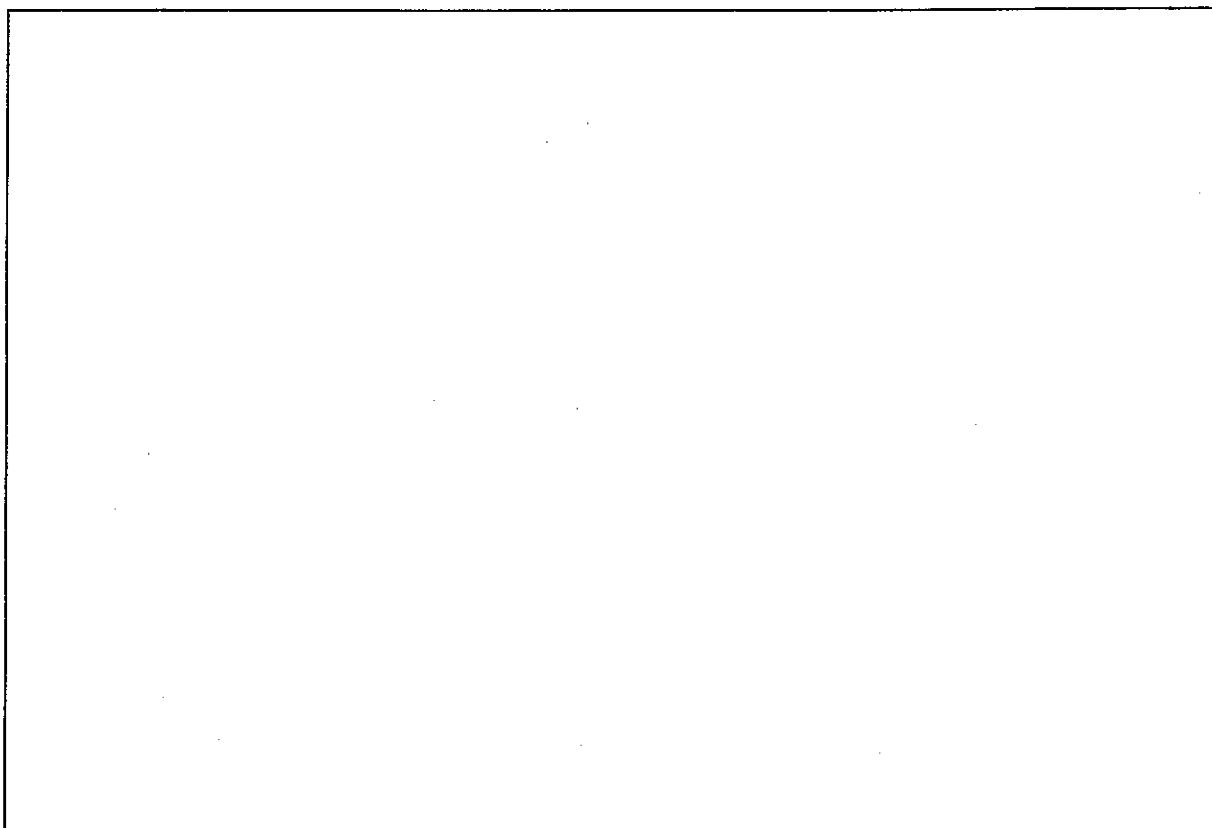
**PROPERTY NO:** 104482                      **Title:** Part CA 42

**PRECINCT:**

**MELWAY REF:** 161 H9

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** The house is built of jarrah, externally clad with stained timber weatherboards (lamb's tongue in shape), cement tiled roof (replaces original corrugated iron) and rendered tapering chimneys. Internally, the house is said to resemble a ship in form. Each ceiling features a centrally placed heavy stained beam. The ceiling slopes slightly downwards to its junction with the walls, and is divided into squares with lighter timbers. The ceiling and wall material is said to be an Italian imported cement sheet.

**HISTORY:** Pinnacle Park was built for Captain Northcote c1905 on a five acre site originally purchased by Patrick Kennedy Jnr. (James Kennedy's brother) in 1883.(2)

Later owners are known to include Dr Shaw, Fogarty, Langford and McLennan. Research is required to detail the history of ownership and changes to the building fabric.

**SIGNIFICANCE:** Of probable regional architectural significance in terms of its form and materials, but further research is required to identify the designer and builder.

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**Significant Sites and Areas**

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**SOURCES:**

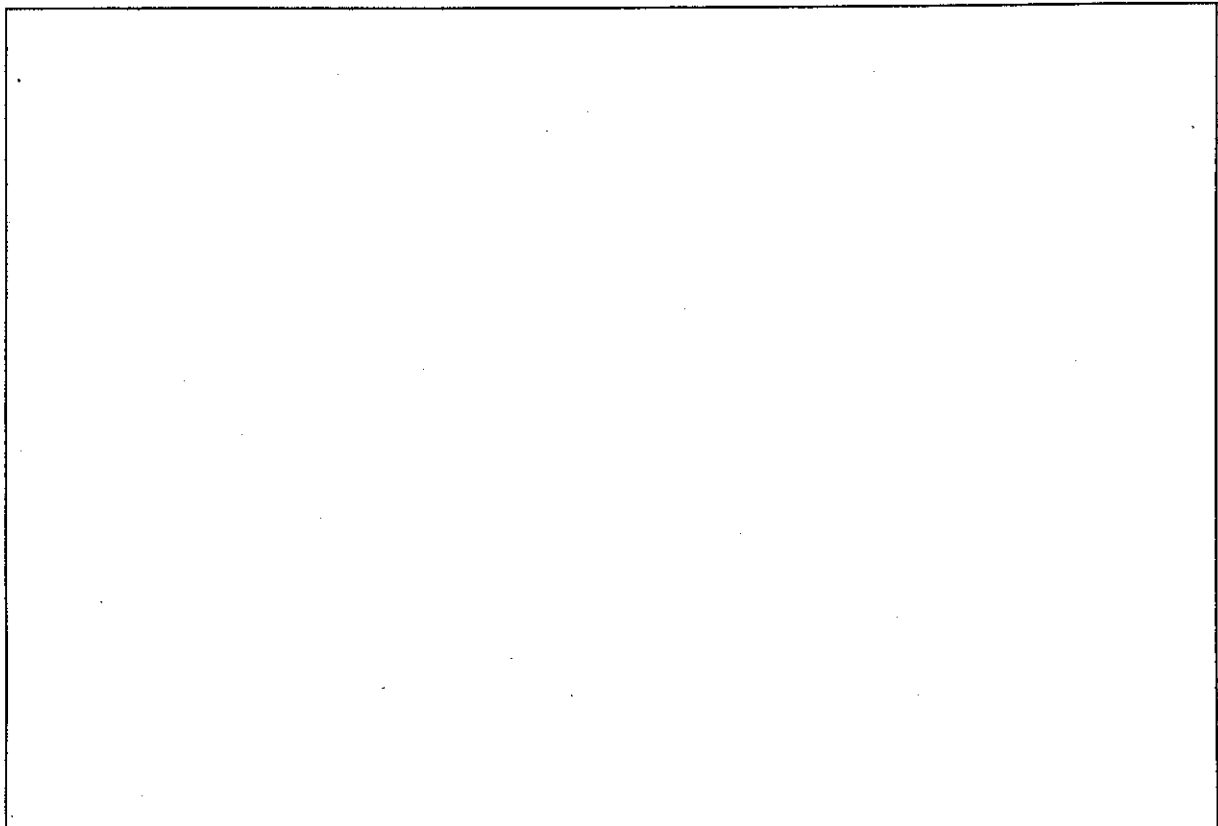
- [1] Mr & Mrs J. McHale - present owners.
- [2] Plan, Township of Flinders, Plan No F16 A(1).



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**NAME:** St John's Church and Hall  
**ADDRESS:** King Street cnr Barker Street  
Flinders  
**PROPERTY NO:** 104432 **Title:** LP 142817  
**PRECINCT:**  
**MELWAY REF:** 161 H8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** St John The Evangelist Anglican Church is a fine brick church built in several stages, with adjoining Vicarage (altered), and Sunday School, set within a pleasant garden environment. It is a simple Gothic church (Gothic-Early English), built in red brick with rendered mouldings. The tower and spire proposed in the original drawings were never constructed; the present tower dates from 1935.

**HISTORY:** The church is built on a one acre site reserved for the purpose on the corner of King and Barker Street.

The first Church of England community on the Mornington Peninsula was at Mornington, where St Peter's was established in 1861. Pastoral visits were made to outlying areas such as Flinders, from 1850, and by 1867 serVices were being held in the Flinders school house. A meeting of the congregation in 1886 elected a Building Committee which commenced the process of arranging funding; after a controversy about a new site, the building works commenced on the original (present) site in 1891.(1)

**Shire of Flinders Heritage Study**  
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William Barker, the architect son of John Barker, drew the plans for the church, and the building contract was let to J. Holloway of Dromana. Bricks were ordered from Mr Bayne of Shoreham.(1) No other examples of the architectural work of William Barker on church buildings are known.(3)

A Vicarage was built a few years later, and a garden designed for the church around 1924.(1)

Under the enthusiastic leadership of the Rev. Edwin Eldridge, plans were drawn up by Captain George Smith, a qualified architect, for the building of a Sunday School, building of a bell tower over the side porch, conversion of the West Porch into a small chapel, addition of two transepts and an enlarged Sanctuary .(1)

**SIGNIFICANCE:** Of regional significance as a complex of church buildings developed in stages, reflecting the development of the church community and the township, and the sole example of a nineteenth century church on the southern side of the Peninsula in the Shire.

**SOURCES:** [1] 'Anglican Church of St John the Evangelist, Flinders', 1892-1992.  
[2] Ruth Carter, research form.  
[3] Lewis, M., (ed.) 'Victorian Churches'.

**Shire of Flinders Heritage Study**  
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**NAME:** Sorrento Golf Club

**ADDRESS:** Langford Avenue  
Sorrento

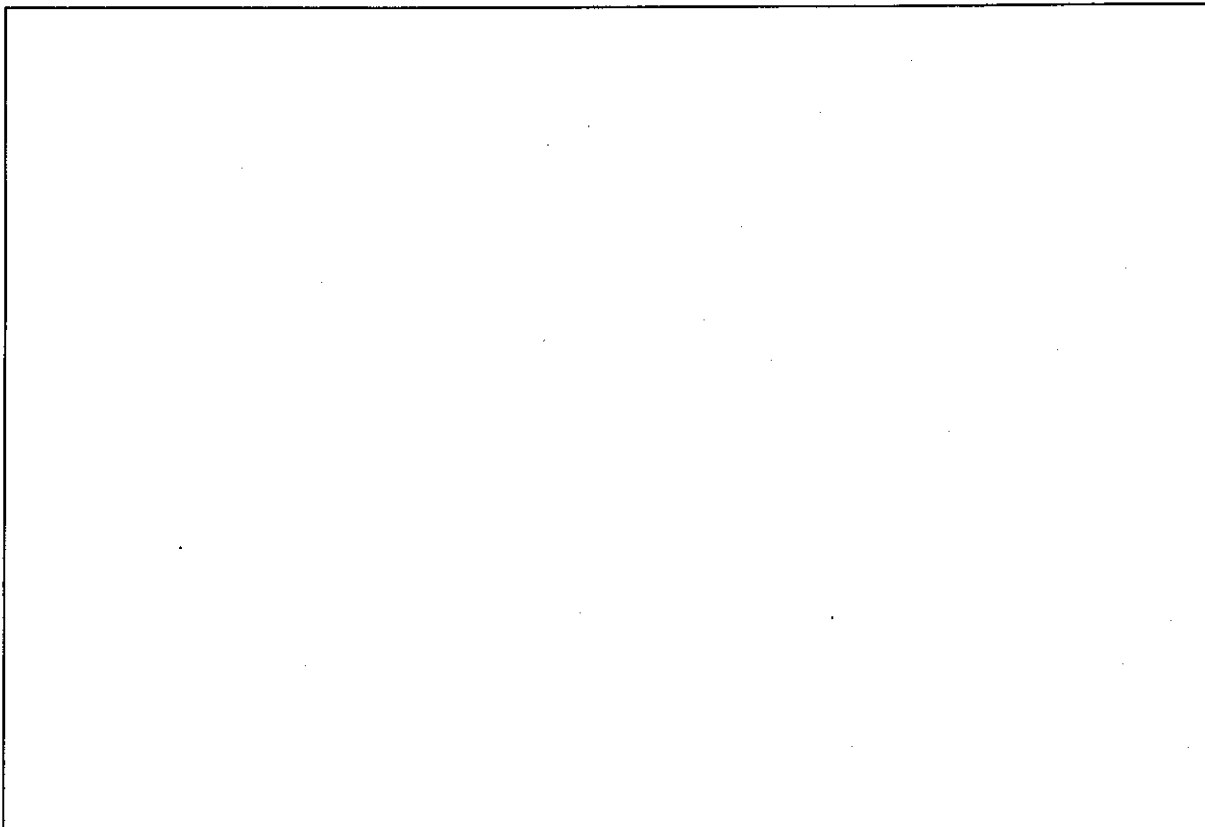
**PROPERTY NO:** 137548      **Title:** Lots 26-35 LP155 & Pt 5 LP115095

**PRECINCT:** S1 - Sorrento Township and Clifftop

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The Clubhouse is built on raised footings to take advantage of the view of the course with wooden verandahs on three sides. The complex roof form is gabled with Queen Anne features of projecting gables at diagonals on the corners of the verandah, containing half-timbered infill sections. The fretwork beneath the verandah eaves consists of shallow arched beams between paired timber posts with cut out hearts in the Arts and Crafts tradition. There is a criss-crossed verandah fence at the wings. The windows to the rear of the building are framed in flat curvilinear architraves. However, on the green side of the building, there are new fixed windows which were probably added to take advantage of the view when large plate glass became more readily available. The foundations of the building are concealed behind a rusticated limestone wall, forming columns in the balustrade which are articulated with small six paned windows.

**HISTORY:** The origins of the Sorrento Golf Club began as the inspiration of John Kemp, Head Teacher at the Sorrento State School who became secretary of the Club with J. Wright as president and other members of the committee including I. Bensilum of the Continental Hotel and D. Macfarlan of Macfarlan's General Store.(1) The

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original golf course was owned by the Sorrento and Portsea Golf Lands Co. and consisted of a nine hole course. The cottage at 39 Boroondara Road was first used as club rooms.(4) The green keeper lived at 94 Hurstwood Road.(3)

The Clubhouse which exists today was designed by William Pitt, an outstanding Melbourne architect of the late 1800s and early twentieth century, who is famous for his flamboyant gothic designs for many public buildings, including the Princess Theatre, former Stock Exchange and the Olderfleet Buildings in the city.(7) Copies of the drawings for the pavillion are held in the University of Melbourne Architectural Drawings collection.

The building was constructed in 1911 by W. J. Croad, a well-known builder in Victoria who worked on The George Hotel in Fitzroy Street, St Kilda. He moved to Sorrento in 1895 and his local works include Marlborough House, Nyland, Cliff Crest, Sorrento Vicarage, the chancel of St John's Church and the butcher and baker shops in Ocean Beach Road.(5) The course was expanded in 1926 to the new design of J. D. A. Scott.(1)

**SIGNIFICANCE:** The Sorrento Golf Club building is locally significant as an unusual example of the work of an important Victorian architect, William Pitt, whose work includes several important city buildings such as the Princess Theatre and Rialto and Olderfleet buildings. It is also an example of the work of a prolific local builder, W. J. Croad, who was largely responsible for many substantial buildings in the Sorrento area. The building has several unusual design features which appear largely intact externally although further research is required to verify this. The clubrooms are sited carefully in relation to the green and the combination of building and grounds has aesthetic and landscape importance which relate historically to the old clubrooms and the old greenkeepers residence. The site overall is historically significance as an important element in the growth of the area as a leisure precinct for the residents and visitors.

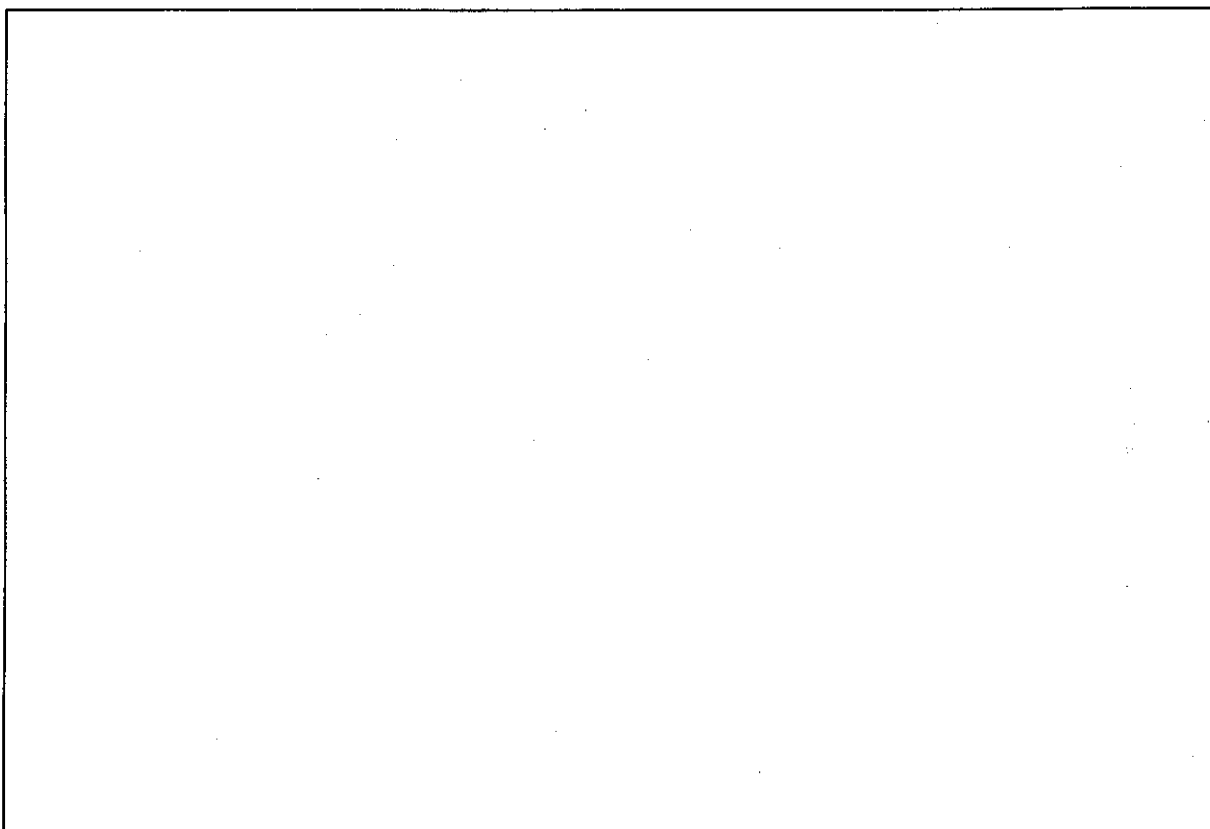
**SOURCES:**

- [1] The Sorrento Golf Club, 1974.
- [2] 'Mornington Standard', 9/2/1907; 30/3/1907; 4/5/1907; 18/5/1907; 22/6/1907; 20/7/1907; 10/8/1907; 16/11/1907; 21/12/1907.
- [3] Shire of Flinders Rate Books.
- [4] Barnaby, J. W., 'The History of Sorrento Golf Club', Melbourne, 1974.
- [5] Hollinshed, C., 'Lime, land & leisure', 1982, pp.115.
- [6] Pitt, W., Proposed Pavilion Sorrento Golf Club .....? W. J. Crouch, drawings WD SPO.8 Melb. Uni. Architectural Drawing Collection, State Library of Victoria, 4 sheets, April 1910, Aug. 1911.
- [7] Freeland, J. M., 'Architecture in Australia', Pelican, Sydney, 1972.

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**NAME:** Washington  
**ADDRESS:** 17 Latrobe Parade  
Dromana  
**PROPERTY NO:** 104522 **Title:** East Part CA 2 Sect 7 T/D  
**PRECINCT:**  
**MELWAY REF:** 159 C9 D8  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Built of rendered granite rubble, the form of this house is dominated by a broad hip roof which extends into a wide return verandah. A later gable roofed addition to the side seems to have been added at the same time as the verandah wall and render. Paired casement windows with sidelights are features of the original section.

**HISTORY:** This building was built immediately prior the 17 Latrobe Parade by the same developer and land owner, George Washington Debney, and by the same builder, William Jordan.(1) Built around 1912, both houses consist of the same basic form although this seems to be more intact. The verandah walls are probably a later addition.

Debney sold the house to Jordan in 1918. In 1920, the house was purchased by J Kruse and it remained in the same family at least until 1947.(1)

**SIGNIFICANCE:** Washington is historically significant for its associations with the local land developer, George Washington Debney who built the two houses on either side (15 and 19 Latrobe Parade).It also contains design importance as it represents a popular

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housing form of the inter-war period, built with rendered rubble walls, peculiar to the area. The building contains research value and is very similar in form to 19 Latrobe Parade (built at the same time) and also 4 Foote Street and 39 Latrobe Parade.

