

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: SHAG ROCK, LATER BIRD ROCK  
off ESPLANADE, Mount Martha**

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TYPE: HISTORIC SITE  
MELWAY MAP REFERENCE: 145 B6  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

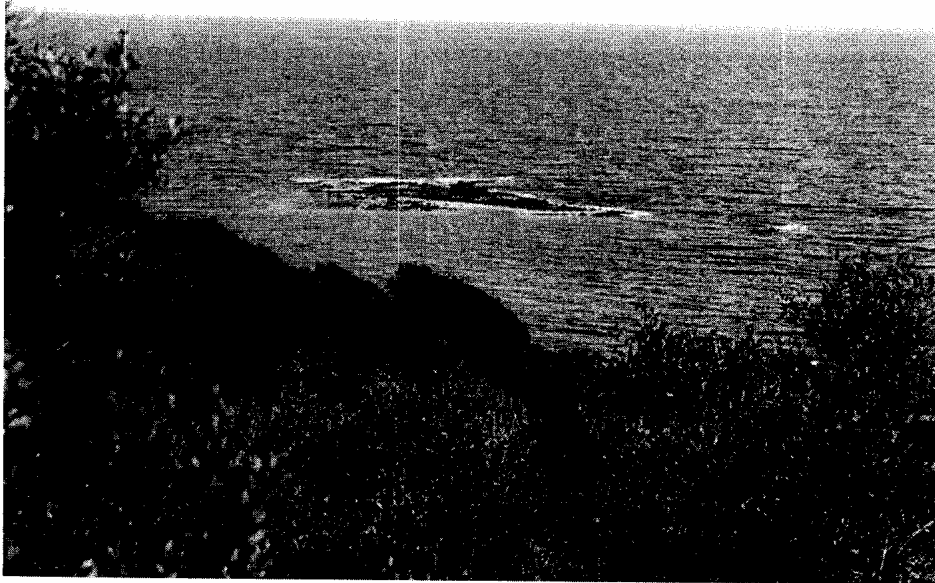
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**THRESHOLD DATE:**

1802

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

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**HISTORICAL THEMES REPRESENTED: 1.1**

EXPLORATION & CULTURE CONTACT (Evidence of contact between Europeans and Aboriginals during exploration and early settlement; early survey; early exploration)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.1, 3.1, 3.4**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Matthew Flinders, in 'HMS Investigator', landed at Bird Rock, near Mornington on 28 April 1802 and walked around to Schnapper Point to make his first survey of Port Phillip bay.<sup>1</sup> The rock was called 'Shag Rock' in the Commander Cox detailed survey of the coast in 1862 and the pamphlet 'How to Enjoy a Trip down the Bay..' of 1907<sup>2</sup>.

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**DESCRIPTION**

This is a flat-top rock which lies out from the beach and has thus been the constant habitat for various sea birds since first recorded by Europeans.

**SIGNIFICANCE:**

This landform has been a landmark since the coast was first surveyed and remains a distinctive form among other formations among the cliffs. It is a reminder of early exploration and settlement and hence is part of a group of significant coastal sites within the State which have been cited in explorer's journals and provide an invaluable setting for any form of comprehension of this first point of contact.

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<sup>1</sup> Leslie Moorhead, 'Mornington in the Wake of Flinders, Historical Survey' 1971, p. 21  
<sup>2</sup> CPO CS22

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**NAME: PATENT SEPTARIA CEMENT CO. WORKS & FOSSIL SITE  
off FOSSIL BEACH, Mornington**

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TYPE: CEMENT WORKS, FOSSIL SITE  
MELWAY MAP REFERENCE: 145 B5  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 3420

**CREATION DATE:**

1862c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

PATENT SEPTARIA CEMENT CO.

**OTHER ASSOCIATIONS: MORNINGTON SHIRE**

**DESIGNER:**

ROBERTSON, JAMES M

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**HISTORICAL THEMES REPRESENTED: 2.4, 4.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.1, 3.2, 4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

The need for a local cement/lime supply inspired the architect James Moller Robertson to apply for a local patent for its manufacture in October 1861. The Patent Septaria Cement Co. called tenders for supply of machinery and grinding stones, the erection of the kilns, tanks, jetty and sheds also 500 tons of firewood in 1862. This signalled the operation of their new works and the first lime shipment was sent to Melbourne in October 1862<sup>1</sup>.

The process involved crushing nodules of marble or Septaria found in local limestone and mixing it with lime and silica to produce hydraulic lime<sup>2</sup>. Production ceased in 1863 because of costly manufacturing and a dearth of local septaria. After that date it was used as a destination for excursions by naturalists and others, particularly geologists. The noted geologist, Grant, pronounced it as 'one of the best collecting grounds in Australia' in 1902<sup>3</sup>. A painting of the site from around the 1870s provides a valuable record of its form as well as an indication of its interest to tourists<sup>4</sup>.

Subsequently the Mornington Shire cemented over one of the kilns for its use as a picnic area in 1879, in 1927 built the access road and constructed a fireplace on the levelled kiln in 1941 to serve the picnic area<sup>5</sup>.

The complex consisted of two kilns, a washing table, wash mill, channels and the remains of a jetty in the early 1970s. Since a toilet block has been built by the Mornington Shire where the washing mill and settling tanks were and the kilns have been overgrown and partially dismantled.