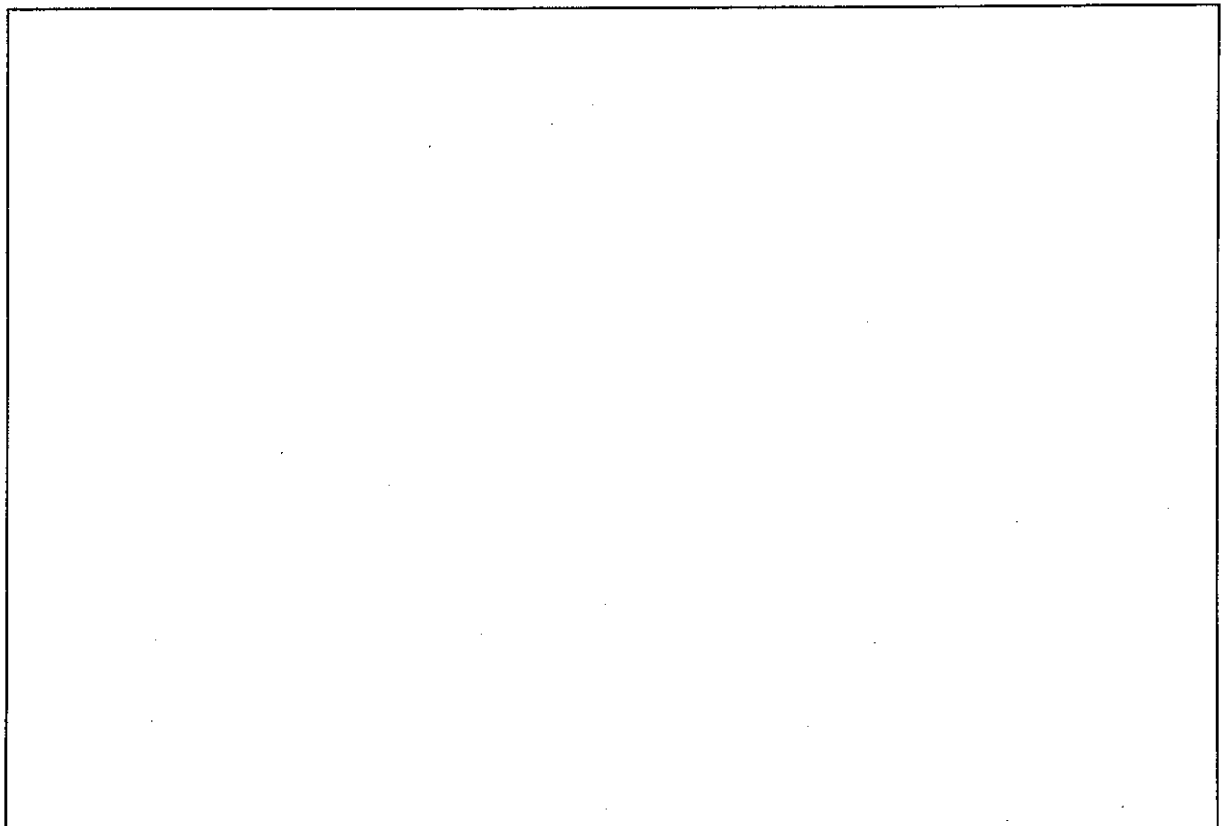
**SOURCES:**

[1] Jessie Bright, current owner, pers. comm.

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**NAME:** House  
**ADDRESS:** 19 Latrobe Parade  
Dromana  
**PROPERTY NO:** 104523 **Title:** West Part CA 2 Sect7 T/D  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This house with broad hip roof and verandah is believed to be constructed of granite rubble and rendered with ruled ashlar finish. Deep double hung sash windows extend to the floor and simple wooden half posts are supported by a rendered brick wall. There are two rendered chimneys with pairs of terracotta pots.
- HISTORY:** This building was built immediately prior the 17 Latrobe Parade by the same developer and land owner, George Washington Debney, and by the same builder, William Jordan.(1) Built around 1912, both houses consist of the same basic form although this seems to be more intact. The verandah walls are probably a later addition.
- SIGNIFICANCE:** 19 Latrobe Parade is historically important at a local level for its associations with the local land owner and developer, George Washington Debney and local builder W. Jordan, who also built Washington and 17 Latrobe Parade at the same time. This house is an important example of a construction in granite rubble which was a popular building technique in the area in the inter-war years. Other buildings which use the concrete rendered technique include the Old Shire Offices, Lurnea shop and

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dwelling and houses at 4 Foote street and 39 Latrobe Parade.

**SOURCES:**

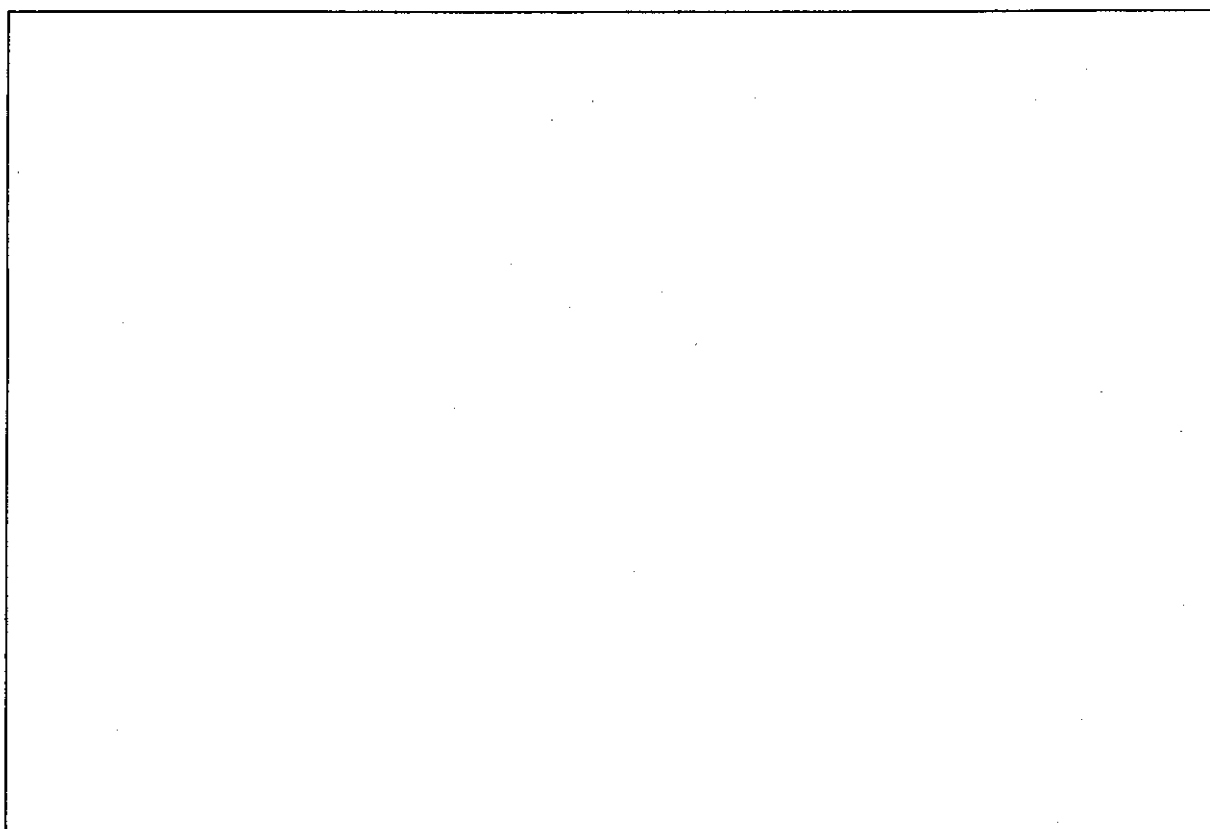
- [1] Jessie Bright, current owner, pers. comm.
- [2] Research by J. Bright, 1992.



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**NAME:** House  
**ADDRESS:** 37 Latrobe Parade  
Dromana  
**PROPERTY NO:** 104531 **Title:** N/W Cnr CA 8 SectA T/D  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

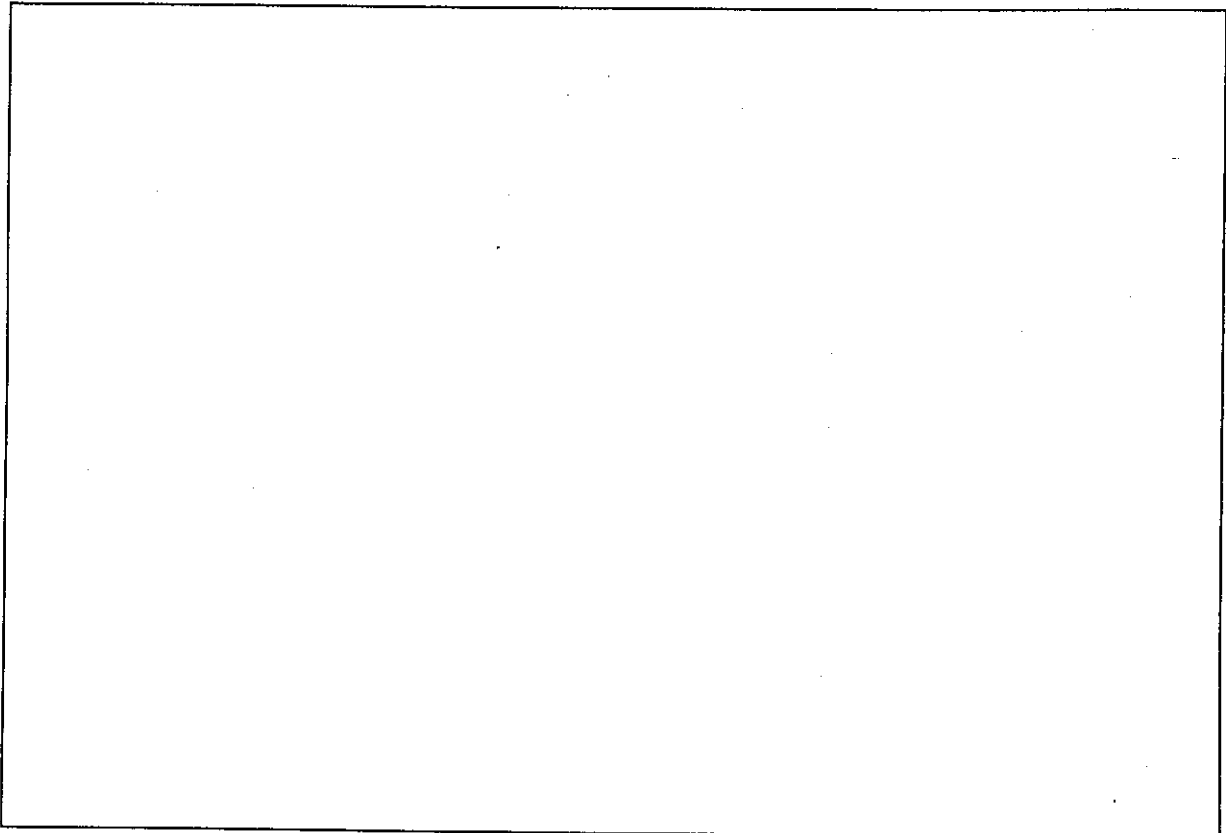


- DESCRIPTION:** This painted brick bungalow features a verandah addition with a raised floor and arcaded walls finished with rough cast render. The windows of the original building appear to have been replaced around the 1940s, concurrent with the verandah additions and the garage.
- HISTORY:** This residence, formerly known as Kenleigh, was built in 1929 for a Mrs H. Wright.(1) A later owner was F. J. Peterson but details of family associations are unknown.
- SIGNIFICANCE:** This is a locally significant house exemplifying design practices in more substantial residences in Dromana in the inter-war years. Originally it was a bungalow comparable to 31 McCulloch Street which has not been altered. The additions feature the popular rendered finish of a number of other houses in Dromana built in the same period particularly Sylvan next door at 39 Latrobe Parade.
- SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:** Heronswood and The Cottage  
**ADDRESS:** 103 - 10 Latrobe Parade  
Dromana  
**PROPERTY NO:** 104556      **Title:** LP110368 Lot 1  
**PRECINCT:**  
**MELWAY REF:** 159 C9 D8  
**HERITAGE RECOGNITION:** Registered HBC  
Victoria  
**LEVEL OF SIGNIFICANCE:** A - National or State significance



**DESCRIPTION:** Set on a hilltop with panoramic views over Port Phillip Bay, Heronswood is a pastoral property which has retained a significant amount of land. The house, built of granite in 1871, is substantially intact and an unusual Gothic Revival style. It is a picturesque building, asymmetrically massed, with local limestone for quoins, corbels and around openings. The steeply pitched slate roofs reflect the hierarchy of rooms within and feature bell-cast forms.

Similarly rustic materials remain in the detached timber cottage, built c1864. It has drop slab wall construction between unsawn posts, particularly rare because of the diagonal laying. The cottage has a shingle roof (which has been renewed), and limestone chimney. It has bush poles as rafters at the eaves and internal lining with vertical beaded-edge boards. The overall effect is of a picturesque Cottage Orné.

Other features of the property are early stone walls and stairs, a terrace with 120 year old Chinese tiles and significant plantings, including a Cook Island Pine.

## Shire of Flinders Heritage Study

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#### HISTORY:

Professor W. E. Hearn purchased the land from Dr Godfrey Howitt in 1864. Barragunda at Cape Schanck was built for Howitt in c1866 by Edward La Trobe Bateman, probably under the supervision of the notable Melbourne architects, Reed and Barnes. It is not known whether the Cottage Orné already existed at Heronswood at this time. Hearn, apparently inspired by Barragunda, commissioned the same design team for Heronswood. The completion date of 1871 is recorded above the entrance to the porch.

William Edward Hearn (1826-1888), political economist, jurist, politician and university lecturer, was born in Ireland and emigrated to Melbourne in 1855. He had been selected in London for a position at the newly established University of Melbourne. He had a distinguished career, taking part in politics and administration, as well as teaching students who later became noted public figures, such as Alexander Sutherland, H. B. Higgins, Samuel Alexander, Isaac Isaacs and Alfred Deakin. The first two being later owners of Heronswood. Some of Hearn's publications and books attracted critical praise and remained as references for almost a century. It is believed that the text *Plutology or The Theory of The Efforts to Satisfy Human Wants* was written at Heronswood.

Alexander Sutherland (1852-1902) and his wife Elizabeth took over Heronswood from Hearn in 1880. Sutherland was a poet, philosopher, journalist and school master. From 1901 he was Registrar at the University of Melbourne. His legacy is perhaps strongest as a social historian. Sutherland wrote many books and edited the celebrated *Victoria and its Metropolis* (1889). He wrote *The Governance of England* at Heronswood.

After Sutherland's death, Heronswood passed to his friend Henry Bournes Higgins (1851-1929). Higgins was a lawyer who became a High Court Judge, a radical politician and one of the most controversial jurists in Australian history. He was influential in the movement towards Federation and wrote the famous 'Harvester Judgement' which formed the concept for the Basic Wage and foundation of the arbitration system. Higgins died at Heronswood and is buried in the Dromana cemetery.

In 1932, W. A. and J. A. Farey became the owners of Heronswood. They continued the tradition of using the property as a retreat. The Farey family occupied a bakery in Hawthorn. The next owners, Jack and Ada Wilson, bought Heronswood in 1957 and made it their permanent residence.

The Wilsons subdivided the original thirty-five acres in 1964. In 1973, Heronswood was sold to T. Shugg and then later to S. Moffat. The current owners Clive and Penny Blazey bought the property in 1982 and have collected historical information about Heronswood.

The designer of Heronswood is believed to be Edward Latrobe Bateman (c1815-1897). He was a distant relative of C. J. La Trobe and emigrated in 1852 as a gold digger. In Victoria, Bateman worked as an illustrator, draughtsman, architectural decorator and landscape designer. He worked with one of Melbourne's leading architectural firms, Reed and Barnes. It is believed that Joseph Reed may have assisted in the design of both Heronswood and Barragunda at Cape Schanck.

Comparative Analysis Architecturally, Heronswood can be placed within the picturesque movement in Victoria. The Gothic Revival style is usually seen in ecclesiastical or institutional architecture in Australia and is rare in domestic buildings. Heronswood can be compared to Barragunda, Cape Schanck and

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Chatworth House, attributed to Bateman, and 'Kolor' at Penshurst in the Western District, which Reed and Barnes designed in 1868. Each building, although exhibiting some stylistic devices in common with the others (such as a rustic, picturesque character and distinctive roof line), is significant in its own right. Comparisons can be made with the work of the architectural firm Davidson and Henderson in Geelong, and other buildings by Reed and Barnes. The style is inspired by the theories of the famous French architect and writer Viollet-Le-Duc.

**SIGNIFICANCE:** Heronswood is of state significance as a picturesque example of a Gothic Revival design, a style which is relatively unusual in Australian domestic architecture. It consists of an 1871 granite house with limestone dressings, a c1864 Cottage Orné and significant landscape features including stone walls, terraces and historic plantings. The picturesque architecture combines asymmetrical massing, complexity in the roof forms, and rustic materials. The Cottage demonstrates the rare construction method of diagonally laid drop wall slabs between unsawn posts.

Historically, Heronswood is of state significance for its association with three remarkable and eminent men who were its first owners. It was constructed for William Edward Hearn, a distinguished political economist, jurist, politician and university lecturer. He taught many students who later became public figures, including the next two owners of Heronswood, Alexander Sutherland and Henry Barnes Higgins. Sutherland was a poet, philosopher, journalist, school master and social historian. He wrote many books and edited *Victoria and its Metropolis* (1889).

Higgins was a lawyer, judge, radical politician and controversial jurist. His work, the 'Harvester Judgement' formed the concept for the Basic Wage and foundation of the arbitration system. All three men sequentially occupied Heronswood as a retreat and were inspired by their surroundings.

Probably designed by Edward La Trobe Bateman, and perhaps supervised by Joseph Reed of Reed and Barnes, Heronswood is a particularly interesting architectural comparison to Barragunda by the same designer and also situated on the Mornington Peninsula.

**SOURCES:**

- [1] Charlwood, D., notes.
- [2] Shanks, B. M., 'Heronswood ... The first house to be built on the mountain'.
- [3] Sutherland, M., 'Heronswood'.
- [4] Historic Buildings Council, Files, Nos. 861277; 605034I.
- [5] Australian Heritage Commission citation no. 005800 2/13/021/0007/01.
- [6] Clerehan, N., 'Heronswood, Victoria' in 'Historic houses of Australia', Australia Council of National Trusts.
- [7] Australian Dictionary of Biography.
- [8] 'Better Homes & Gardens', 11 July 1986.

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**NAME:**            **The Oaks stables**

**ADDRESS:**        8 Pt     Leggett Way  
                          Sorrento

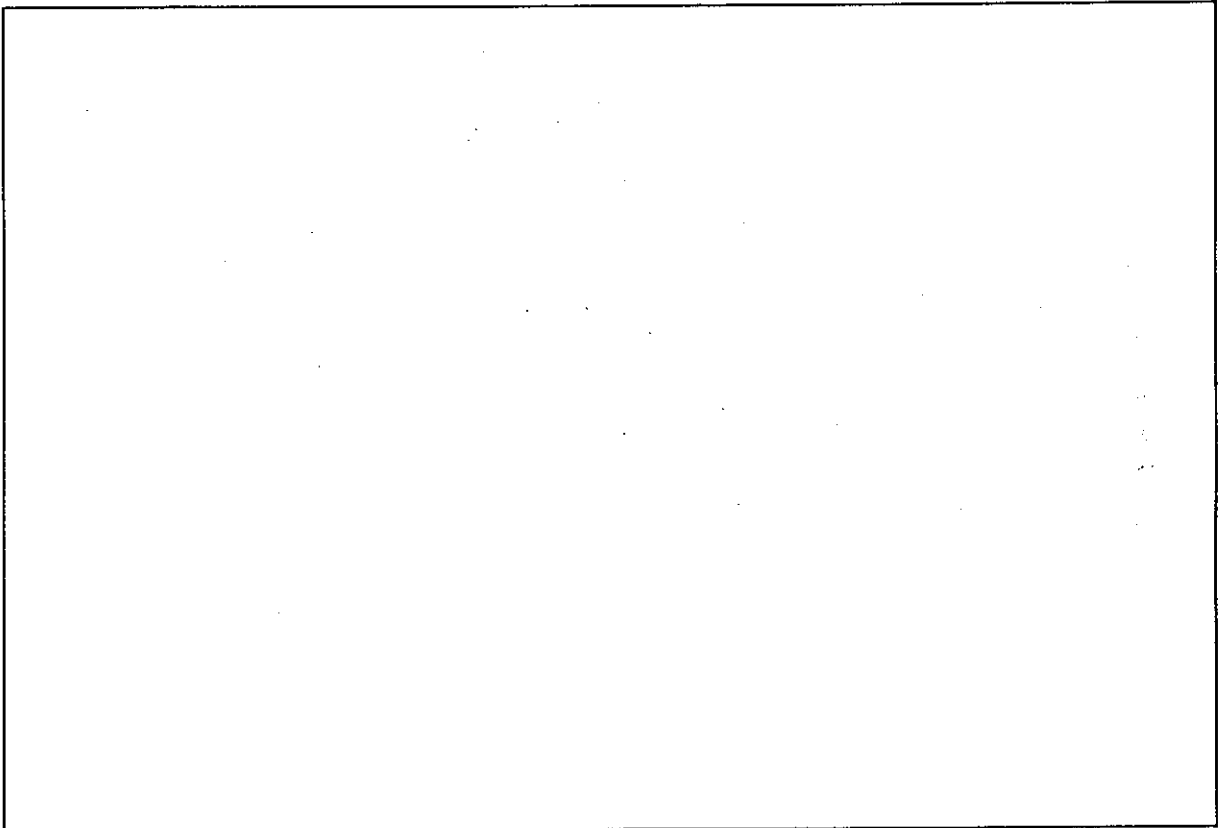
**PROPERTY NO:**  137713            **Title:**     Part 3 RP

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**  C - Local significance



**DESCRIPTION:**    The old stables is a gable roofed weatherboard building which has been converted into a two storey dwelling. From a limited view, the building seemed relatively intact in the external fabric with new dormer windows being the only obvious alteration. Further research is desirable.