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**DESCRIPTION:**

The easily accessible evidence of the works appears to now consist of rubble freestone structures built into the hillside as kilns but since depleted and filled in with earth subsidence and overgrowth. A depression along the foreshore indicates an early path to the works while the relatively recent adjacent basalt sea wall is also of note (although typical along the shire's foreshore and possibly constructed over part of the works) with its cement cappings and dressed stone steps.

The works remnants consist of building bases, parts of two stone kilns (one large with Christie Wallyford Brickworks, Scotland, fire bricks; one smaller which was part dismantled and cemented over in 1879 for a picnic area and a Hoffman kiln red brick fireplace built there in 1941 by the Shire), a retaining wall working platform and cart track to top of kiln, a washing table, a 19 feet diam. wash mill with connected settling pans, deep below-ground tanks, a small well, boiler housing, numerous channels and traces of the granite base to the loading jetty<sup>6</sup>.

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1 Moorhead p.92f  
2 see NTA file 3420  
3 'Views in and Information About Mornington..' MPHS collection  
4 Moorhead.pl.16  
5 ibid.  
6 see McMillan in NTA file 3420 1985; see also Culican & Taylor, 1972

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**CONDITION:**

A road has been built down to the site and a carpark placed on part of it, an unrelated toilet block has been built on another part of the complex c1970 and much of the rest of the site is overgrown, with the rubble stone walls eroding and reputedly suffering vandalism.

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**SIGNIFICANCE:**

This site has State significance as the earliest surviving cement manufacturing complex in Victoria and shows a pioneering spirit given the extent of the undertaking, its isolation and distance from markets. It has also been the site of geological excursions over a long period to examine its valuable fossil deposits and used as a picnic area at least since the 1870s.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: HIGH CLERE**  
**447 ESPLANADE, Mount Martha**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 150 F2  
SURVEY DATE: 1993-4

**CREATION DATE:**  
1935c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: HAMILTON, ROBERT B**

**DESIGNER:**

HAMILTON, ROBERT B

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

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**HISTORY:**

High Clere was built for and designed by the noted architect, Robert Hamilton in the English cottage mode<sup>1</sup>. Hamilton had sold Melrose (later Maryport Guest House) to Eric Dowdle in the 1930s and built this house near. True to the adopted Old English style and the architect's keen interest in medieval domestic English architecture, the house was once thatched, with the hatch being placed over the top of a standard corrugated iron roof and a special watering system installed to ward off fire<sup>2</sup>. Hamilton designed other houses in the area and was well-known in both Melbourne and Mount Martha society circles.

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**DESCRIPTION:**

Having the appearance of an English Medieval house (13th-15th century), with the helm hipped vast roof form the dormer and attic style roof windows, the house is easy to imagine as having been thatched. The dark stained boarding add to this Old English character, as does the use of clinker brickwork for the chimneys.

Nearby cypress and cordyline are indications of the former garden which appears to have been subdivided.

**CONDITION:**

The Metal roofing reputedly covers the original thatch.

**SIGNIFICANCE:**

High Clere is significant within the Mornington Peninsula for its architectural distinction, as externally well-preserved, extensive and prominently sited example of an Old English style beach house designed by the foremost designer of this idiom, Hamilton, for his own use. Details such as the thatched roof are of particular interest and rare for the period but illustrate the dedication of the designer to achieving an authentic example of the style.

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<sup>1</sup> A Dowdle, pers.com., further dating needed using rate books

<sup>2</sup> *ibid.*

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**NAME: MOUNT MARTHA HOTEL, LATER MOUNT MARTHA HOUSE  
468 ESPLANADE, Mount Martha**

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TYPE: HOTEL, GUEST HOUSE, TREES  
MELWAY MAP REFERENCE: 144 H12  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt.CA36

**PRECINCT:**

Esplanade Mount Martha Foreshore Landscape Precinct

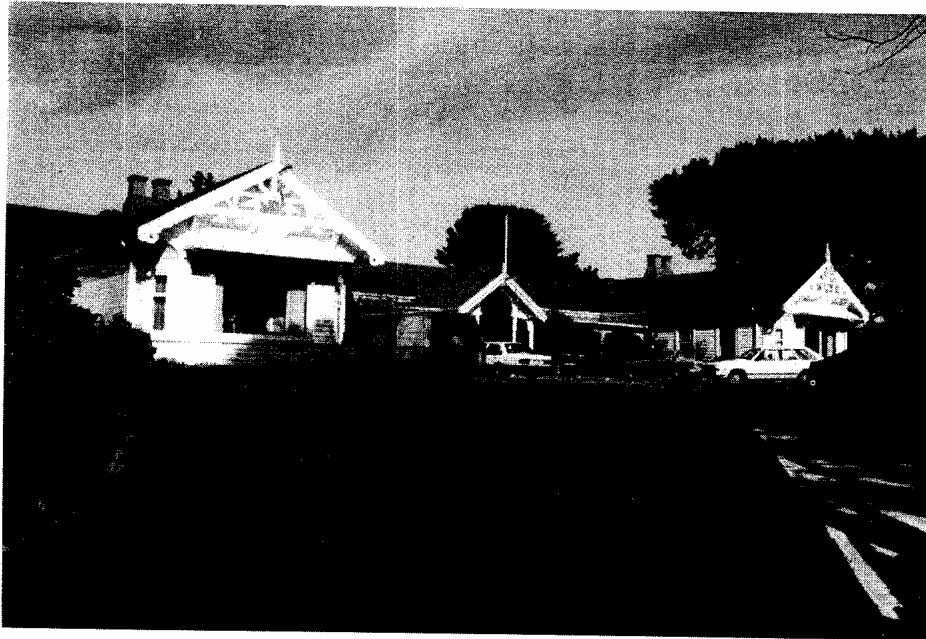
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1889

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

MOUNT MARTHA ESTATE COMPANY

**OTHER ASSOCIATIONS: ETZENSBERGER, ELSIE**

**DESIGNER:**

TAPPIN GILBERT & DENNEHY

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**HISTORICAL THEMES REPRESENTED: 4,3,6,4**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,3,2,1,3,1,3,2,3,3,3,4,6,2,6.**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This former coffee palace was erected on a five acre site for the Mount Martha Estate Company by 1890. It was shown in the estate brochures, set to the north of Watson's villa (Melrose) and at the north-western tip of an extensive bayside residential subdivision which went as far as Bay Road on the north, the Nepean Highway on the east, and Park Road on the south<sup>1</sup>. Designed in an organic layout by Allan & Tuxen Bros., the estate layout was distinctive and reminiscent of the later Ranelagh estate, Mount Eliza. The Mount Martha Hotel is shown in a photograph at the north end of part of the Esplanade, captioned 'Esplanade Drive. Two Miles Long...' which then appeared to halt at Bay Road<sup>2</sup>.

The hotel design was by the noted architects, Tappin Gilbert & Dennehy who called tenders for a wooden hotel at Mount Martha in 1889 and who later designed Byron Moore's house, The Chalet (q.v.) as the firm of Reed Smart & Tappin<sup>3</sup>. The competition conducted by the company in 1891 for model houses for the estate was judged by the architect GG Inskip and won by Allan C Walker, showing the commitment to good design on the estate for public and private buildings<sup>4</sup>.

The Mt Martha coffee palace was a 'commodious structure in the cottage style rectangular in shape and enclosing a large open square and giving accommodation for nearly 100 guests' and a guest house more than a hotel, its cottage design well-suited to the rural landscape of Mt Martha<sup>5</sup>.

The building had several features to commend it, including a design that ensured light and shade in every room, and which projected 'noisy' rooms', such as the drawing room, kitchen and billiards room, at right angles to the main house so that guests would not be disturbed.

In 1890 the Mt Martha Hotel provided playrooms for children, including a covered asphalt space. The parlours of the hotel were 'fitted up in cool and dainty muslins and natural woods, and broken into charming nooks and corners by Moresque arches and pillars'<sup>6</sup>.

The hotel was operated in 1893 by a Miss Buckley<sup>7</sup>. The 'Victorian Post Office Directory' of the early 1890s list Miss Johanna Buckley at the Main Point Hotel, South Melbourne and Rebecca Buckley as a Bairnsdale boarding house keeper and possibly the former was the keeper at Mount Martha<sup>8</sup>.

Madame Elsie Etzenberger (or Epsenberger) who also lived in Granite Cottage also once owned and ran the Mount Martha hotel from c1900, replacing William Detmould as the licensee and Sir Malcolm McEachern, as the rated owner<sup>9</sup>. Previously she had been in charge of Gracedale House,

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1 'Mt Martha Sur Mer', end pages  
2 *ibid.*, p.6  
3 BEMJ 31.8.1889 sp.3  
4 BEMJ 7.3.91/91  
5 'Mt Martha Sur Mer', p11; Moorhead, p.155  
6 *ibid.*, p.9  
7 RB1893-4.81 (only book 1886-1900)  
8 WD1893-4, 1895-6  
9 Bob Barker, pers.com.; RB1900-1,388; see Moorhead, p.155

Shire of Mornington Heritage Study  
Significant Sites & Areas

Healesville<sup>1</sup>. When the First War broke out her German (Austrian) origin may have inspired her to shift house<sup>2</sup>.

After that, Mrs Annie Ferrero operated the Mount Martha Hotel (Arino, Glen and Tweedy? Ferrero) where she was assisted in her later years by a New Zealander, William Birdling (1920s). The Mt Martha Hotel continued to function as a guest house until World War Two and the arrival of the AIF in Mount Martha.

The army's occupation of Mt Martha was not confined to the Balcombe site. Wives of Australian servicemen, for instance, were accommodated at Grandview, a Mt Martha guest house and Mt Martha House was also occupied<sup>3</sup>. After the arrival of US troops in the Pacific, Balcombe Camp was used as a rehabilitation centre for them. Camp Manyung, at Mt Eliza, was also used for such a purpose. The Army purchased the Mount Martha Guest House and 2.03 ha in 1951 which became No. 30 W.R.A.A.C. Barrack for the next twenty years<sup>4</sup>.

The Shire of Mornington purchased the building, then the former WRAAC Barracks, in 1978 and advertised for expressions of interest by community groups<sup>5</sup>. One response was from the Mount Martha Bowls Club who thought that part of the site would be an admirable location for a bowls club, involving the building of a club house and new rinks<sup>6</sup>.