**HISTORY:**        The Oaks and the accompanying stables were built in 1917 for John Miles.<sup>(1)</sup> It appears from the rate books that the property was sold and subdivided in the late 1950s. The house is now located at the address 3093 Point Nepean Road. The rate books record a change in NAV from 350 to 425 pounds for The Stables in the year 1960, presumably indicating the conversion to a residence at that time.<sup>(1)</sup>

**SIGNIFICANCE:**    The old stables, which once belonged to The Oaks, has historical significance for its associations with that property which was built around 1917. The Stables are comparable to The Stables, 12 Bowen Road, which have likewise been converted to a residence.

**SOURCES:**        [1] Shire of Flinders Rate Books.

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[2] Parish of Nepean Plan N57.

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**NAME:**           **St Aubins**

**ADDRESS:**        4       Leonard Court  
                          Sorrento

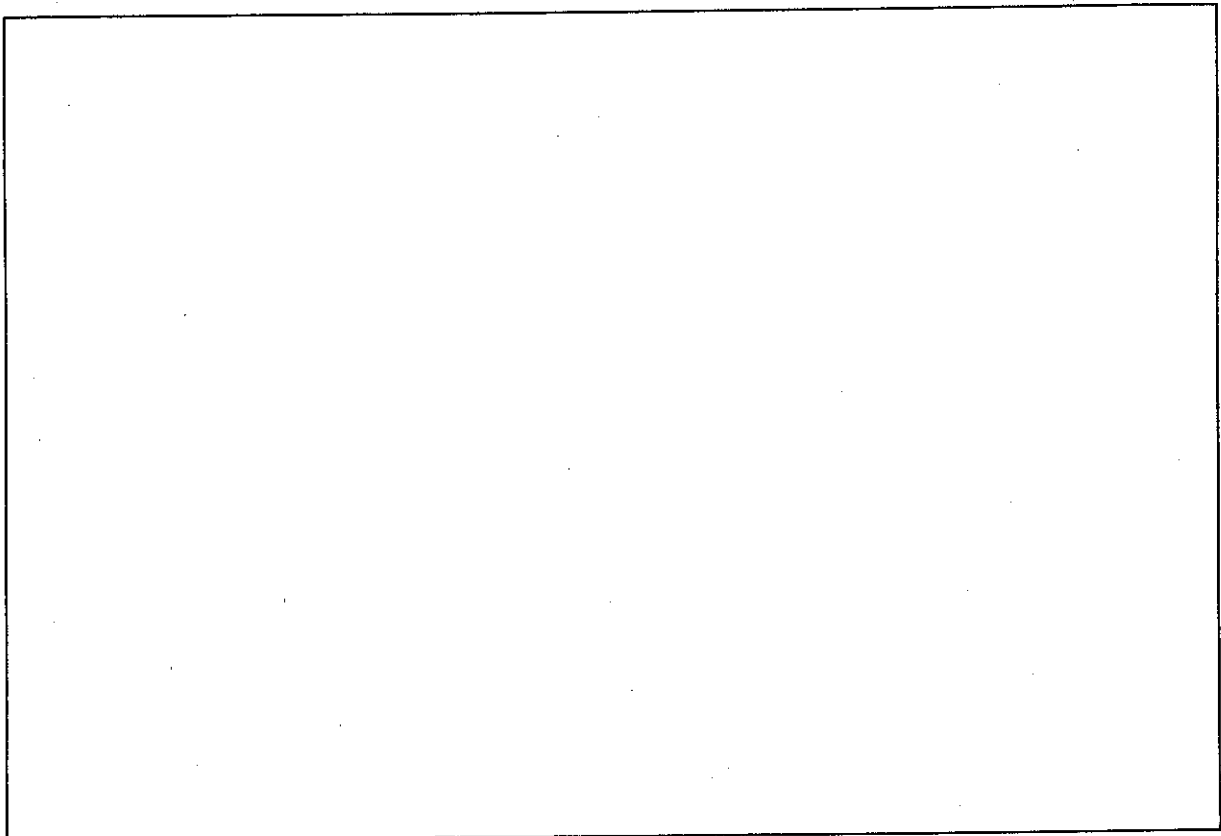
**PROPERTY NO:**  137737           **Title:**       Unit 2 RP2390

**PRECINCT:**       SI - Sorrento Township and Clifftop

**MELWAY REF:**    157 A6

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    This house appears to have been a simple Victorian villa constructed in limestone which has been extended and transformed into a bungalow with additions of a gable roofed verandah traversing the earlier asymmetrical facade. The earliest section has exposed stonework with rendered quoins and window dressing. The bay window and parapet in the older section may have been later additions.  
The later verandah has twin posts with curved forks at the top and a rendered wall at the base.

**HISTORY:**        St Aubins was built in 1871 according to the Shire rate books. It is therefore one of the oldest in the Sorrento district. It was built by John Farnsworth as was Seacombe, later Hindson House, next door. (See Farnsworth Cottage for further information.) Robert S. Anderson, a solicitor, was the first owner of the house.(1) Further research is required to substantiate dates and associations.

**SIGNIFICANCE:**   St Aubins is regionally significant as one of the oldest limestone buildings in the area with important associations with early residents. Further research is required to establish dates of alterations and to substantiate historical associations. The building

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has design interest as an example of domestic buildings being altered over the years according to changing stylistic preferences. The earlier part of the building is important as an example of the work of John Farnsworth who built many early stone residences in Sorrento. For this association and for aesthetic reasons, St Aubins and its neighbour, Hindson House, are attributed aesthetic significance also.

**SOURCES:**

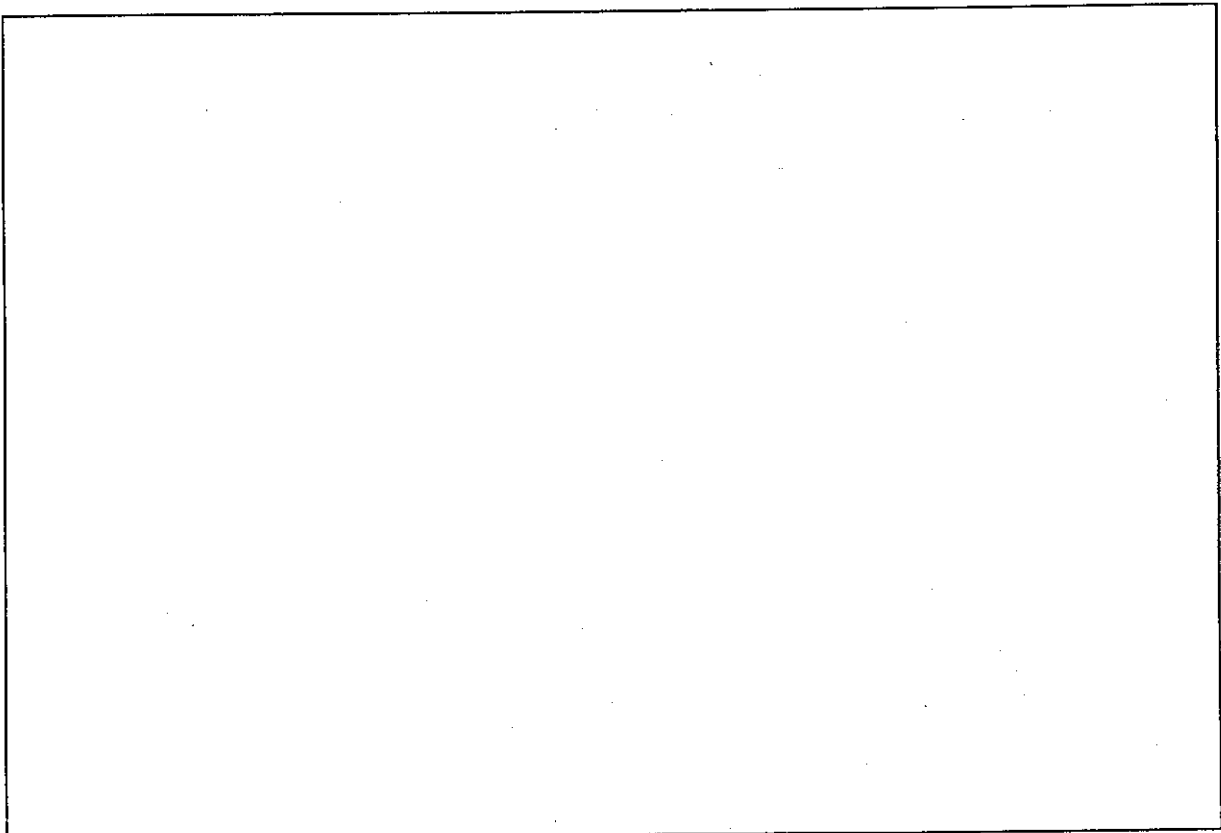
- [1] Shire of Flinders Rate Books.
- [2] 'Victorian Historical Magazine', 112th Issue, December, 1958, p.192.



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**NAME:** Tyrone  
**ADDRESS:** 1 - 3 Locke Street  
Rye  
**PROPERTY NO:** 137990 **Title:** Lot 159 LP42641 CA7  
**PRECINCT:**  
**MELWAY REF:** 167 K5  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** Tyrone exists today in an asymmetrical villa form with a rendered projecting bay containing two deep set arched windows. There are several extensions to the rear of the building which appear to incorporate older outbuildings. There has been extensive alteration to the interior although Baltic pine architraves and doors remain with two open fireplaces.(3)

**HISTORY:** Tyrone was built around 1875 on land which Owen Cain, an Irishman who settled in the area in 1843, had alienated in 1860 in connection with his limeburning business.(4) It is possible that remains of an earlier building were integrated into the 1875 building as a house was listed in the Shire rate books in 1864.(1)

The homestead is reputed to have been the first stop out of Sorrento on the Cobb and Co. coach line to Melbourne. It was later used as a temporary church by the Rye Catholic community and a clubhouse for the Rye Golf Club.(3) It has been in use as a residence for some years.

**SIGNIFICANCE:** Tyrone is of regional significance for its associations with several important aspects o

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f community life in Rye since it was first built as the Cain family home around 1875. The Cain family were important pioneers in limeburning and later cattle grazing and other trades. It could be the oldest building in Rye in its original section. Further research is required to establish the age of respective parts of the building.

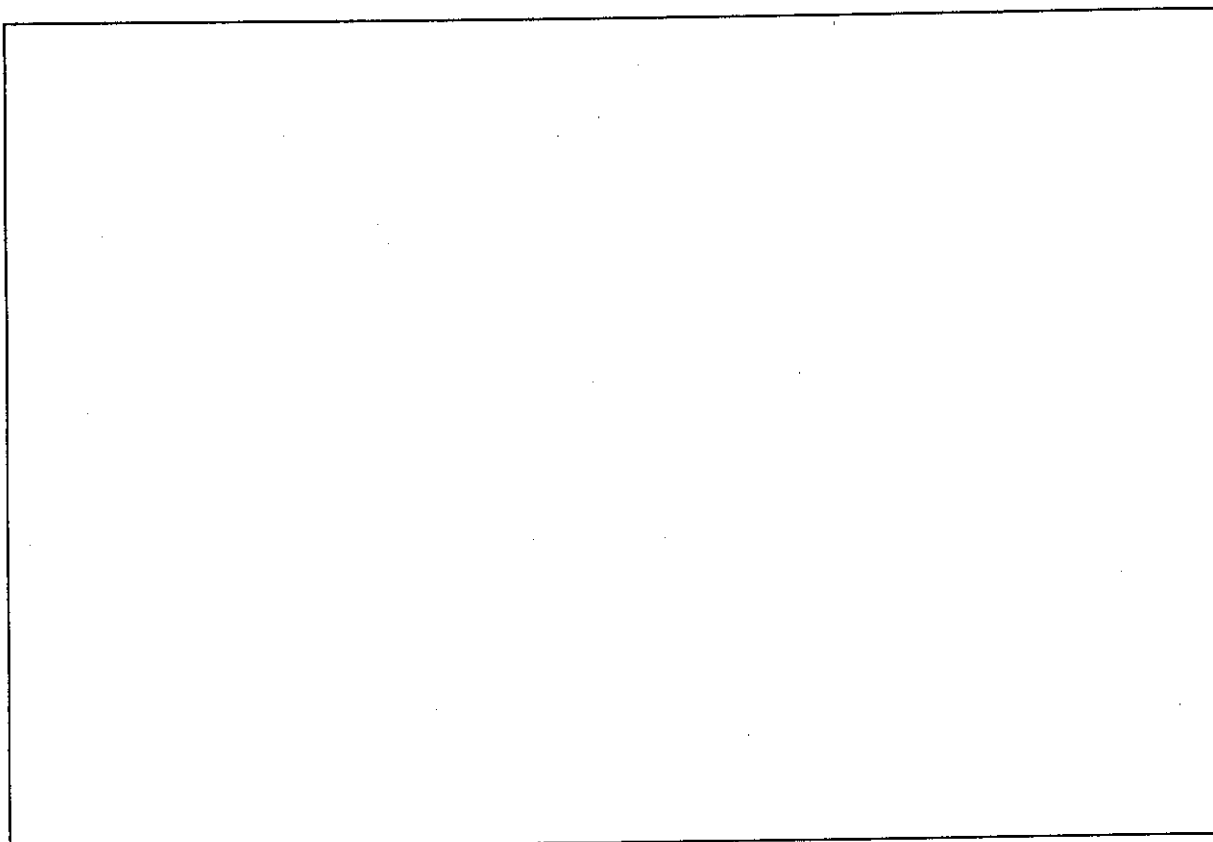
**SOURCES:**

- [1] Shire of Flinders Rate Books.
- [2] Parish of Nepean Plan N57.
- [3] 'History of Coach Stop, Church and Club', in the 'Age', 14/11/90, p.37.
- [4] Hollinshed, C., 'Lime, land & leisure', 1982, pp.103-104.

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**NAME:** Rye Primary School  
**ADDRESS:** 12 - 20 Lyons Street  
Rye  
**PROPERTY NO:** 126033      **Title:** CA 2 Sect 6 P/Nepean  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The school consists of a single room with a cloak or store room of reduced width at one end. It is constructed of roughcast concrete with a simple gable roof with bungalow features of shingled gable ends and exposed rafters. The sides contain highlights while the southern wall features four large standardized multi-pane sash windows.

**HISTORY:** This building was erected in 1923. The original Rye School was one of three schools on the Peninsula in 1856 and was known as Tootgarook Common School No. 623. In 1875 it was closed and replaced by a new building, No.1667 located opposite the present school Tootgarook which changed to Rye No.1667 in 1884. Later the school was held in the Mechanics Hall before moving to the 1923 building. At this time the Head Teacher lived in a residence at the corner of Browns Road and Point Nepean Road. The current school was designed to accommodate 62 pupils and was built by Harry Hislop.(1)

By 1952 there were 80 children and the first Bristol prefabricated unit was moved to the site and a second in 1954 when the population had expanded to over 100.(1)

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**SIGNIFICANCE:** Rye Primary School has local significance for its sentimental associations with the early education of several generations of Rye residents. Built in 1923 it has design significance as a typical school model of this period and is very intact externally. Further research would involve categorisation under school types (see Survey of Historic Government Schools in Victoria in Historic Buildings Branch of the Department of Planning and Housing).

**SOURCES:** [1] Blake, L. J., (ed.) 'Vision and Realisation', 1973, p.391.  
[2] Arnold, N., 'Rye', a short history compiled on behalf of the Nepean Historical Society, 1981.

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**NAME:** Cemetery

**ADDRESS:** 22 - 30 Lyons Street  
Rye

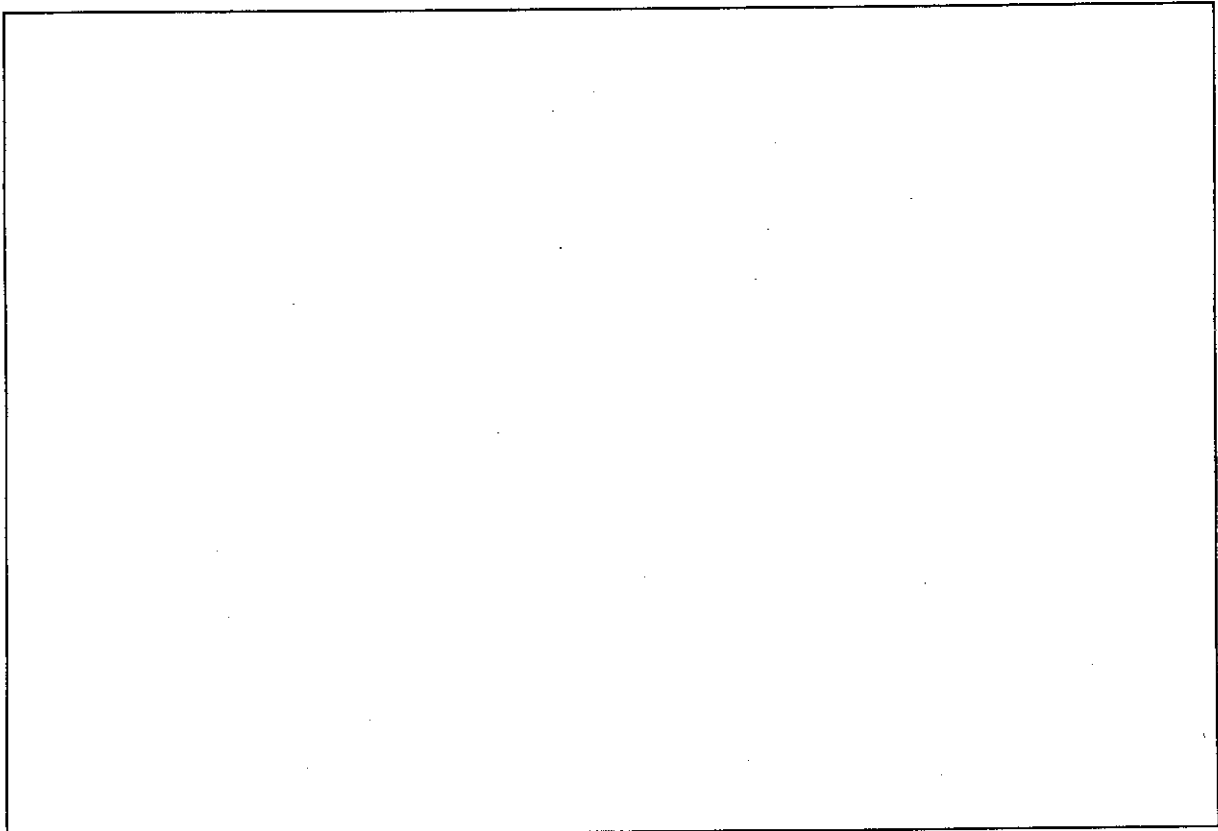
**PROPERTY NO:** 0                      **Title:** Cemetery Reserve Sect VI T/Rye

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** The cemetery is bounded by Napier, Bowen and Ballabil Streets with entry off Lyons street opposite St Andrew's Church of England. A significant stand of cypresses and poplars bound the Lyons Street side. A raised hill in the central southern section of the cemetery appears to contain the older grave sites including graves of the Sullivan, Cain, Williams, Purves, Cairns, Bright and Rowley families. Grassy stretches of lawn cover a majority of the site with narrow bitumenised paths extending in a basic grid formation.

**HISTORY:** There are graves in the cemetery dating from the late 1860s which may have been erected at that time. Further historical research is required.

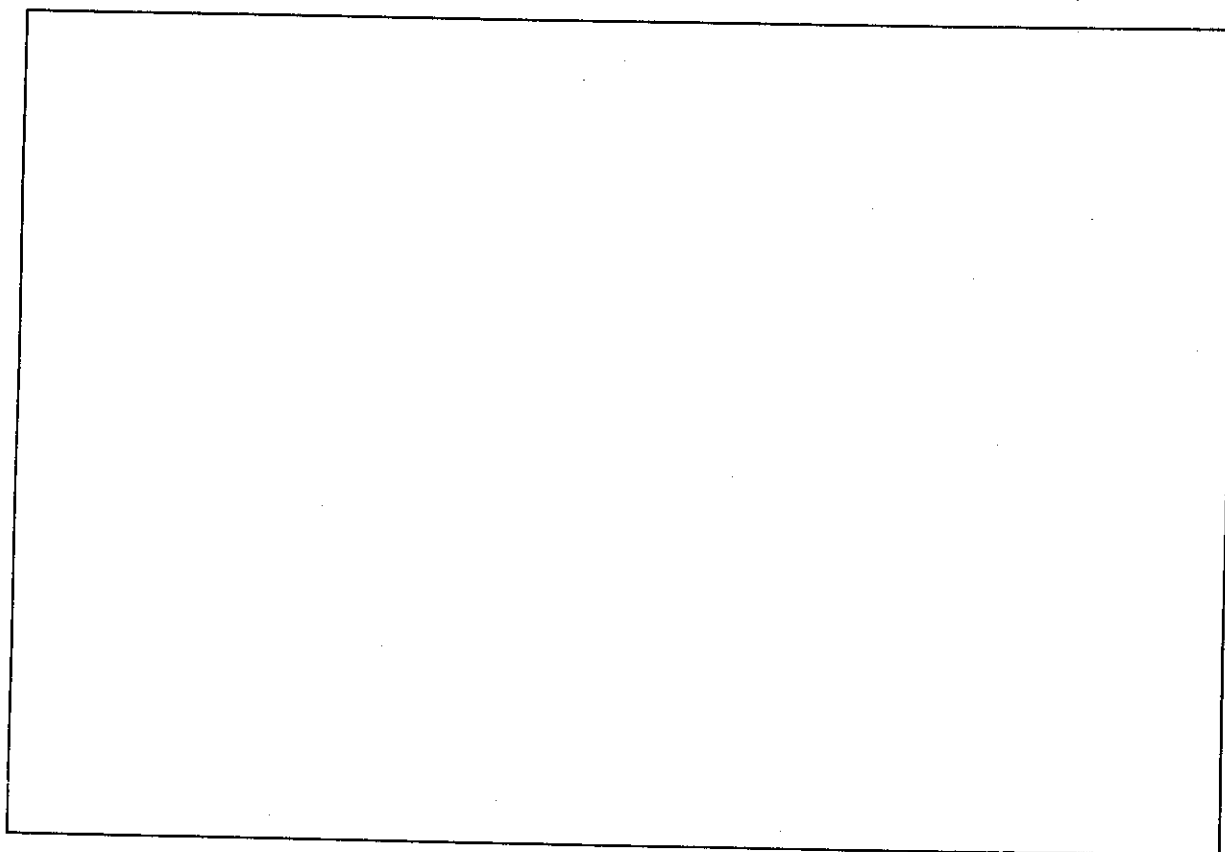
**SIGNIFICANCE:** The cemetery is locally significant as a source of information to the visitor as well as an important aspect of the St Andrew's Anglican church precinct. The older section of the cemetery is distinct from the later expansion which is an unusual and valuable feature.

**SOURCES:** -

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**NAME:** St Andrew's Anglican Church  
**ADDRESS:** 33 Lyons Street  
Rye  
**PROPERTY NO:** 126073 **Title:** Lot 1 LP98142  
**PRECINCT:**  
**MELWAY REF:** 168 G5  
**HERITAGE RECOGNITION:** Recorded on National  
Trust File 3242  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



- DESCRIPTION:** The simple rectangular nave of St Andrew's is echoed in the porch entrance, both constructed of random coursed limestone with rendered gable parapets ending with heavy Elizabethan corbels. The windows are unusual in their rounded arches which contradict an otherwise primitive Gothic design. A bell tower is attached to the chancel end of the building which has been extended in concrete brick. There is a significant cypress in front of the church.
- HISTORY:** The church was built in 1882 to the design of Henderson and Smart.(2) Stone was recycled from an earlier structure which had served as a school hall and church until 1875.(1) For some time the building was used by both Presbyterian and Anglican congregations. The church was extended in 1980.(3)
- SIGNIFICANCE:** St Andrew's, Rye is a very simple example of a small Anglican church despite being architect-designed and is of regional architectural and historical significance. Built in 1882, it is the second oldest stone church in the Shire after St John's, Sorrento and represents the development of a substantial congregation at a comparatively early

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stage in the population growth of the region.

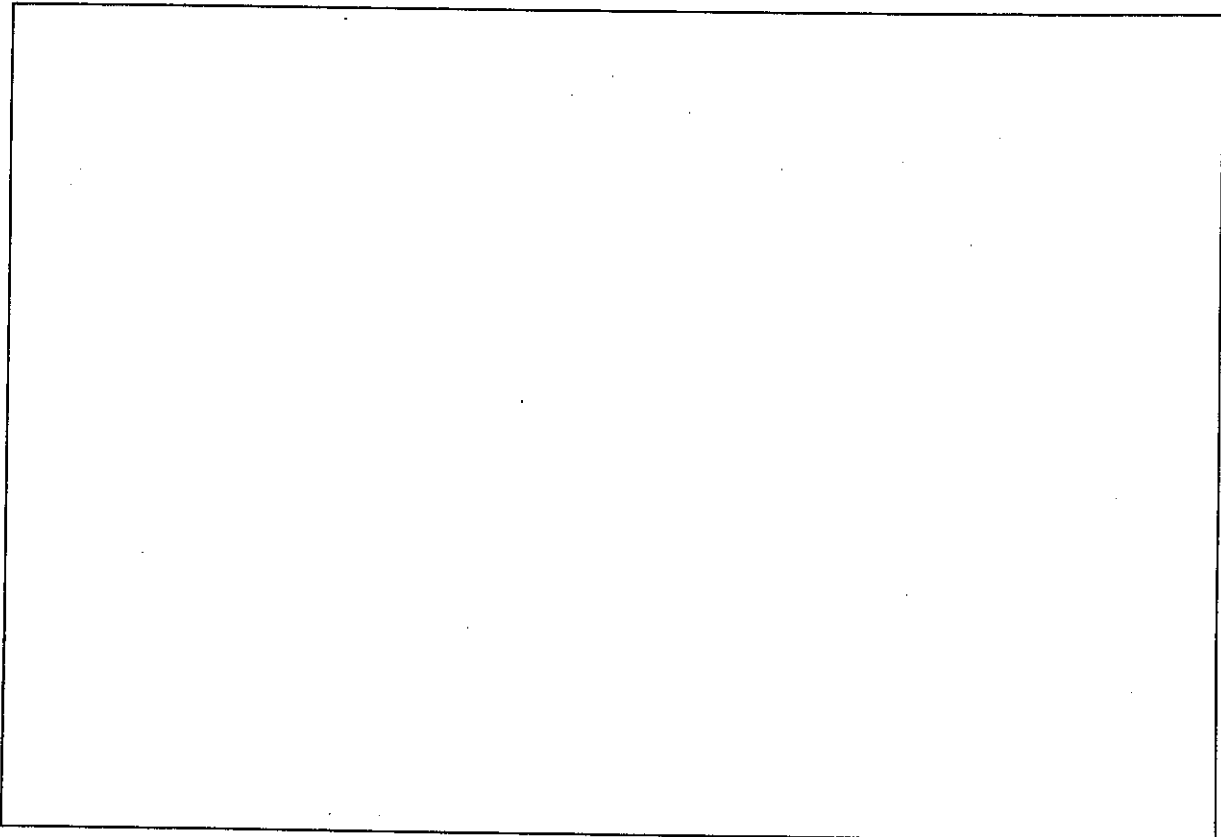
**SOURCES:**

- [1] Victoria 150th plaque on church.
- [2] Lewis, M., 'Victorian Churches', National Trust, 1991, p.120.
- [3] Arnold, N., 'Rye', a short history compiled on behalf of the Nepean Historical Society, 1981.

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**Significant Sites and Areas**

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**NAME:** Mikado  
**ADDRESS:** 26 Magnolia Court  
Rye  
**PROPERTY NO:** 138260 **Title:** Lot 9 LP112292  
**PRECINCT:**  
**MELWAY REF:** 167 J4  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



- DESCRIPTION:** This residence combines a number of Japanese motifs in an irregular site design which incorporates the pure geometric forms and perspective 'tricks' which distinguish a branch of 'deconstructionist' post-modern architecture. A wedge of the corner of the white brick building is negated to form the entrance which features sliding multi-framed 'doors of a Japanese character, which are echoed in the window treatment elsewhere. A post supported carport is positioned skew to the building and established tea trees are planted along one wall. An innovative courtyard is a feature of the interior.[See Graduate Thesis by Helen Lardner, Architecture Library, Melbourne University].
- HISTORY:** This house was designed by Robinson Chen Pty. Ltd. Architects. The house won an award for innovative design from the Royal Australian Institute of Architects in 1982.
- SIGNIFICANCE:** Mikado has local design significance as a recent outstanding example of contemporary design practice in domestic building. It is very modest in scale and aspect, representing the particular taste preferences of the original clients while demonstrating sensitivity to the natural and streetscape environment.



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**SOURCES:** -

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**NAME:**           **Camp Buxton Children's Camp**

**ADDRESS:**       39 - 45 Marine Pde & 27-39 Blake St  
                          Shoreham

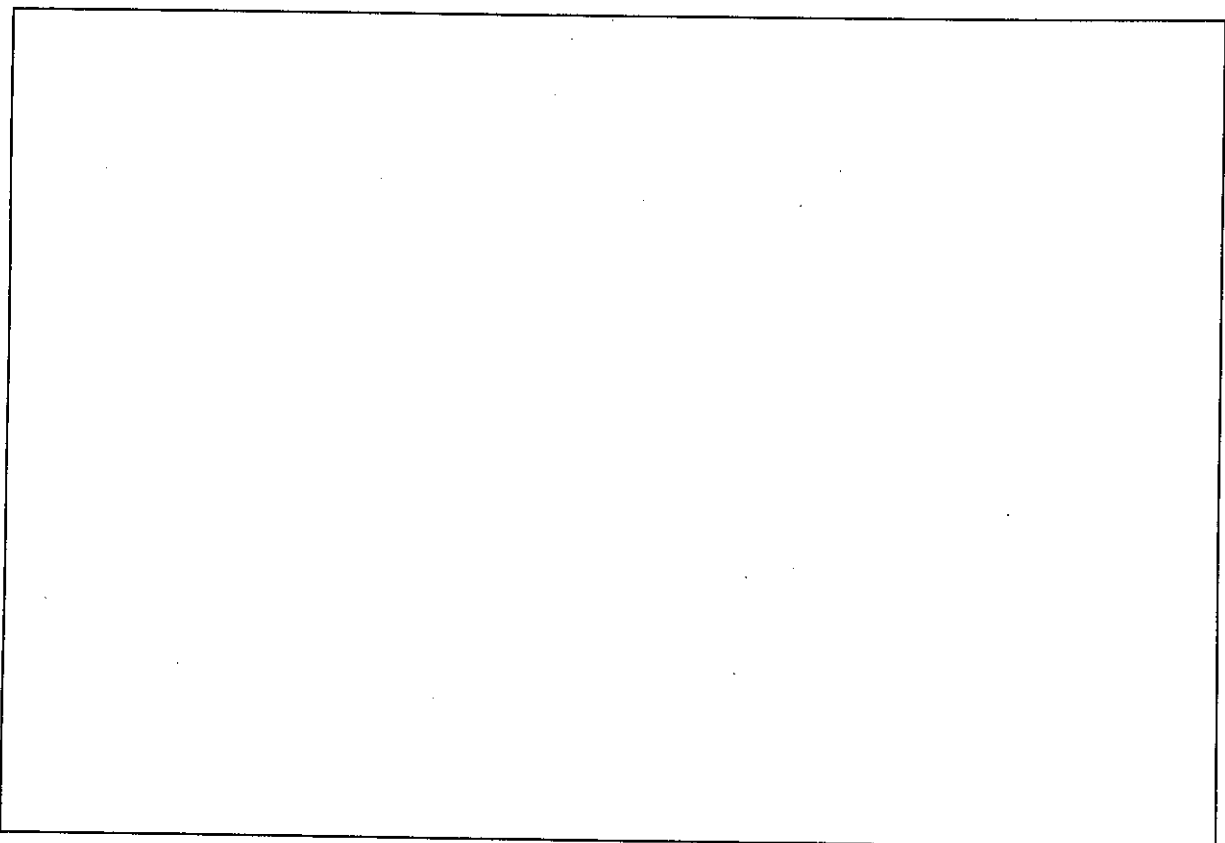
**PROPERTY NO:** 105173\*           **Title:**       CP 174262; CP 174261; LP11921 Lots 47 & 48

**PRECINCT:**

**MELWAY REF:**   256 H7

**HERITAGE RECOGNITION:** See Ron Land has been  
  sold and subdivided  
  since.

**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:**   Camp Buxton comprises a number of timber and cement sheet buildings dating from the 1920s - including a hall (photo) and bunkhouses - with other accommodation and facilities added since. It is set within a mature landscape dominated by conifers. An outdoor chapel, comprising low stone entry and pulpi, and bench seats, is dedicated to Cyril Young, Chairman of the Camp Buxton Committee in 1939 who died on active service in 1945.

**HISTORY:**        Camp Buxton was established around 1925 by the YMCA on land provided by the Buxton family. It was sold by YMCA in the 1980s, and is now privately operated.(1) It is primarily still a school and youth camp.(2)

The YMCA was established in London in 1844, with the aim of building spiritual strength amongst young men. The concept quickly spread within England and abroad. The first branch of the YMCA in Australia was probably the Adelaide Branch of the London YMCA, founded in 1850. A Melbourne branch was

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established in 1853. Figures influential in the early days of the YMCA internationally included Henry Dunant, regarded as the founder of Red Cross, and later Robert Baden Powell; the YMCA played an important role in establishing the Scout Movement.(3)

The YMCA was active during World War 1, providing recreation huts and social activities for the troops to help maintain morale.(3)

The YMCA also ran the Lord Mayors Camp at Portsea, seeking to provide seaside holidays for underprivileged children particularly those from rural areas.(3)

The original property included the oval (now owned by Council) and some land on Blake Street (proposed for subdivision).(2)

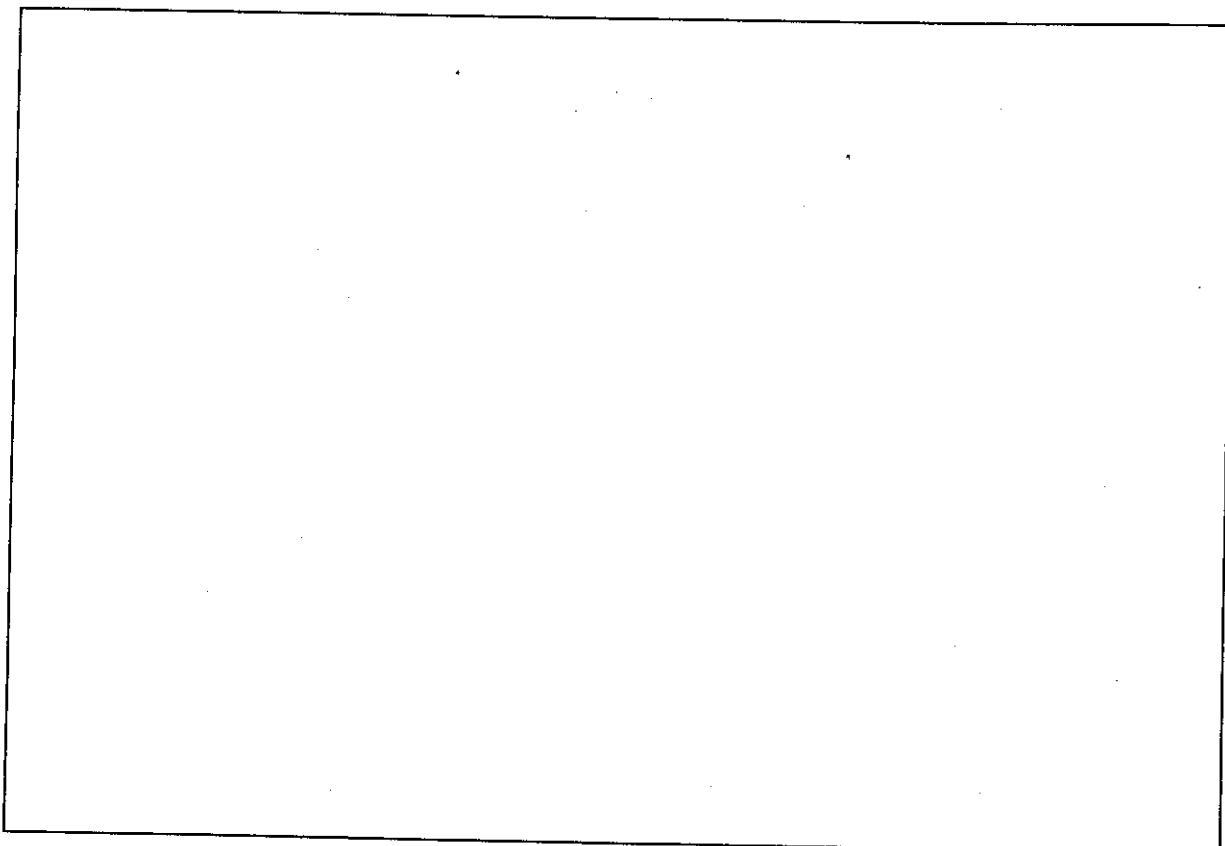
**SIGNIFICANCE:** Camp Buxton is of regional historical significance as one of two examples of the provision of seaside holiday camps for underprivileged children, particularly from rural areas, demonstrating one of the important roles of Christian-based welfare groups.

**SOURCES:** [1] 'Camp Buxton Information Booklet'.  
[2] Owners/managers - Alex and Maureen Stiff.  
[3] 'Introduction to the YMCA' - folder containing information, including history.

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**Significant Sites and Areas**

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**NAME:** Fmr Pugh House  
**ADDRESS:** 8 May Street  
Shoreham  
**PROPERTY NO:** 105480 **Title:** Lot 28 LP22794  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** A contemporary house, functionalist in form and colours but organic in its use of timber and its careful integration into a suburban-scale bush block. The house was extended in the 1980s, but retains much of its character (1) and certainly the bush setting that attracted Pugh to this location in Shoreham.

**HISTORY:** The house was built by Clifton Pugh c 1959/60 and owned by him until c 1965/66. The house was transferred to his wife, Marlene, when they separated.(3) The present owners acquired the house in the early 1970s.(2) Pugh is said to have chosen the site because it combined a bush setting with access to the beach. He and his first wife Marlene loved the beach and spent many hours on the Shoreham, Flinders and Somers beaches with bohemian friends. Pugh was an experienced skindiver, and when he was painting the portrait of Prime Minister Harold Holt, took him on a skindiving expedition. Holt later drowned at Cheviot Beach.(1)

Clifton Pugh first built a house for himself at Cottles Bridge in 1951, starting with a sapling and daub structure constructed in the manner he had observed the early settlers used in the Eltham district. He used some second hand materials and some

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sawn timber obtained from Alistair Knox who was working in the Hurstbridge area. The building had a flat roof and an external deck. It became known as Dunmoochin, and formed the centre of a community of artists.(4).

Clifton Pugh gained a national and international reputation for his landscape studies of the Australian bush and for his portraits of notable Australians.(5) He died in 1991.

**SIGNIFICANCE:** Of at least local significance for its direct associations with Clifton Pugh, who built this house in a bush setting during the period in which his art was much influenced by his discovery of the bush. It is one of two houses known to have been built by Pugh, the other being Dunmoochin at Cottles Bridge. The bohemian artistic community that holidayed at Shoreham with Pugh during the 1950s and 60s is well-remembered locally, and forms an important part of Shoreham's recent history.