The Shire's proposed development plan showed two rinks built on the garden next to two tennis courts, the removal of garages and store sheds and the construction of a 69 car carpark<sup>7</sup>. The Shire however had a better site for the club in Watson Road and the club was content with access to meeting rooms prior to the erection of their clubhouse<sup>8</sup>. Other interested groups included the Red Cross, the junior football club, rotary, the homing club, tennis club, cricketers and the Anglican church as a service centre. Many others applied.

The plaque commemorating the opening of the centre in July 1979 stated:

...This building was erected in 1901 (sic) as a hotel/guest house. During the period 1939-1976 it was used as an army establishment (WRAAC Barrack) and was purchased by the Mornington Shire in 1978...

The two large wells reputedly at the rear have since been filled in (or overgrown) being in the yard of a house built c1955<sup>9</sup>. The spring to the south has since dried up but was once a good source despite the location of the Mount Martha House men's toilets nearly on its banks. Alan Dowdle recalls that, as with the Mornington Royal Hotel, a windmill was erected near the beach opposite the former store site and near the carpark, to supplement the water supply to Mount Martha House during the Ferrero occupation. The water was found to be too brackish<sup>11</sup>. This is shown in the estate brochure published in 1891.

Mt Martha remained, until very recent times, a seaside resort, relying on Mornington for community and commercial facilities. A focal point, referred to in tourist brochures from the end of last century until the middle of this century, was Mt Martha House, but it was a focal point for travellers, a place where the coach stopped and the telegraph was connected, and not a community centre<sup>12</sup>.

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**DESCRIPTION:**

This former coffee palace was designed in a typically picturesque timber style for the then relatively remote resort. The gables and ornamental fretted detailing suggest the type of Swiss chalet architecture also seen at retreats like Mount Macedon. It also resembles the prize-winning designs for houses on the Mount Martha estate illustrated in building journals of the 1890s.

Unlike contemporary summer hotels such as the picturesque Braemar House, on Mount Macedon, this building was part of an ambitious and large residential estate which was to be unmatched in concept (in terms of building large public facilities as well as providing the land) in a Victorian seaside estate until Griffin's Ranelagh, sold c1924.

Set on an E-plan, the weatherboarded building has two projecting wings, reputedly to house noisy activities like billiards, and a central gabled entry porch attached to the front verandah. Brick, squat chimneys have grouped shafts, in the Elizabethan manner, while the timber gable details resemble European Medieval domestic precedents.

The window openings have been altered but otherwise only details have changed to the exterior as viewed from the Esplanade. There is a garden of remnant trees, golden cypress, Monterey pines and cypress, which probably date from this century.

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- 1 WD1899-1900
- 2 B Barker pers.com.
- 3 Moorhead, p.209 says Mount Martha House by US Marines but denied by B Barker pers.com.
- 4 FN4.3200.46600 title
- 5 Leader 21.12.78
- 6 letter to SOM 9.12.78
- 7 plan 326/cb/4, 26.6.78
- 8 letter to Shire 13.12.78
- 9 file note
- 10 Barker pers.com.
- 11 A. Dowdle, pers.com.
- 12 EH

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Externally, the main window openings of the projecting gabled wings once had mullions and casements (with toplights) and intricate coloured leaded glazing while window hoods have been added early this century in a related manner<sup>1</sup>. Some new but matching openings have been made in the front walls and the arched chimney pieces on the north and south wings have been truncated to form two stacks. Another southern chimney has been removed. Some slatted balustrading has also been removed but otherwise the main external decorative detailing and form have been retained.

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**SIGNIFICANCE:**

The Mount Martha Hotel is significant within the State as an externally near complete ornamental 19th century timber seaside hotel in a style which preceded Edwardian residential styles (Queen Anne revival) and reflected its bushland location. It parallels other picturesque timber hotels in mountain resorts such as at Mount Macedon and Healesville but is distinguished as a vital part in an ambitious and innovative model seaside estate which used the best design talents in the State for its planning and building design.

Subsequently it has played a long public building role in the peninsula as both a guest and hotel and is one of the few built reminders of the AIF and American armed forces occupation of Mount Martha during World War Two.

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1 'Mount Martha Sur Mer' photo

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**NAME: MOUNT MARTHA HOUSE GATE LODGE, LATER MELROSE GATE  
LODGE, LATER GRANITE COTTAGE.  
476 ESPLANADE, Mount Martha**

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TYPE: GATE LODGE, HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 C4  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mount Martha Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

c1881-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

WATSON, ROBERT

**DESIGNER:**

BESWICKE, JOHN

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**HISTORICAL THEMES REPRESENTED: 4.1,6.4**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:2,2,3,1,3,2,3,5**

AGE (The site is comparatively old, judged within major development eras)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

This house is marked on early Mount Martha Estate plans at the corner of Bay Road, including the 1891 plan<sup>1</sup>. It was not shown on Cox's 1862 plan<sup>2</sup>. It is thought to have been one of the two gate houses or lodges for Watson's Melrose (see Lodge Corner) and hence probably built with the house from 1881 to the design of John Beswicke<sup>3</sup>. It was later owned and occupied by Elsie Etzenberger (see Mount Martha Hotel) early this century until c1924, then the Alston, Carnegie and Fairbairn families owned it in conjunction with Green Gables (q.v.). The original structure was of granite and two rooms. The present owners renovated the house about 12 months ago<sup>4</sup>.

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**DESCRIPTION:**

There is a stone (quarry-faced) section at the rear of this house but the front and side have been added to in timber during c1915- 25. It has a shallow gabled roof profile (with half-timbering) and Edwardian pattern chimney. The garden consists of mature flowering gums, banksias, jacarandas, a Cecil Brunner rose, and a fruiting mulberry.

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**CONDITION:**

The house has been significantly altered early this century and more recently.

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**SIGNIFICANCE:**

This cottage is significant within Mount Martha and the Mornington Shire as the only remnant of the notable Mount Martha, later Melrose House complex whose owner Robert Watson was so closely involved with the 19th century development of the Mount Martha area.

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1 'Mount Martha Sur Mer' plan held  
2 CPO CS 22  
3 MUA I; Barker, pers.com.  
4 Belts pers.com. to SOM

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**NAME: BRIARWOOD COTTAGE**  
**558 ESPLANADE, Mount Martha**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 145 B8  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1  
LODGED PLAN: 13124

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1940

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER: WARD-AMBLER, MRS CECILIA**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,6,2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This property was owned by Cecilia & Cyril (company director) Ward-Ambler of Caulfield in the early 1970s who sold part of it<sup>1</sup> to Markham & Pauline Lewis of Mount Martha. The Ward-Ambler executors sold another part (the rear lot) to William & Joyce Larkin in the early 1980s<sup>2</sup>. A Ralph Ward-Ambler was noted as a successful businessman of the 1980s, the managing director of the hardware retailers, McPherson's and was appointed to the chair of the Management & Investment Company Licensing Board<sup>3</sup>. He may have been connected with Cecilia & Cyril.

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**DESCRIPTION:**

This is a one and two storey Old English style house with varied roof and room forms, a rubble stone chimney and terra-cotta roof shingles promoting the earthy picturesque qualities of the design. Half-timbered walls, multi-paned glazing and stained boarding also follow the Tudoresque manner of the style.  
The garden is also of note as of the period (local importance) with later plantings.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

This house is significant within the Mornington Peninsula as a picturesque and unusually complete example of the Old English style which is distinguished by the use of natural materials, varied roof and room forms and half-timbering, combining to present a convincing interpretation of an English medieval house in a garden setting typical of its era.

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1 lot 1/13124  
2 pt92/13124; thought to have been occupied by a secret service agent- Bob Barker, pers.com.  
3 see SLVBI cites 'The Age' 2.2.84/18 & biog. file, 'The Herald' 4.6.83/15

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: CRAIGIE LEA**  
**565 ESPLANADE, Mount Martha**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 145 B7  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA11/25

**PRECINCT:**

Esplanade 19th & early 20th century Summer House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered);  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1863,1877

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\* ?**

(Multiple elements in a site may have differing heritage values, listed in element order)

Important to the Mornington Peninsula

\*Further investigation required

\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER: MORRISON, ALEXANDER**

**OTHER ASSOCIATIONS:**

MYER, NORMAN; DOWD, BERNARD

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,2,2.1,3,1,3.5,3.6**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Craigielea was built for Dr. Alex Morrison (Scotch College head from his arrival in 1857) in c1863 and has been owned since by the Hooper (of JH Hooper & Co.) and Norman Myer families. Myer sold it to Bernard Dowd c1946 when the land size was still 14 acres<sup>2</sup>. Dowd was linked with the Hickory undergarment company and as a result Miss Australia functions were reputedly held there<sup>3</sup>.

Dr. Alex Morrison LLD was listed in the 1862 rate book as owner of 4 acres cultivated land and 8 acres of pasture but no improvements were listed<sup>4</sup>. The 1862 Cox plan of the area shows the cultivated paddock, in three segments, with a small building on the south boundary of the middle paddock<sup>5</sup>. A little off shore to the north was Shag Rock (later Birdrock beach?)<sup>6</sup>.

The next year noted some improvements to the property but the rate book did not specify what although one entry for Morrison & Henderson described a brick house of 7 rooms, possibly being the first stage of Craigielea<sup>7</sup>. In 1864 it was a brick house, garden and stables. By 1865 it was listed as 6 room brick house on 14 acres<sup>8</sup>.

By the late 1870s the house has more than doubled in size (13 rooms- added storey), with stables and a two-room gardener's cottage in the grounds<sup>9</sup>. It is probable that the present form of Craigielea was created then. Under Howard Morrison's brief tenure (c1903-11), it was listed for the first time as Craigielea<sup>10</sup>.

One of the more recent owners, RW Dowd, nominated the garden for classification by the National Trust in the late 1970s, noting the plantations and drive<sup>11</sup>.

**Alex Morrison (1829-1903)**

Morrison and his brothers were all well-respected teachers in Scotland. First two of his brothers and then finally Alex himself, were approached by the Free Church's Colonial Committee who in turn had been asked by the Presbytery in Victoria to select a principal for Scotch College. The first head, Robert Lawson had resigned<sup>12</sup>. Under Morrison's leadership the enrollment rose to over five times its original number within 3 years. Throughout the rest of the 19th century the figure was high, making it the largest church school in Australia and the vehicle for many innovative additions to its curriculum<sup>13</sup>. After receiving a honorary doctor of laws at both Aberdeen and Melbourne Universities, he was invited to join the University Council where he exerted great influence<sup>14</sup>. He was active in federation, the Aborigines Protection Board, the Teachers Training College and the Blind Asylum. His wife Christina died in 1883<sup>15</sup>.