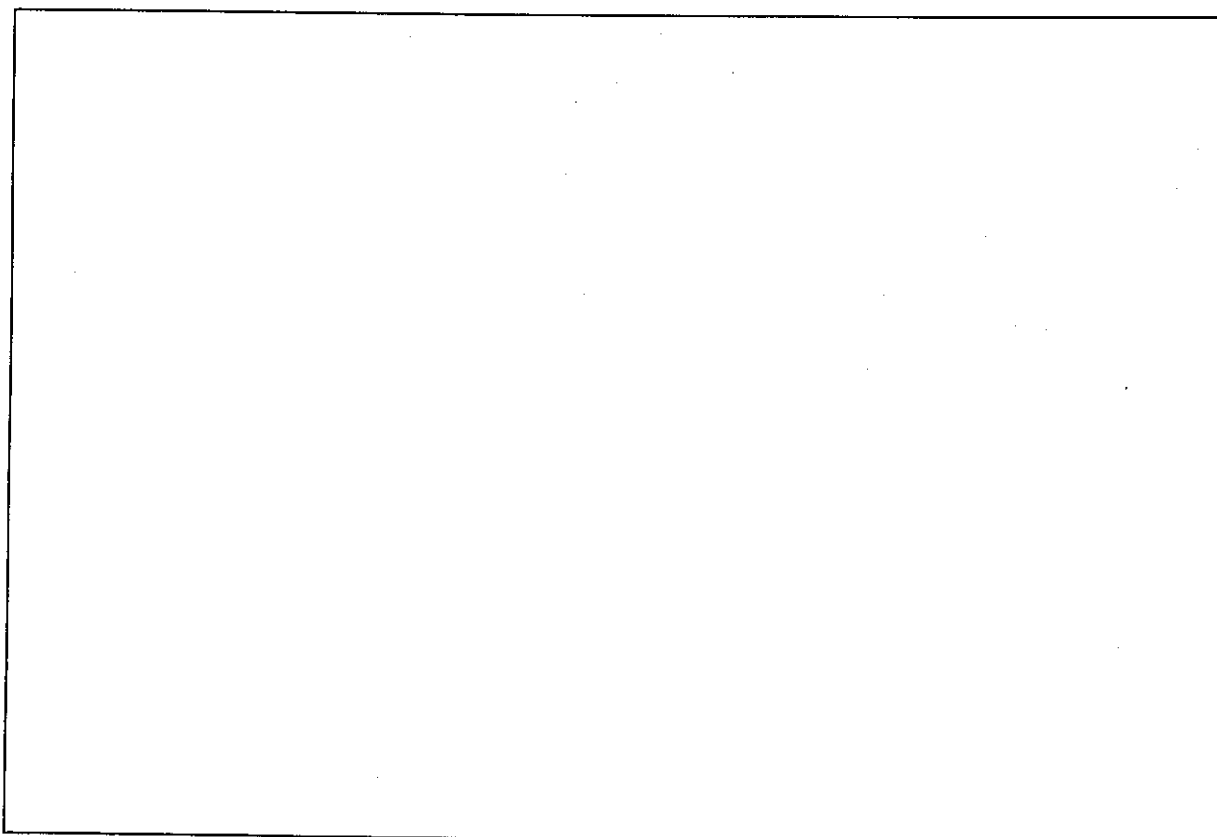
Further research into the original design and form of the building is desirable in terms of better understanding its significance.

**SOURCES:** [1] Dr C. Kellaway, pers. comm., and research of Pugh's Dunmoochin property.  
[2] Valuers card, Shire of Flinders.  
[3] Beryl Macainsh (Warrandyte), pers. comm.  
[4] Knox, A., 'We are what we stand on', pp.112-114; 'Living in the Environment', p.46.  
[5] Marshall, A., 'Pioneers and painters', pp.122-133.

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**NAME:** Lime Kiln & Stonehenge  
**ADDRESS:** 4 McColls Way  
Portsea  
**PROPERTY NO:** 148796 **Title:** Lot 1 PS310928  
**PRECINCT:**  
**MELWAY REF:** 156 J3  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** There are three main elements to the site: the former lime kiln, the house (Stonehenge), and the cottage on the beach. The lime kiln is enclosed within the house, with only a small section visible externally; some of the bricks at the top of the kiln are machine-made (post-1870). A section of rail extends across the top of the kiln. Within the house the kiln is believed to form the kitchen. The interior of the house was not seen during the study. From photographs taken by Doery in 1973, the kiln vault and draw hole was constructed of brick and remained substantially intact.

The house itself is of timber, with hipped roof and terracotta ridge tiles, and a verandah across the main facade; the detailing is Edwardian in period, consistent with the rate book search (see below).

Closer to the beach is a timber cottage with a limestone chimney; it was reduced in size by the McColl family some years ago. Although once located almost on the water's edge, sand deposition has extended the beach, covering the site of a former

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jetty and marooning the cottage far from the water.(6)

**HISTORY:**

Lime burning was a major activity on the Peninsula, starting around 1839, and was an important activity during the depression of 1841-42, employing many and providing a cash source for pastoral lease holders.(2) Coastal sites allowed easy removal of the bagged lime onto boats and then to the Melbourne markets.

Edward Skelton was burning lime at Shelly Beach from 1842, and other lime burners (Ford, Devine, Cameron and White working there shortly afterwards). This kiln is believed to have been built by Skelton prior to the W. A. Blair's purchase of most of the leased lime areas in the 1860s, including CA 137 and 138 in 1868 which included this kiln.(3) Skelton is believed to have moved to the Rye area before Blair's take over.(2)

W. A. Blair was the manager of the Victoria Lime and Cement Co., a firm which took over many lime kiln sites from the 1860s, including sites on the Peninsula, at Coimadaí (Bacchus Marsh), and at Limeburners Point, Geelong, controlling some of the largest limeburning operations. Blair leased the kiln to his son-in-law Boyd in 1869; in 1880 Boyd built his own kiln further east, now part of the Ilyuka bathing box.(2) It would appear this kiln operated at least until 1890 as it is one of only a handful shown on the 1890 Contour Plan of the Peninsula.(8)

Blair became insolvent in the 1890s depression, and the property was in the hands of solicitors and then the National Bank (presumably as mortgagees) until its purchase by James McColl in 1906-07.(1) It is assumed that the lime kiln did not continue to operate after Blair's insolvency, but this has not been confirmed by any documentary evidence. The rate books list a house from 1908-09. It is assumed to be the existing house Stonehenge, and not the cottage close to the beach.(1).

Doery's account of the history of the kiln derives from the McColl family. She records that the kiln was operated from the 1840s, with iron rails running from the kiln to a small jetty to assist in loading the lime into boats. The Skeltons were said to be the second operators of the site, arriving after the gold rushes; this is not consistent with the Births Deaths and Marriages records for Skelton children which shows the family to be at Shelly Beach in 1842. The Skelton's lived in a limestone cottage above the kiln, the floor of which was seen by Doery. The McColl family claims to have arrived here well before they purchased the land, Alexander and Annie McColl acquiring the cottage (but not the land) from a carpenter who worked at the Quarantine Station; this was one of four cottages on the beach. After holidaying there for some years, Alexander McColl and his brother James acquired five acres of land, including the lime kiln. In 1908-09 the kiln and shed were incorporated into a new house, with the kiln and wing walls forming the kitchen, the shed in front of the kiln divided into three sections - a living room in the middle and a bedroom on either side. A verandah was added across the front.(7, 6) The property remains in the McColl family.

**SIGNIFICANCE:**

This complex is of at least regional and possibly state significance containing an early lime kiln (probably the earliest remaining on the Peninsula), a cottage and a house created from a lime kiln and storage shed, demonstrating a remarkable transition from the early days of lime burning through to the Peninsula as a holiday destination. This kiln is directly associated with an early lime burner, Edward Skelton, who went on to become an important limeburner at Rye, as well as with the influential entrepreneur W. A. Blair.

Further investigation of the kiln, site of the Skelton's cottage, timber cottage on the

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beach, and any other site features, combined with detailed historical research would be valuable in better understanding the historical development sequence of this site and the significance of each element that remains. If the kiln dates from 1842, it is the earliest kiln known to remain in Victoria, and may be of State and National significance.

**SOURCES:**

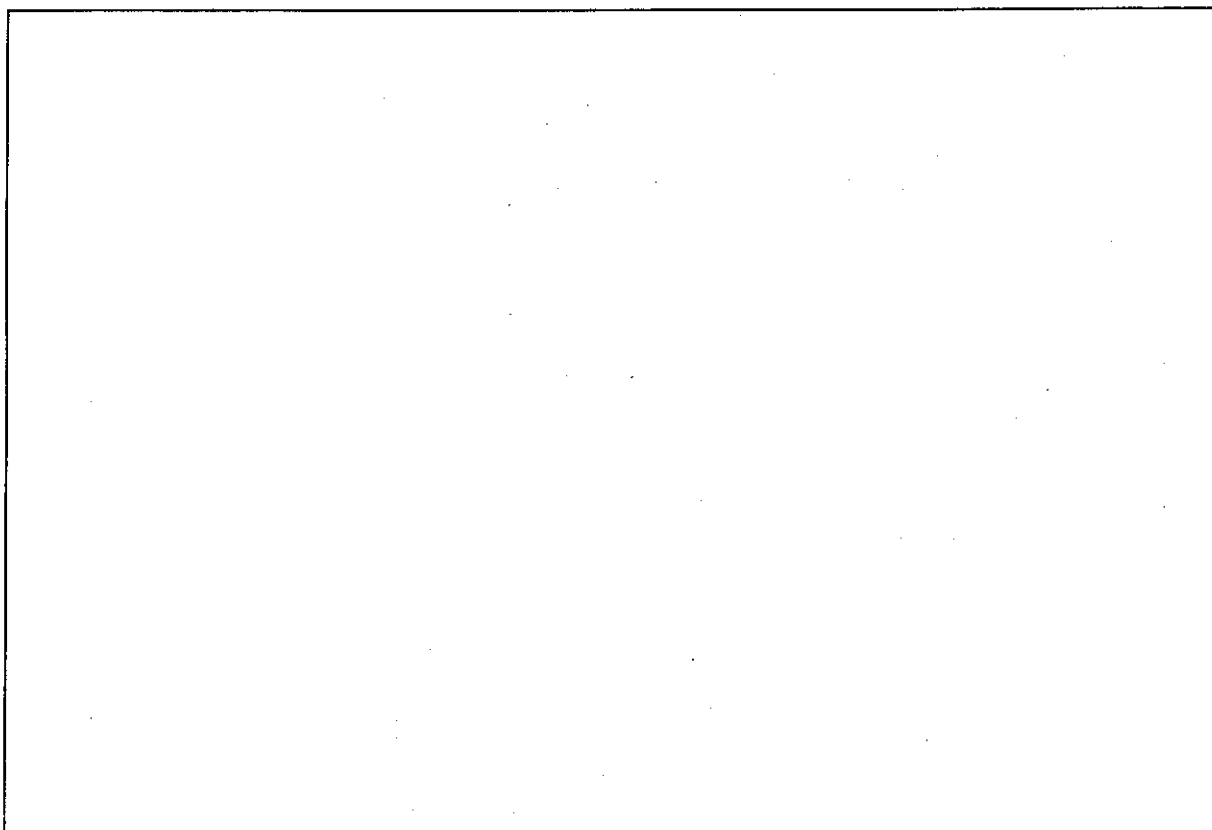
- [1] Shire of Flinders Rate Books.
- [2] Hollinshed, C., 'Lime, land & leisure', 1982, pp.53, 56, 149, 116; p.1.
- [3] Parish of Nepean Plan N57.
- [4] Bills, R. V. & Kenyon, A. S., 'Pastoral Pioneers of Port Phillip', Stockland Press, Melb., 1974, p.58.
- [5] Field, J., 'These Joyous Sands, Halls, 1959, pp.33, 74-75.
- [6] One of the present owners (nee McColl).
- [7] Doery, C., 'Poetry in limestone', (unpaginated) - Kilns at Point King.
- [8] Contour Plan, Cunningham & Pickett, 1890.



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**NAME:**            **The Gums cottage (Lyn Layne)**  
**ADDRESS:**        1/9        McCulloch Street  
                          Dromana  
**PROPERTY NO:**   104785            **Title:**        Lot 1 of A LP2622  
**PRECINCT:**  
**MELWAY REF:**    159 G7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    This is a simple two room cottage with skillion extension to the rear and a single brick chimney. The concrete slab verandah footings and reclad weatherboards indicate recent work around the old site of the chimney. There are a number of later buildings to the rear of the site which appear to be holiday accommodation erected on the site in the 1950s.

**HISTORY:**         Dates and associations require further historical research.

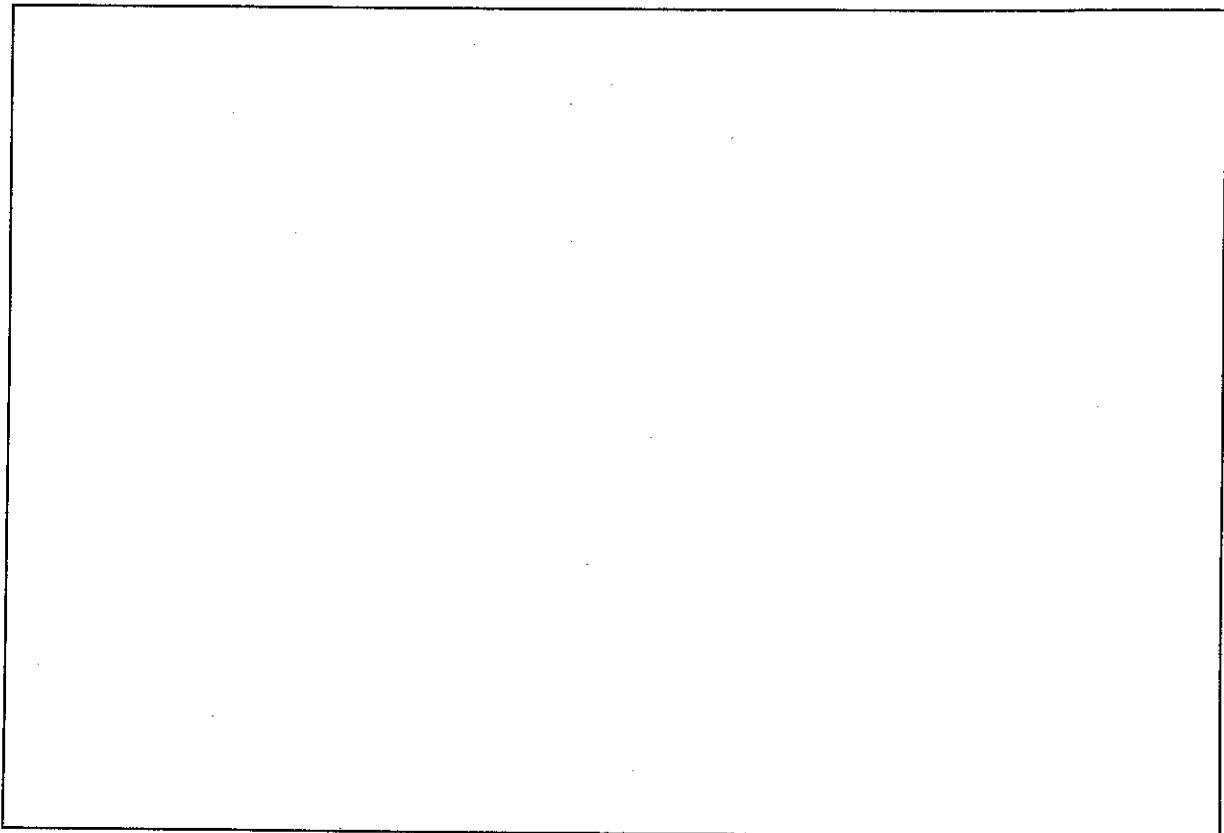
**SIGNIFICANCE:**   This cottage is of regional significance as an early domestic building and one of only two of its type remaining in Dromana, the other being 28 Verdon Street. Further research is required to establish historical associations.

**SOURCES:**         -

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**NAME:** House  
**ADDRESS:** 4 McCulloch Street  
Dromana  
**PROPERTY NO:** 104780 **Title:** Lot 2 LP58444  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This Edwardian villa has an unusually steep roof and ashlar timber facade, combined with a diagonal corner and verandah on two sides with a projecting gable at each end. There are substantial rear additions easily distinguished from the original but sympathetic in design. The house is set in a shady garden containing tea trees and other exotics species.

**HISTORY:** This house was built in 1914 for Samuel and Ruby Wilson. Alterations to were carried out in 1934 when the bathroom was rebuilt to include a laundry. After the house was sold in 1946, further alterations included the removal of a fireplace and chimney.(1) Other sources believe the house was built for the mother of a Mr Andrews, a plumber, who also built the shop and residence at 323-325 Point Nepean Road.(2)

**SIGNIFICANCE:** This house is locally significant as a good example of its type and a relatively rare example of an Edwardian villa of this form in the Dromana area. 15 McCulloch Street is comparable stylistically and in materials.

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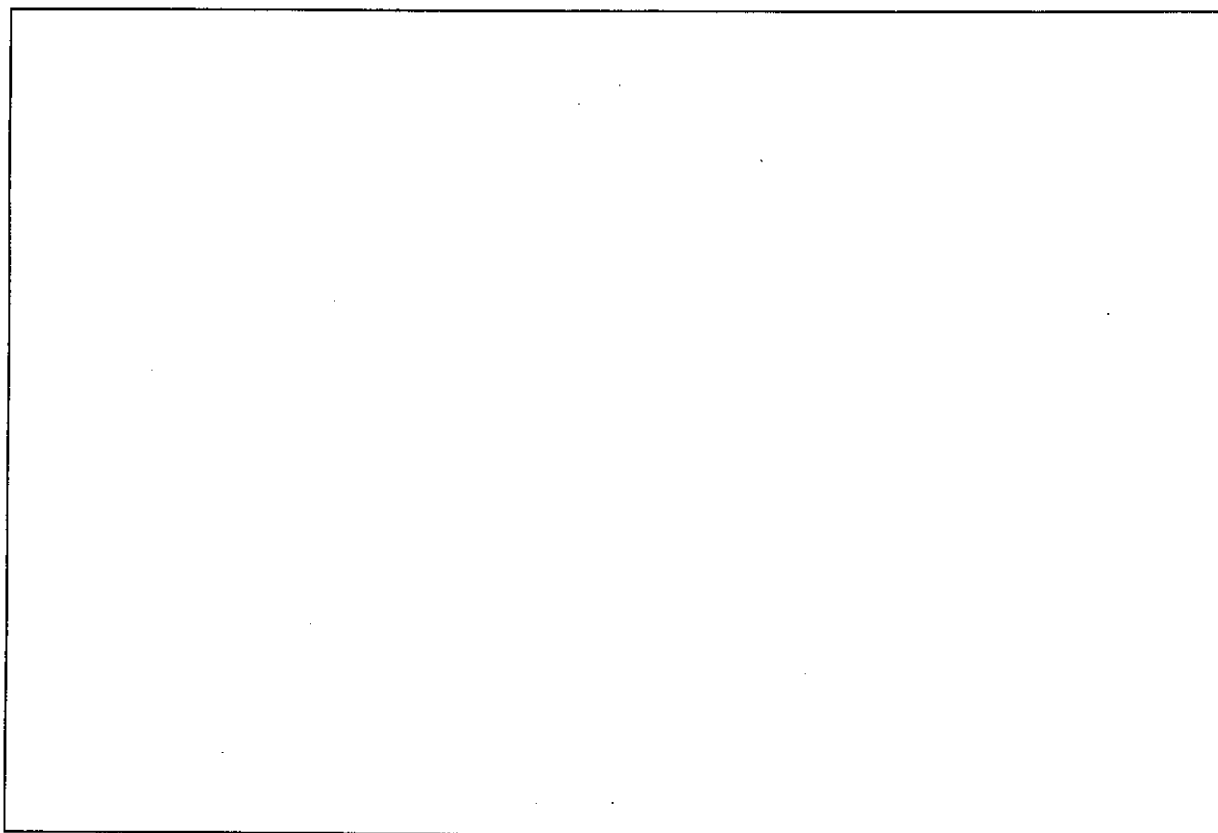
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- SOURCES:**
- [1] Research notes by ????, Dromana Historical Society.
  - [2] Helen Morsinkoff, Dromana Historical Society.

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**NAME:** House (Beauvoir)  
**ADDRESS:** 8 McCulloch Street  
Dromana  
**PROPERTY NO:** 104784 **Title:** Lot 1 LP129332  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



- DESCRIPTION:** This is a substantially intact example of a symmetrical Victorian villa with bichromatic brickwork and more recent decorative treatment to the verandah. The windows and door contain coloured etched glass sidelights and rendered sills. The chimneys are particularly ornate with bichromatic stacks and rendered corbelling.
- HISTORY:** This house was built late last century for early members of the Wilson family and named after a London Hotel, the Beauvoir Arms, which was leased by H. Wilson. G. B. Wilson is believed to have been the first owner, and B. Wilson was given the house in 1913. In 1916, the house was still in the family, listed under Rogers (nee Wilson), but was sold the following year to the Mannerings, and later to the Baker family.(1) L. J. McClane is the current occupant.(1)
- SIGNIFICANCE:** 8 McCulloch Street is a locally significant example of a Victorian house which is relatively rare in the Dromana region, especially in bichromatic brick. It compares with 31 McCulloch Street which has been substantially altered. Both appear to represent a relatively early phase of permanent residential development. The house has important historical links with the well known local family, the Wilsons.