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1 brochure; NC; Bob Barker, pers.com.; RB1911-12,347a 1st Hooper

2 RB1946-7,3826

3 N Dodd pers.com.

4 RB1862,284

5 CPO CS 22

6 ibid.

7 RB1863,277-8

8 RB1865,306; RB1874-5,630

9 RB1877-8,709; see RB1884-5,1069

10 RB1905-6,361

11 NTA nomination form

12 ADB 5,295

13 ibid.

14 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

Morrison was active in Mornington's early history, aiding in funding the footballers' memorial. He was included in the government party for the opening of the railway in 1889 and prominent in the local Presbyterian church.

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**DESCRIPTION:**

This is a large two-storey stuccoed but altered Italianate styled house with historical significance and mature locally important garden (inspection required). It has been described as being of brick, with 5 'beautifully proportioned reception rooms' (drawing, dining, library, study, summer room), at least two open fire places, 7 bedrooms, 6 bathrooms, and a caretaker's flat. There is a workshop, glasshouse, fernery, gardener's cottage, garage complex and a 'magnificent garden setting, expansive lawns and mature ornamental trees and shrubs'<sup>1</sup>. The garden includes Monterey cypress, and hedge/row with alternating poplar and 'Araucaria heterophylla'. Opposite is Craigie or Morrison's beach with indigenous plantings and immature Monterey pines on the foreshore also boat/bathing houses on the beach.

---

**CONDITION:**

The house has been altered with new openings evident (inspection required) along with different garden eras.

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**SIGNIFICANCE:**

Craigie Lea and its garden are significant within the Mornington Peninsula as the summer home and environs of many prominent Victorian families, spanning from the first construction stage in 1863 until relatively recently, each occupation having left behind alterations which, nevertheless, have not altered its original 1877 external form (inspection required). It represents one of the earliest group of summer houses (no major farm connection) in the study area. Trees of individual significance may survive on the property.

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<sup>18</sup> *ibid.*  
<sup>1</sup> sale brochure from owner, copy held

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**NAME: WOODCLYFFE COTTAGE**  
**594-8 ESPLANADE, Mount Martha**

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TYPE: GARDEN HOUSE  
MELWAY MAP REFERENCE: 145 A8  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 17-18/25  
LODGED PLAN: 7859?

**PRECINCT:**

Esplanade 19th & early 20th century Summer House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1874c ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,R ?**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Further investigation required

**FIRST OR MAJOR OWNER/OCCUPIER: MURPHY, SIR FRANCIS**

**OTHER ASSOCIATIONS: TOLHURST, ALFRED & E**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3,2.1,3.1,3.5,4.2,6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The property is shown on Cox's 1862 plan as two buildings, the larger one at the front being about the size shown elsewhere on the map for a house<sup>1</sup>. The first rate entry (1863) for this site appears to be in the name of John Connell, one of Mornington's staunch Presbyterians<sup>2</sup>. A brick and wooden house of six rooms stood on the site in 1863<sup>3</sup>. Richard Shann followed and may have carried out improvements in c1870<sup>4</sup>.

The pastoralist and parliamentarian, Sir Francis Murphy (first Speaker of the Legislative Assembly of Victoria) was the next early owner of what was described in the early 1870s as a 6 room brick house with stables and outbuildings sited on 14 acres<sup>5</sup>. The room number increased to 8 and Murphy had acquired the adjoining lot by the mid 1870s, increasing his land size to 26 acres<sup>6</sup>. It is likely that the present house form was created then, c1874.

The property was owned by the broker, Alfred Tolhurst from c1908 and Mrs E Tolhurst from c1924 into the 1950s. Some work was done then on the kitchen to the design of RS Demaine<sup>7</sup>. Ms Emily H Tolhurst died in 1957 and after her death Edward Tolhurst of Toorak, retired sharebroker, was the owner of what was some 23 acres (CA 16/25 see also 17&18/25)<sup>8</sup>. Subdivision was planned in the late 1970s<sup>9</sup>.

Owned over a long period, and eventually subdivided, by the Tolhurst family, this house is said to be the 'cottage' to the house further to the north and is currently owned by the Morpeth family<sup>10</sup>.

**Francis Murphy (1809-1891)**

Francis Murphy was born in Cork, Ireland, the son of the head of the Convict Transport Department<sup>11</sup>. A year after arriving in Sydney in 1836 he was made colonial surgeon for one of the colonial districts but soon left the civil service for a pastoral career. He married Agnes Reid in 1840 and left for Port Phillip six years later, helping with his brother-in-law's Tarrawingee run. He was elected to the first Legislative Council after separation in 1851 and was elected chairman of committees within the parliament<sup>12</sup>. He left his pastoral interests and settled on the banks of the Yarra at Abbotsford (Mayfield) where he was a neighbour of Georgiana McCrae, who was later of Arthurs Seat.

In the period 1856-71 he took the role of speaker in the Assembly which was the major accomplishment of his career. He was a founding member of the Melbourne University Council, a director of the National Bank, a trustee of the Public Library and was made a Knight Bachelor in 1860<sup>13</sup>.