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**SOURCES:** [1] D. Rogers, pers. comm.

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**NAME:** House

**ADDRESS:** 11 McCulloch Street  
Dromana

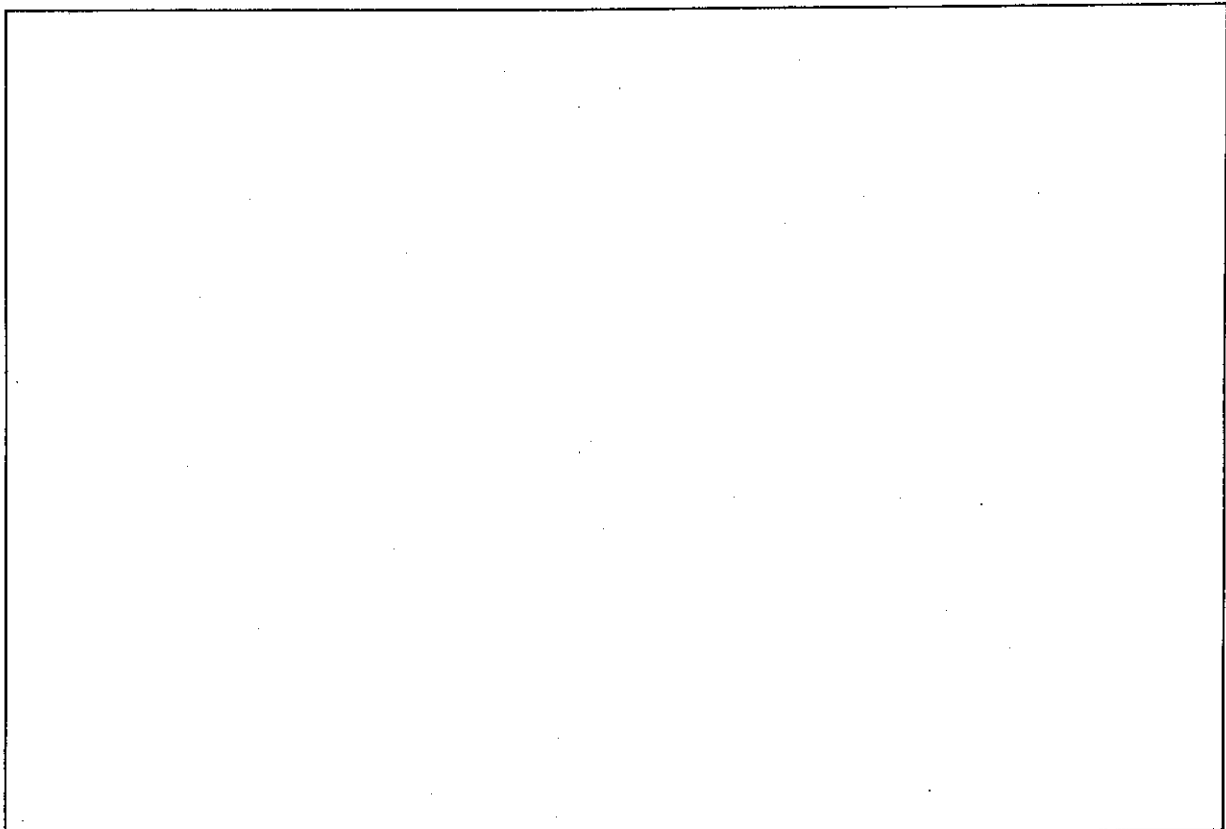
**PROPERTY NO:** 104787      **Title:** Lot 2 A LP2622

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This is a very intact example of 1940s domestic building with intact landscaping and fencing constructed of granite rubble which was popular in this period. The house is constructed of fibre-board veneer with a centrally placed recessed porch between two hip roofed projecting bays. The house contributes to the variety of housing styles on this street.

**HISTORY:** This house appears to have been erected as a permanent residence due to its comparative size, however further research is required to establish dates and associations.

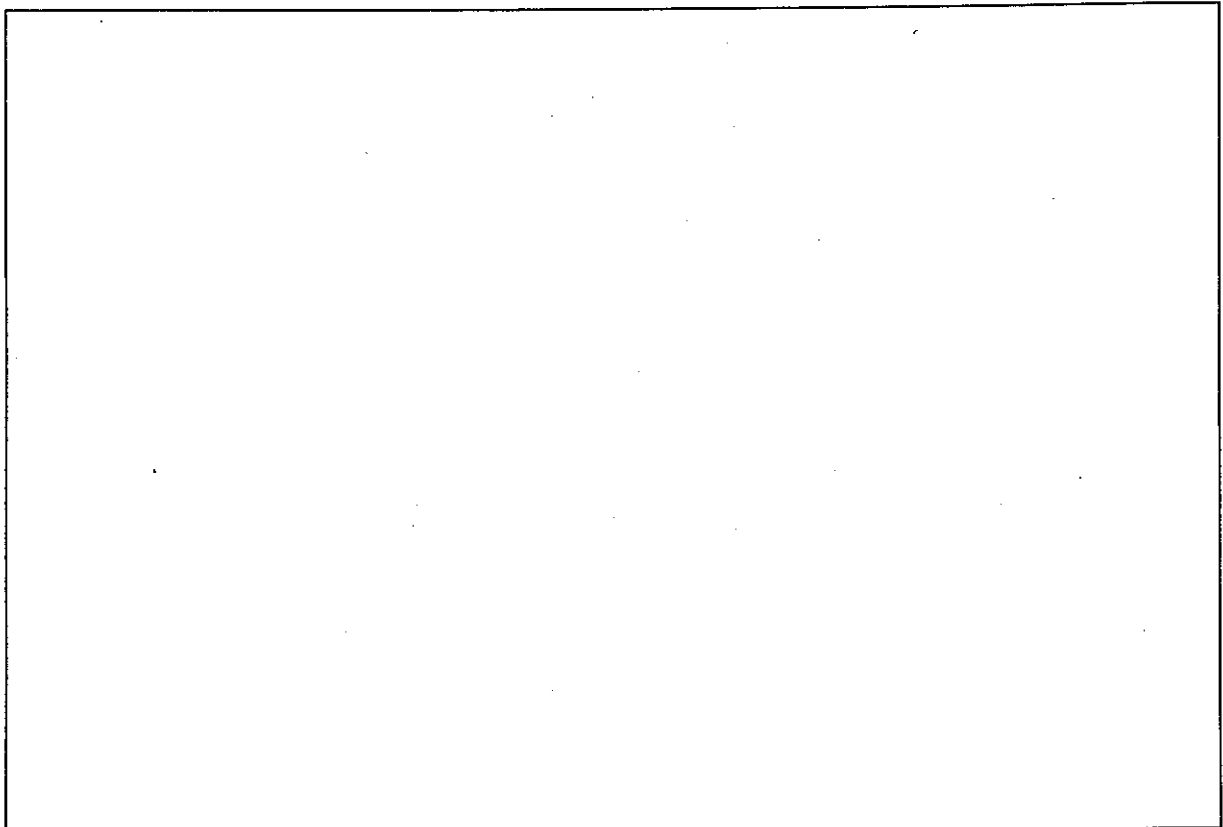
**SIGNIFICANCE:** 11 McCulloch Street is of local design significance as a singular and intact example of a 1940s domestic building type which contributes to the range of house styles on the street. Further historical research is required.

**SOURCES:** -

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**NAME:** House  
**ADDRESS:** 15 McCulloch Street  
Dromana  
**PROPERTY NO:** 104791 **Title:** Pt Lot 3 LP1819  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

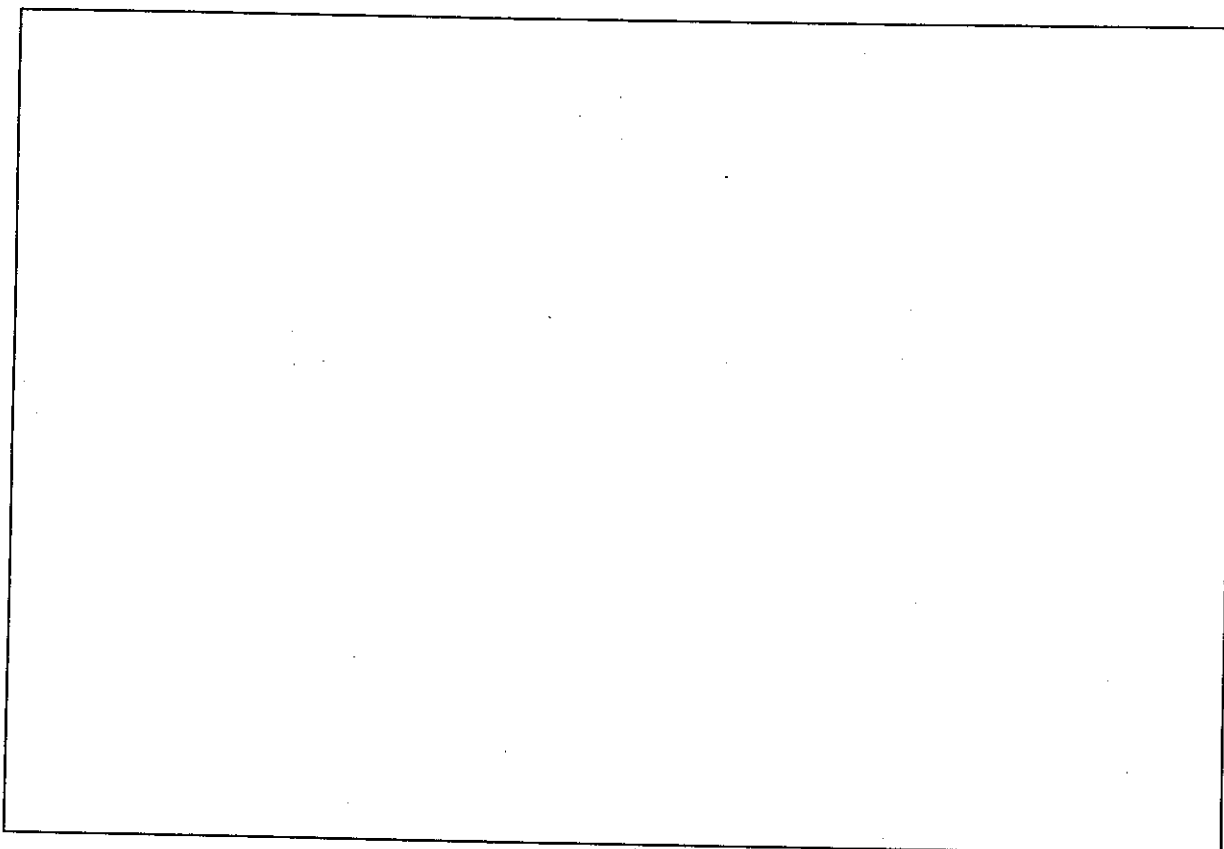


- DESCRIPTION:** This Edwardian villa is a rare example in the region and contains many of the architectural features typical of the style such as pendant eaves brackets and carved decorative bargeboards. The windows and doors contain side lights and the facade is timber ashlar. Most of the other decorative treatment is of a later date.
- HISTORY:** This house, formerly known as Fernlea, was built around the turn of the century. The original owner is unknown, as is the builder. Mrs Pean (nee Patterson) was a later owner, and later Dorothy Wilson.(1) Further research is needed to identify exact construction dates and ownership associations.
- SIGNIFICANCE:** 15 McCulloch street is of local significance as a rare example of this house design type dating from early this century. 17 McCulloch Street has a similar form but is less ornate and appears to be much older, while 4 McCulloch street also of timber ashlar facade is a more complex form overall. Further historical research is desirable.
- SOURCES:** [1] D. Rogers, pers. comm.

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**NAME:** House  
**ADDRESS:** 17 McCulloch Street  
Dromana  
**PROPERTY NO:** 104793 **Title:** Pt Lot 3 LP1819  
**PRECINCT:**  
**MELWAY REF:** 159 G7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This asymmetrical villa appears to be one of the oldest houses in the Dromana area. The general signs of deterioration in the building include sinking footings. The building constitutes an L-shaped gable roofed section at the front with two gabled extensions to the rear which have been erected in stages as is evident in the joinery. The projecting bay in the facade contains a double window with four panes in the upper sash.

**HISTORY:** Further research is required to establish dates and associations. The building appears to constitute a late Victorian residence with possible agricultural associations.

**SIGNIFICANCE:** This building is regionally significant as a rare example in the coastal plains area of an early Victorian villa which was probably owned and occupied by a pioneer family. This appears to be the earliest surviving example of this building form in Dromana and is probably concurrent with the symmetrical villa at 30 McCulloch Street.

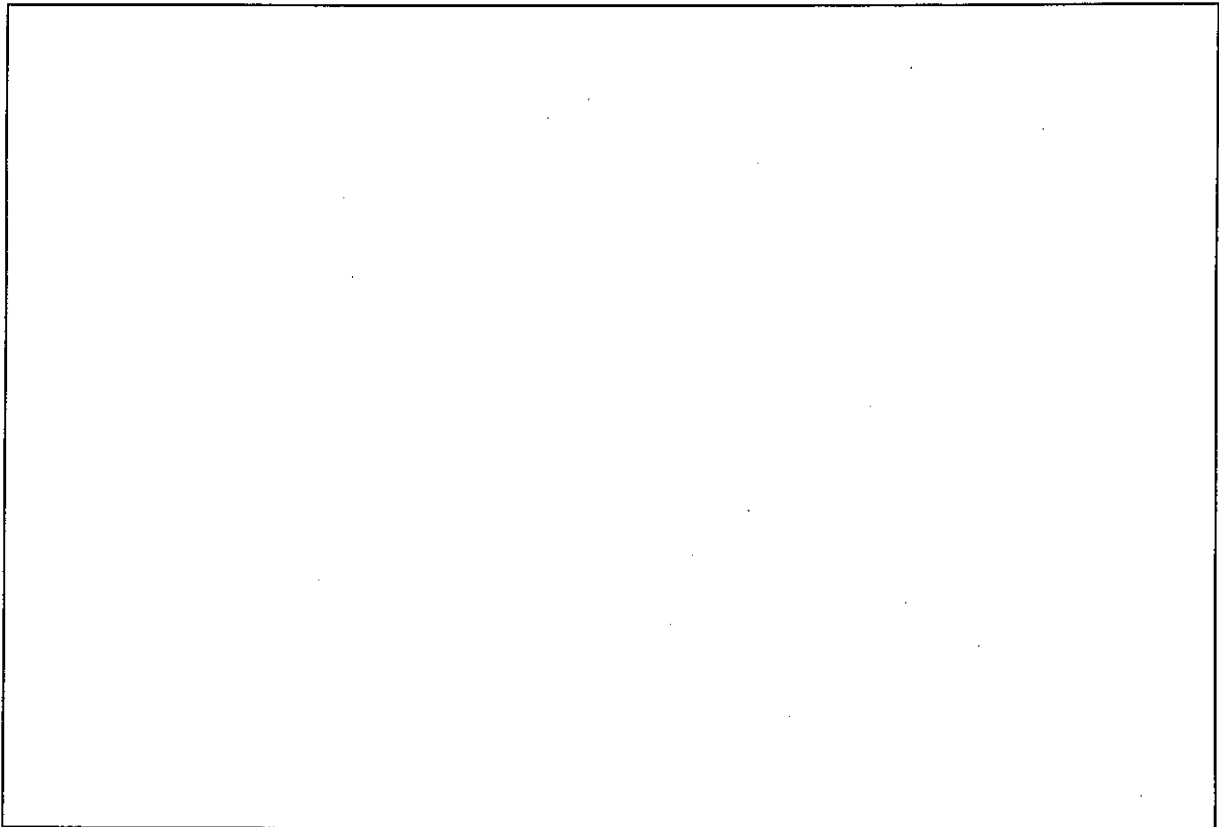
**SOURCES:** -



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**NAME:** House  
**ADDRESS:** 30 McCulloch Street  
Dromana  
**PROPERTY NO:** 104804 **Title:** Pt CA4 Sect18 T/D  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

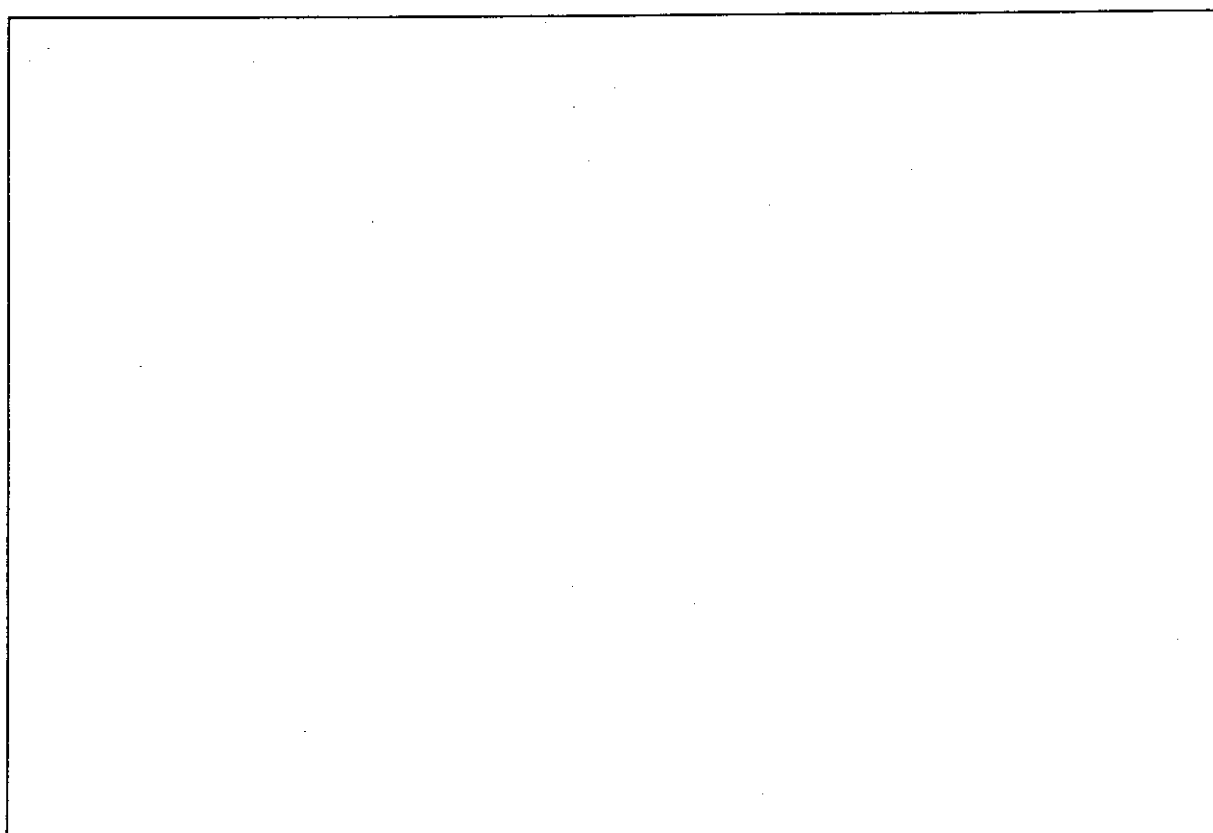


- DESCRIPTION:** This Victorian symmetrical villa is a very intact example of a substantial residence of the period. The verandah returns on one side and is supported by thick square posts and contains slat fence (probably not original) and timber floor. The windows are double paned in both sashes with Victorian architraves and side lights and a high light surrounding the front entrance. The garden contains two established oaks at the front of the site.
- HISTORY:** Formerly known as The Oaks, this house was built around the turn of the century and is believed to have a history of use as a boarding house. A thorough rate book search is required. The current occupant is W.Arnel.(1)
- SIGNIFICANCE:** This building is of local significance as a good surviving example of a Victorian symmetrical villa, one of few remaining in the Dromana area. Further historical research to substantiate claims that the house was used as a boarding house.
- SOURCES:** [1] pers. comm.,??? Dromana historical Society????

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**NAME:** House  
**ADDRESS:** 31 McCulloch Street  
Dromana  
**PROPERTY NO:** 104807 **Title:** LP30910 Lot 7  
**PRECINCT:**  
**MELWAY REF:** 159 G7  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** B - Regional significance



**DESCRIPTION:** This very substantial Edwardian villa features polychromatic brickwork and an octagonal bay window. Substantial renovation of the exterior make the identification of the original building difficult as roof eaves have been removed and the verandah and roof reclad. An established palm tree exists in the front garden.

**HISTORY:** A timber house, once known as The Pines, was built on this site in 1902 as a timber building by John Sheehan.(1) Subsequent owners were W. McFarlane, E. McCorkell, E. Kemp, A. Kemp, V. Allen, E. and O. Dehn and the Martin family. The house was run as a guesthouse for many years. The building was rebuilt in brick in the early 1980s and it is unclear how much, if any, of the original material remains.

**SIGNIFICANCE:** This building is locally significant for its associations with the John Sheehan, the original owner of the wooden building on this site which was used as a guesthouse for many years and represents one of the few examples of this use in the area. Further research is required to establish whether any of the early building remains. It contributes to range of earlier homes established along McCulloch Street at the turn of the century but its recent alterations reduce its significance considerably.

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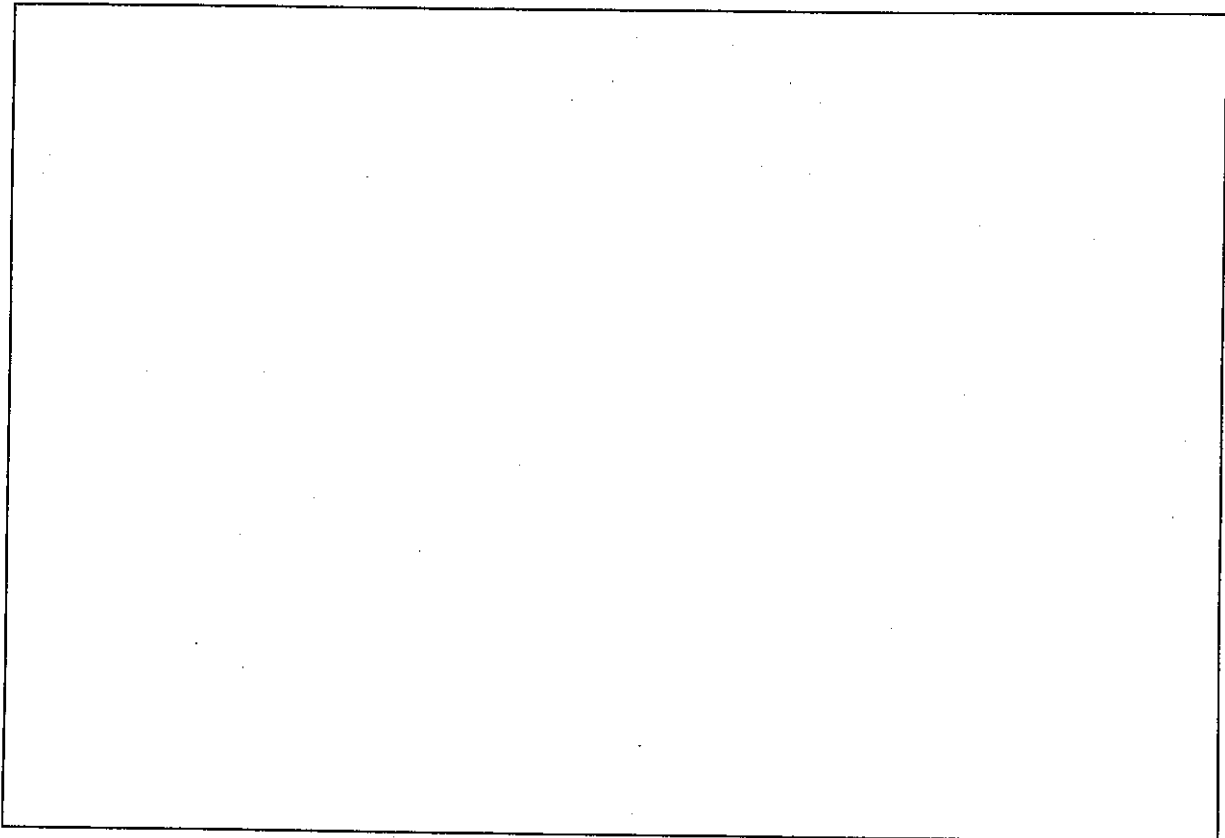
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**SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:**           **House**  
**ADDRESS:**       36       McCulloch Street  
                          Dromana  
**PROPERTY NO:**   104810           **Title:**       Pt CA7/8 Sect18 T/D  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**    This is a very intact example of a Californian Bungalow with a single broad half timbered gable and a half timbered and half stuccoed walls. Its roof form is very similar to 37 Latrobe Parade and may have been the work of the same builder. The windows are multi-paned casement windows.

**HISTORY:**        This house was probably constructed in the 1920s, which was a popular period of holiday housing development. Research is required.

**SIGNIFICANCE:**   This is a locally significant building as a representative example of a popular residential building type but one which was rarely used in beach resort towns. This example is very intact and compares with 37 Latrobe Parade which has since been altered.

**SOURCES:**        -

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**NAME:**                    **Kerr House**

**ADDRESS:**                    McLear Road  
                                  Arthurs Seat

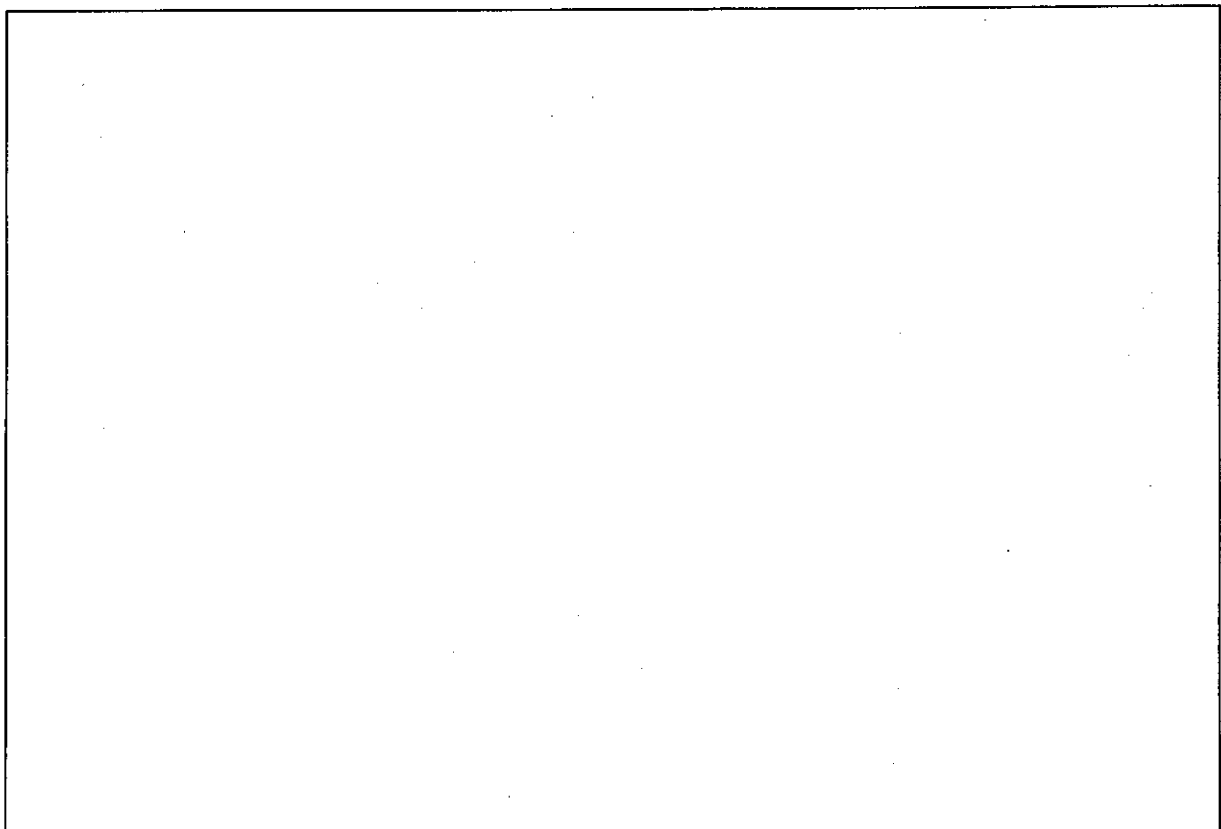
**PROPERTY NO:** 104862                    **Title:**        LP 155203

**PRECINCT:**

**MELWAY REF:**     159 F12

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    The Kerr House uses the natural slope of its site and is set within bushland broken by rocky outcrops. It includes a carport and decks.

The most memorable aspect of the building is its petal roof form, seen almost in plan as approached from higher up the hill. The roof has a central highlight and ebbs and flows in undulating forms out from the centre. The tension in the roof form holds the different wings together, suggesting growth in an organic but controlled way.

The curvilinear form of the building is clad in hardy modern materials, like Colorbond and aluminium framed windows. The large glazed areas and the decks suggest that this is a house which allows enjoyment of the surrounding bushland while under the protective cover of the encompassing roof. The plan shows rooms radiating like flower petals from a central elliptical space containing the movement elements, the staircase and corridor. It is a house designed to be appreciated from all sides.

**Shire of Flinders Heritage Study**  
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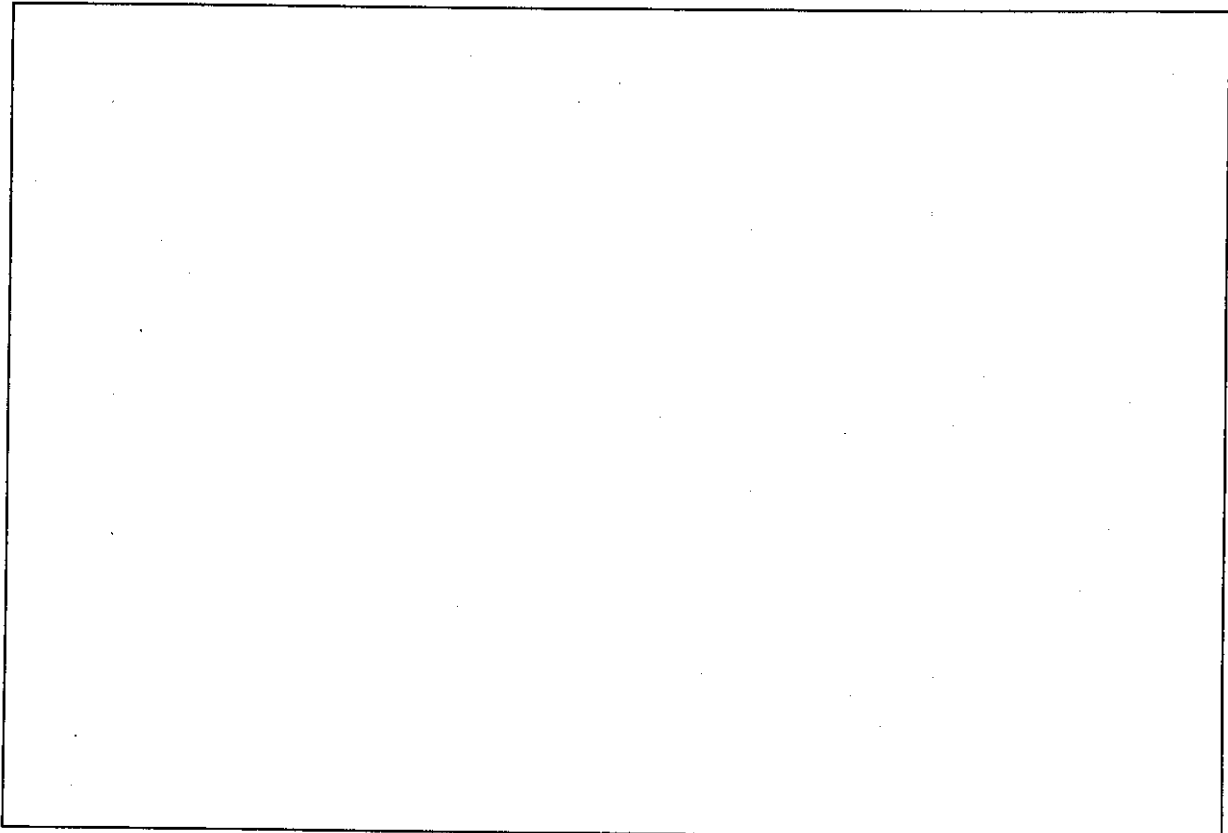
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- HISTORY:** The Kerr House was constructed in 1985 and designed by the Victorian architect Greg Burgess. Although an unusual modern design, the Kerr House is not exceptional within the highly individual work of this designer.
- Greg Burgess started his own architectural firm in 1872 and has been described as 'a gentle and mystical designer who produces improbable solutions of highly poetic architecture'. His work is often derived from complicated geometry using curves.
- The 1982 Hackford House at Koornalla was a surprising crystalline residence which had a dramatic presence in the landscape. Another award winning example of Burgess' work is the Church of St Michael and St John at Horsham, 1987. This building is seen to gain a sense of spirituality from its organic form. Perhaps the most obvious comparison to the roof form of the Kerr House can be made with Brambuk at Halls Gap, designed three years later, in 1988. Again a sense of spirituality is promoted by the use of organic forms in this building which is a focus for Aboriginal activity in the area. The roof with its undulations can be seen from great distances against the surrounding ranges.
- Although Burgess is a highly individual designer, his work can be seen in a broader context of recent Victorian architects, such as Kevin Boland, Daryl Jackson, Max May and Peter Crone. All have pursued personal themes in their work while remaining acutely conscious of a sense of place.
- SIGNIFICANCE:** The Kerr House at Arthurs Seat is of regional significance as an example of innovative modern design which is evocative of an organic form growing into its bushland setting. The dramatic use of geometry and the undulating roof can be seen as characteristics of the designer's very personal architectural style. Greg Burgess is a very innovative and successful contemporary Victorian architect. The Kerr House illustrates a number of developing themes within his work.
- SOURCES:**
- [1] Shire Building Records.
  - [2] Aardvark II, RMIT, pp.151-3.
  - [3] Paroissien & Griggs, (ed.), 'Old Continent New Building', pp45-56.
  - [4] Taylor, Jennifer, 'Australian Architecture Since 1960', pp.183, 195, 207.
  - [5] Lardner, H., 'Regionalism', an Undergraduate Report for B. Arch, at Melb. Uni, 1988.

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**NAME:** House  
**ADDRESS:** Mechanics Road  
Red Hill  
**PROPERTY NO:** 105523 **Title:** Lot 2/3 Pt CA 14A  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This cottage has been converted with a gable roofed extension projecting at the front to resume an asymmetrical villa form. Two skillions are attached to the rear and the verandah has modest brackets. Its relationship to Tree Tops is still evident. An unpainted timber clad shed is located to the east of the building with pressed sheet metal doors and corrugated iron roof.

**HISTORY:** A rate book search reveals the construction date of this building to be 1917/18, which pre-dates the 1923 subdivision of the land.(1), (2) The builders were listed as K. Cleine and A. Prosser who were brothers-in-law.(2) Further research is required to establish associations with the Cleines who have been living at Tree Tops for the last forty years.

According to the present owner, Roy Thurston, the cottage had a shed in front in the 1920s, which functioned as a haberdashery and a butchershop when the street was a main thoroughfare. Later it was used to store and load fruit and has recently been moved to the corner of the site.(4)

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**SIGNIFICANCE:** This cottage has local historical significance as an example of an early residence which has housed successive local main street businesses. Alterations to the original symmetrical facade do not detract from the design significance of the cottage and evidence of other uses of the building can still be found in the existing shed on the property.

**SOURCES:**

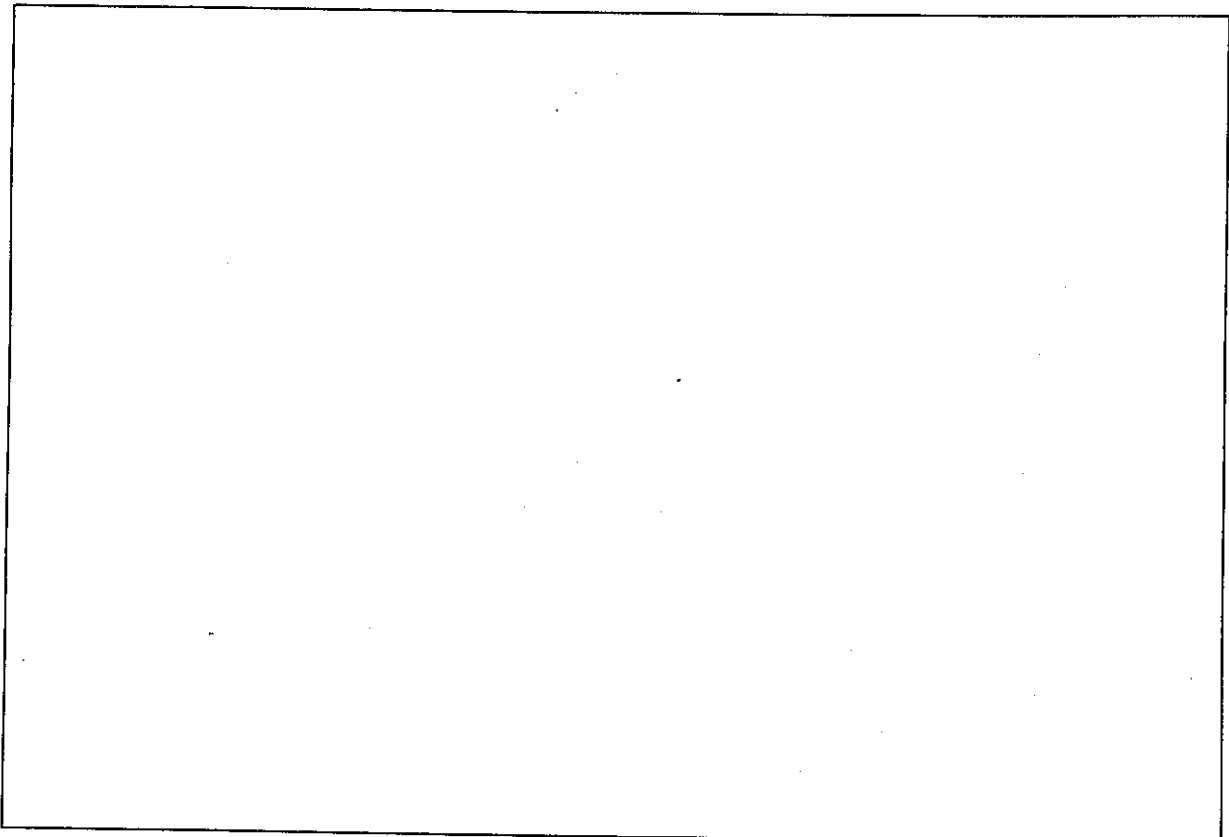
- [1] Shire of Flinders Rate Books.
- [2] Keith Holmes, conversations with old residents.
- [3] Personal knowledge, Keith Holmes.
- [4] Roy Thurston (present owner), pers. comm.



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**NAME:** **Treetops**  
**ADDRESS:** Mechanics Road  
Red Hill  
**PROPERTY NO:** 105524 **Title:** Pt CA 14A P/K  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** Tree Tops is a small cottage, comparable to similar cottages in many towns on the Peninsula, constructed of two rooms with skillion additions to the rear. An asbestos addition north of the front verandah which is partially infilled are minor. To the north of the house stands a shed with timber supporting posts and joists and dirt floor which once functioned as a blacksmith's shop. The owner says that a shrinking well is still visible elsewhere in the garden.

**HISTORY:** This house was bought by the present owners, the Cleines, in the mid 1940s from the resident blacksmith, Edward Russell. The house was originally built as one of three identical cottages on the road, which was then a main street. The house immediately next door has been demolished while the next cottage along remains and was once a butcher's shop and then haberdashery.

The earliest date that can be traced in the rate books is 1922 which corresponds to the date of subdivision of this forest land. It is possible that the building predates this period.

Chris Ling of Dromana was the builder.(1)

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**SIGNIFICANCE:** Tree Tops is locally significant as important evidence of early housing in Red Hill. It has important associations with an early blacksmith's residence which dates from the period earlier this century when Mechanics Road was a main road route. Evidence of a shrinking well and shed remain on the site.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Personal knowledge, Keith Holmes.

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**NAME:**                   **Uniting Church Fmr Presbyt'n**

**ADDRESS:**                               Mechanics Road  
  Red Hill

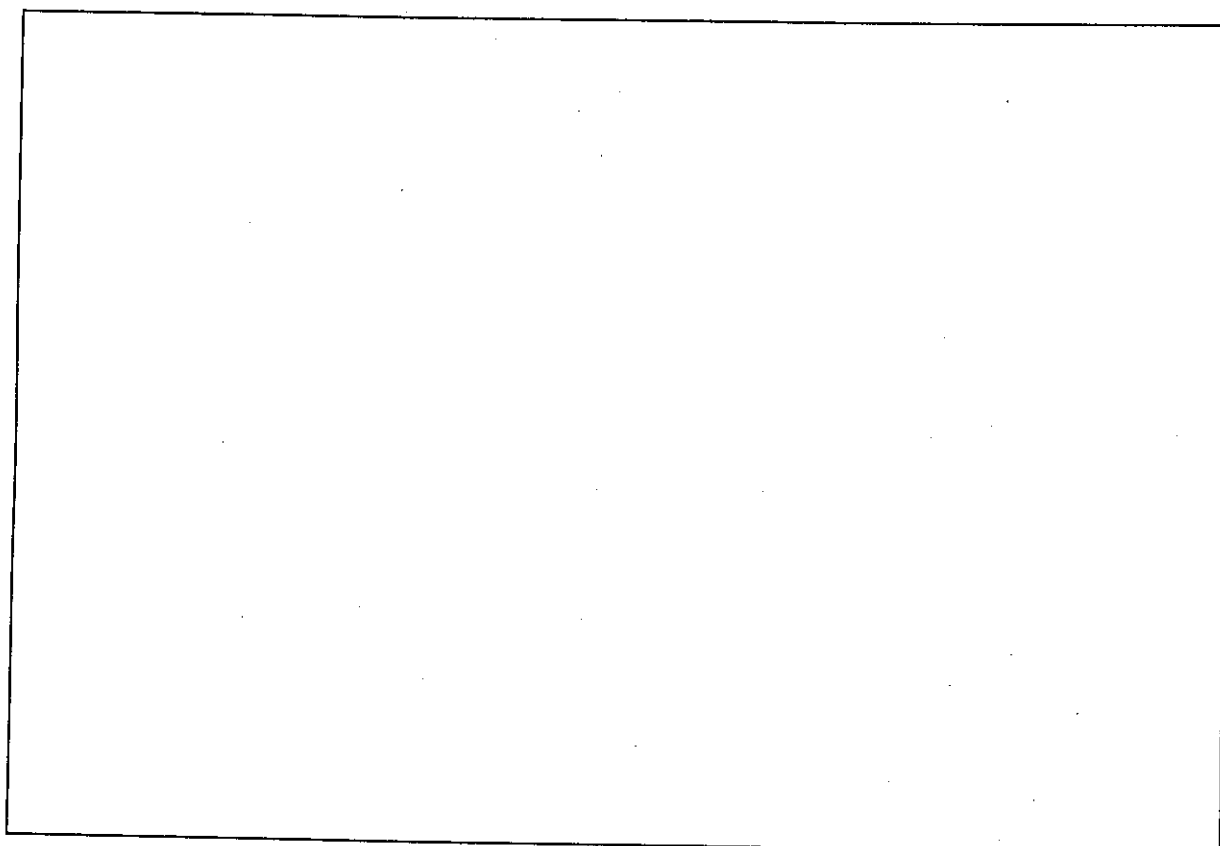
**PROPERTY NO:** 105522                   **Title:**       CA 1 Sect A P/B T/RH

**PRECINCT:**

**MELWAY REF:**    191 B5

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   B - Regional significance



**DESCRIPTION:**    This is a very intact church featuring a few local idiosyncracies such as asbestos cement sheeting and hiproofed extension. The windows are unusually long, containing ten panes with some casements. The sills continue around the building as string coursing dividing the asbestos-cement sheeting from the wooden lower section. The roof is steep in pitch with a Dutch gable at the facade end.

**HISTORY:**         This church was erected by thirty volunteer helpers over two days in 1935 and opened by the Reverend D. A. Cameron in the following year.(1) The designer is unknown.

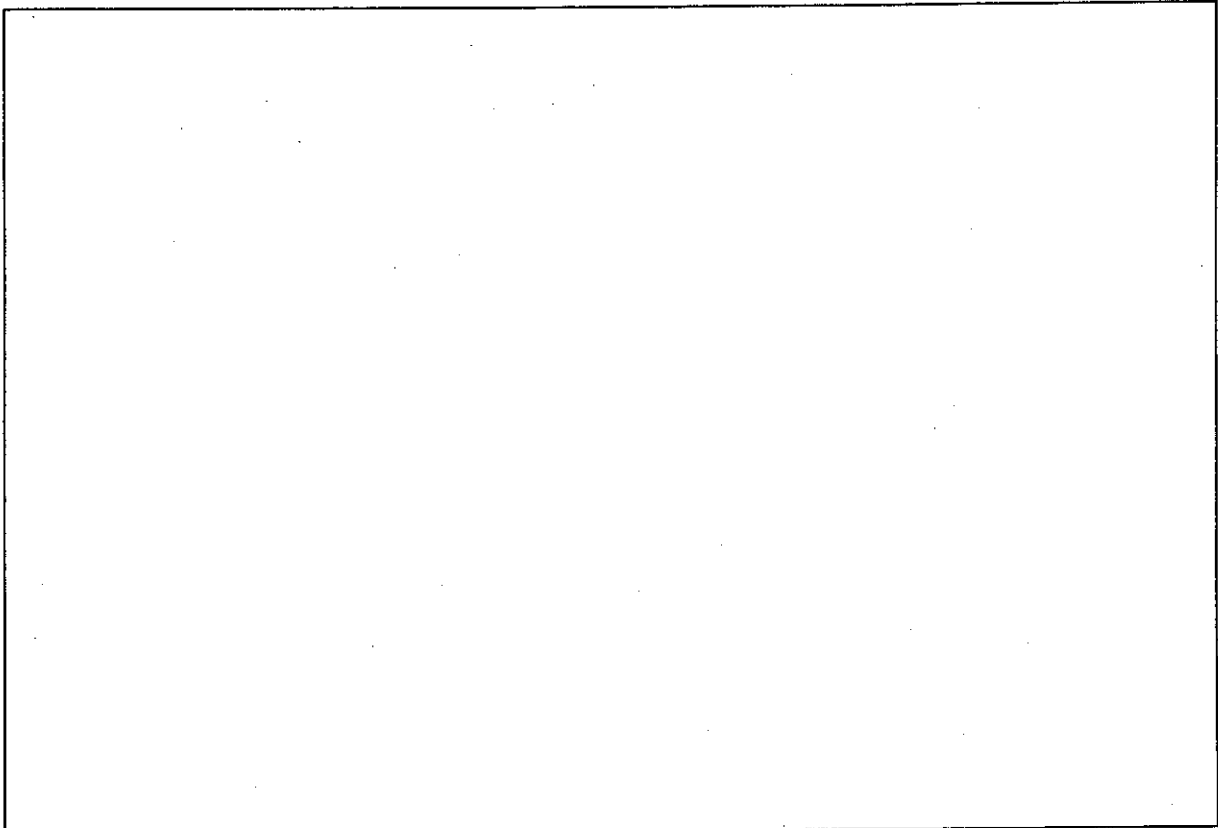
**SIGNIFICANCE:**   The former Presbyterian Church is significant regionally as a distinctively designed building which is a tribute to the efforts of the Red Hill community at the time of construction in 1934. It has historical and social significance and continues to be used by the Uniting Church today.

**SOURCES:**         -

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**Significant Sites and Areas**

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**NAME:** House  
**ADDRESS:** Mechanics Road  
Red Hill  
**PROPERTY NO:** 105525 **Title:** Pt CA 14A  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance



**DESCRIPTION:** This house is quite obscured from the street due to established garden plantings around the house on all sides. The basic form of an Edwardian villa has been added to over the years with a relatively recent new verandah returning on one side. There is a wall of established cypresses on the Mechanics Road border of the property.

**HISTORY:** This was built in 1925 by W. Littlejohn for K. Cleine. P. C. Cleine was a later owner who also owned Tree Tops.(1)

**SIGNIFICANCE:** This weatherboard Edwardian villa is locally significant as one of the oldest and most substantial residences in this part of Redhill. Its location is important as evidence of a period of development in the area as an orchard and farming district when Mechanics Road was a major thoroughfare.

**SOURCES:** [1] Shire of Flinders Rate Books.  
[2] Personal knowledge, Keith Holmes.

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**NAME:**                   **Red Hill Hall**

**ADDRESS:**                               Mechanics Road  
  Red Hill

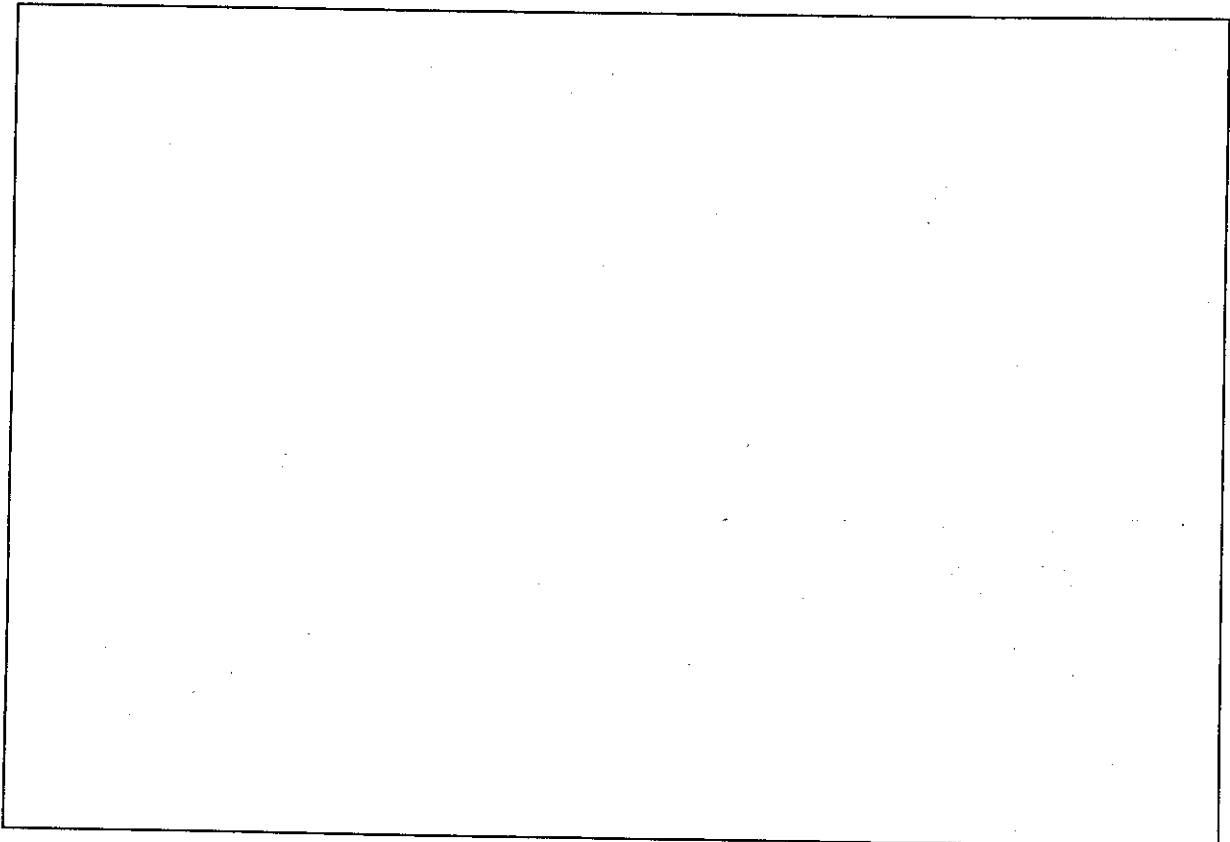
**PROPERTY NO:** 105518\*                   **Title:**       1-3 SN B P/Bal

**PRECINCT:**

**MELWAY REF:**

**HERITAGE RECOGNITION:**

**LEVEL OF SIGNIFICANCE:**   C - Local significance



**DESCRIPTION:**   The weatherboard roof is constructed on concrete pillars with a broad trussed roof. The interior features a hip ceiling clad in beaded pine boards continuing down the walls. The north west wing extension is externally clad in fibreboard halfway with a hip roof. The other end of the building attaches a skillion kitchen with brick chimney.

**HISTORY:**        The building was built in 1922 according to Marjorie Cleine of Tree Tops cottage opposite. It is believed to have been built as a community hall. Further research is required to ascertain the primary uses of the building.

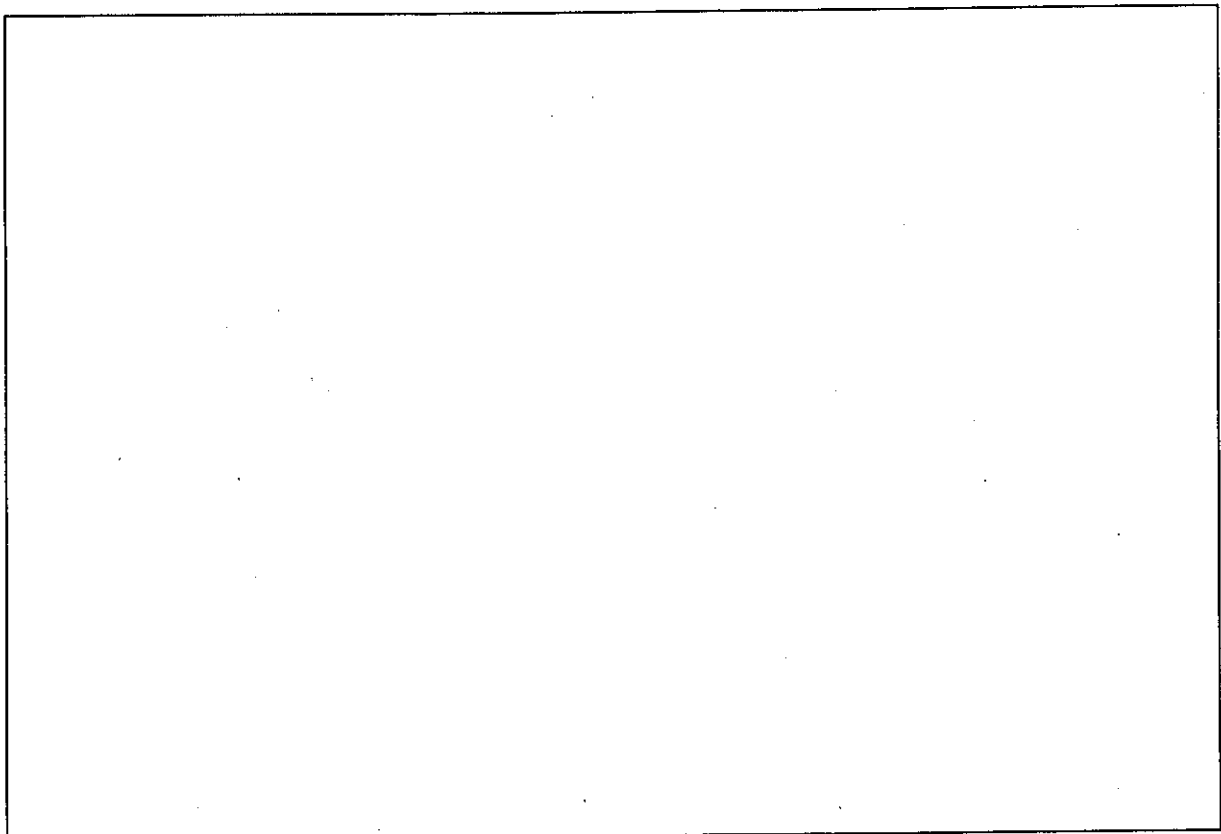
**SIGNIFICANCE:**   The Red Hill Hall is locally significant as an important centre of social activity since the 1920s and one of the few civic buildings to have been built at that time. Its construction is typical of many local buildings both residential and institutional.

**SOURCES:**        -

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**NAME:** Poets Cottage  
**ADDRESS:** 669 Melbourne Road  
Sorrento  
**PROPERTY NO:** 138978 **Title:** Lot 1 LP81461  
**PRECINCT:**  
**MELWAY REF:**  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local significance

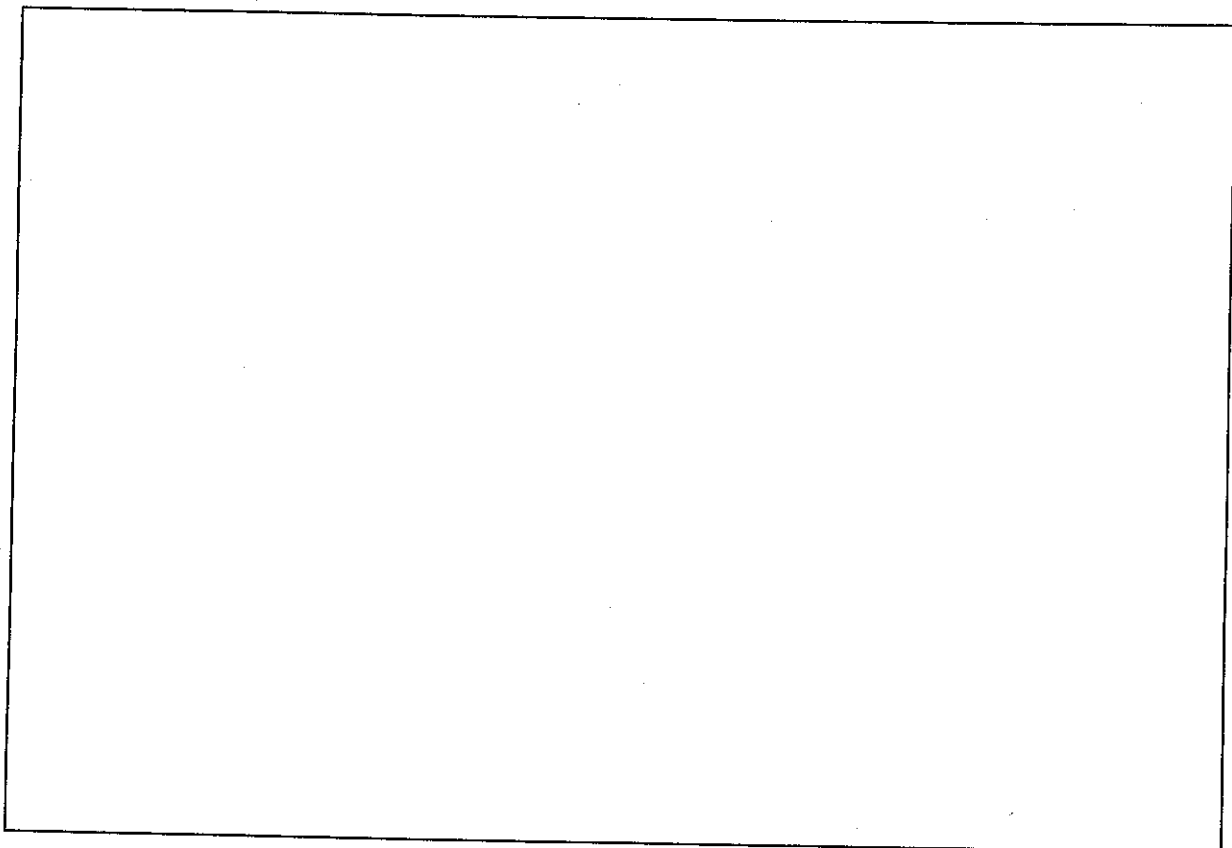


- DESCRIPTION:** This simple rectangular house is raised on its footings with a return verandah which appears to be new as does the wall cladding. An attic storey has been added.
- HISTORY:** This building is believed to have been transported from Portsea and re-erected by builder Charlie Young, according to the present owner. A rate book search locates the building at 9 Wattle Grove Portsea which appears to have been constructed in 1914 on the site of a lime kiln which had occupied the site from around 1883.(1). Ownership of the building is listed first as belonging to C. King or Dr A. Stevens. Further research is required to verify dates and historical associations.
- SIGNIFICANCE:** Poet's Cottage is of local significance due to its associations with a Portsea kiln site, however, further research is desirable to verify the assumption that this building was moved to the current site. The fabric of the building appears to have been substantially replaced, possibly during the relocation process, reducing the design and research significance of the building.
- SOURCES:** [1] Shire of Flinders Rate Books.

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**NAME:** Cottage  
**ADDRESS:** 737 Melbourne Road  
Sorrento  
**PROPERTY NO:** 139010 **Title:** Pt Lot 17 LP192  
**PRECINCT:** S1 - Sorrento Township and Clifftop  
**MELWAY REF:** 157 B10  
**HERITAGE RECOGNITION:**  
**LEVEL OF SIGNIFICANCE:** C - Local Significance



**DESCRIPTION:** Halfway Cottage is a delightful timber cottage with an asymmetrical facade of very modest proportions on a corner site which reveals its many additional roof forms. The original gable roof appears to cover two rooms with a kitchen skillion addition marked by a red brick chimney, then a further skillion with a substantial cement rendered brick outbuilding to the rear. The brackets and detailing to the front verandah are Edwardian and the building has been re-roofed.

**HISTORY:** Oral sources suggest that the cottage was brought to this site by George Ogilby, a slaughterman and rabbitier, from his work site at Clark's slaughter yard in Blairgowrie, probably between 1900 - 10. The asymmetrical facade and modest scale of the building suggest a much earlier construction date. George Ogilby lived in the main three room section and his daughter Florrie, with her husband Arthur Stranger, lived in the cement rendered outbuilding to the rear. Stranger who worked at Fort Nepean, constructed this section c1940. It seems that Halfway Cottage was owned by Ogilby and his descendants for about 60 years.

**SIGNIFICANCE:** Halfway Cottage is of local significance because it retains its modest proportions and

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collection of roof forms made more visible by the corner site. Its long association with George Ogilby and his descendants adds to its significance.

**SOURCES:** [1] Shire of Flinders Rate Books.