He retired from most of his duties by 1871 (receiving a handsome parliamentary pension) and travelled in Europe 1876-1883, returning to full retirement. Of his family, one son Francis entered par-

- 
- 1 CPO CS22
  - 2 Moorhead, p.83
  - 3 RB1863.168
  - 4 RB1871.532 110 pounds from 86
  - 5 Moorhead, p.153; RB1873-4.577
  - 6 RB1874-5.635-6
  - 7 FN4.4200.59400. BA1155 1950
  - 8 *ibid* death 31.7.57
  - 9 *ibid*
  - 10 Bob Barker, pers com.
  - 11 ADB V5.316-
  - 12 *ibid*.
  - 13 *ibid*.

Shire of Mornington Heritage Study  
Significant Sites & Areas

liament, Herbert joined Mawson's Antarctic expedition and Frances married Herbert Henty (see Glynt)<sup>1</sup>. The notable Australian writer, Patrick White, is thought to have based the major character of his novel, *The Twyborn Affair*, on Herbert Murphy<sup>2</sup>.

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**DESCRIPTION:**

Woodclyffe Cottage is obscured from view but appears early and possesses ornament as well as a notable garden with mature trees (Monterey pine, cypress, a truncated Moreton Bay fig [*Ficus macrophylla*], large 'Phoenix canariensis' hoop and Norfolk Island pines) all in a large wild garden<sup>3</sup>. A view of the house in 1965 shows a stuccoed Italianate villa with a deep encircling bayed verandah, a Tudor pattern verandah frieze fretted from timber, and what appears to be symmetrically placed projecting room bays at either end of the house. Openings are full length, the windows being double hung and the main entry appearing to have side lights and panels<sup>4</sup>.

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**CONDITION:**

The main elevation of the house appears to be externally near original (inspection required).

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**SIGNIFICANCE:**

Woodclyffe Cottage is significant within the Mornington Peninsula as the summer house of Sir Francis Murphy and his family and is near externally complete to that era. The property is among the district's first summer houses and part of the Esplanade group of houses developed for the 19th century elite of Melbourne (inspection required).

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1    ibid.  
2    J Barnard, pers.com.  
3    inspection required  
4    MPHS collection Book 3, p.54

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**NAME: DAVA LODGE, LATER DAVA HOTEL (PART) AND CONIFERS  
610-614 ESPLANADE, Mount Martha**

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TYPE: TREES; CONVENT LATER HOTEL SITE & REMNANT STRUCTURE  
MELWAY MAP REFERENCE: 145 C5  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1 CA20,21  
LODGED PLAN: 80818

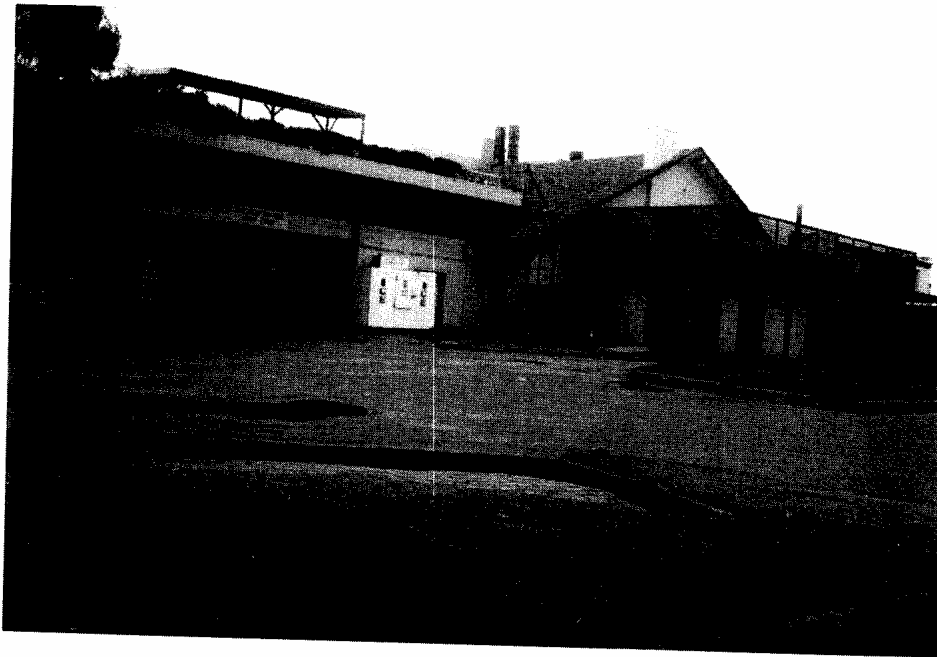
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1924c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L,L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

\* Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

SISTERS OF CHARITY, CATHOLIC CHURCH

**OTHER ASSOCIATIONS: ROSS, JOHN C**

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**HISTORICAL THEMES REPRESENTED: 4.3,4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 3.3,3.5**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Frederick Sargood's Ellerslie was thought to occupy this site in the 19th century, the house being two storey with a two level verandah and tower<sup>1</sup>. By 1920 Henry Sargood owned Sutton Grange and many lots on the estate but still owned Ellesmere, in Orrong Road Toorak<sup>2</sup>. Ellerslie may have become the home of the Collins Street sharebroker, Alfred R Clarke (Ellerslie) which was redeveloped for the Sisters of Charity in 1924. Clarke also owned other Esplanade frontages (65 acres lots 12-16/25) and another on the Dromana Road (52 acres, lot 5/25)<sup>3</sup>. The sisters, Anne Mary Daly, Mary M Healy and Mary Bruton were the new joint owners as nominated by the Order in the 1920s<sup>4</sup>. This building appears to have been used as a seaside retreat but church histories note that the Sisters also used a building at the Dava site as a boarding school for boys for a brief period (Padua Preparatory School for Boys)<sup>5</sup>. Leslie Moorhead also notes that the Order ran their school there when Frederick Sargood owned it (pre Clarke?) before transferring it to Verdun (later Ballochmyle, Beth Joseph), Tanti Avenue<sup>6</sup>. The Catholic Church redeveloped the convent and school complex in Tanti Avenue in 1924 which may have meant the transfer of the convent to this site<sup>7</sup>. In c1935 the Order sold 27 of their 35 acres to the adjoining owner, John Ross (of Koorootane, Esplanade), for £1100 and retained the buildings and 8 acres<sup>8</sup>. By 1940, Ross also owned the buildings and had redeveloped them as the Dava Lodge, a hotel and guest house. This part of the property was once combined with the nursing home further north (once the guest house wing), being the bar and beer garden section of the complex. By the 1940s, Dava Lodge included a nine-hole golf course to the north, both the course and hotel being owned by Ross<sup>9</sup>. An entry in an accommodation directory of the time noted the Dava as 'Dava Lodge and Golf House, Mornington Victoria's Most Popular Seaside Resort'. The promotional photograph was taken over the top of tennis courts (now carpark) towards an Old English style tiled roof building with contrasting timber strapping to gable ends and walls (north wing, now nursing home). It had 'every possible modern comfort', the wireless, log fires, beautiful gardens, and the 9 hole golf course<sup>10</sup>. By the 1950s it had also acquired a 'beer garden in natural surroundings'<sup>11</sup>. Architects, RH McIntyre & Associates documented changes to the site in 1953 which were carried out by AT Fox of South Melbourne for an estimated sum of 48000 pounds<sup>12</sup>. The licensees were John Mahon & M Peterson<sup>13</sup>. Much of this was upgrading of services and extension of buildings C (north addition) & A (east addition) in a matching manner<sup>14</sup>. Other smaller works included sun rooms and playrooms.

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- 1 see MPHS collection Book 3, p58
  - 2 RB1920,915-16
  - 3 *ibid.*
  - 4 *ibid.*
  - 5 RB1922-3, 186f Clarke subdiv.; RB1923-4,194; RB1924-5,1424 NAV 110 to 250 pounds
  - 6 Moorhead, p.131
  - 7 see Kelly (ed.), 'Journey In Faith', np.
  - 8 RB1935-6,3972
  - 9 RB1933-4,3224; RB1940-1,3536
  - 10 MPHS collection Beach & Bay photo book, p.31
  - 11 1939 Aerial, 'Broadbent's Official Guide to Mornington Peninsula and Phillip Island', 1955
  - 12 FN 4,4200,61400 22.4.53
  - 13 *ibid.*
  - 14 *ibid.* Building C eastern wing 12.53

Shire of Mornington Heritage Study  
Significant Sites & Areas

By the early 1960s the Marina Lodge Hotel was a the style of the premises, managed by PG Boggio but the Ress Motor Inn P/L (Maurice Ress) acquired the hotel section of the site in 1968 for around 100,000 pounds, then being lot 1 of a subdivision from the guest house wing carried out by Dava Lodge P/L<sup>1</sup>. The auction had been 25 July 1967<sup>2</sup>. Architects, The Office of Theodore Berman, designed additions to the former Dava Hotel in 1969, estimated at \$78000 which included new flat-roofed brick wings to the south end (public bar extension) and south-west corner (drive-in bottle shop), retaining a Moreton Bay Fig at the north end where the beer garden was located. Existing elements in the hotel included a lounge, saloon bar, public bar and ancillary rooms to the south and east.

The two residential blocks to the north (now the nursing home) were also upgraded with new services as Stage Two in the early 1970s<sup>3</sup>. These held function rooms, a cocktail lounge and dining room (west wing) and a conference centre, staff accommodation (east wing) and new accommodation units along the south side of the block (Stage Three)<sup>4</sup>. Other work followed. This upgrade also meant an change in the style of operation with neighbours complaining in early 1970 about the noise from the new discotheque (The Rib Room)<sup>5</sup>. The hotel section also changed in the 1970s with the beer garden being swallowed up by a lounge extension on the north designed by HJ Summers & Associates<sup>6</sup>.

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**DESCRIPTION:**

These are the remnants of the hotel wing (guest house wing see adjoining nursing home), recently extensively renovated and extended but locally important tree groups contain numerous mature specimens (Hoop and Monterey pines) which probably dates from Clarke's occupation.

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**SIGNIFICANCE:**

This wing of the former convent complex and later the Dava Hotel has been altered almost beyond recognition, leaving the northern wing as the closer to the original form. Because of the long public identification of the Dava as a favoured bayside guest house, the site has local significance as do the mature trees.

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1    ibid.  
2    ibid. 13.7.67  
3    plans dated 21.8.69, 1.6.71  
4    ibid.  
5    ibid. petition  
6    ibid. April 1975



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**NAME: DAVA LODGE, NOW MT MARTHA PRIVATE NURSING HOME  
618 ESPLANADE, Mount Martha**

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TYPE: CONVENT, GUEST HOUSE, TREE  
MELWAY MAP REFERENCE: 145 C5  
SURVEY DATE: 1993-4

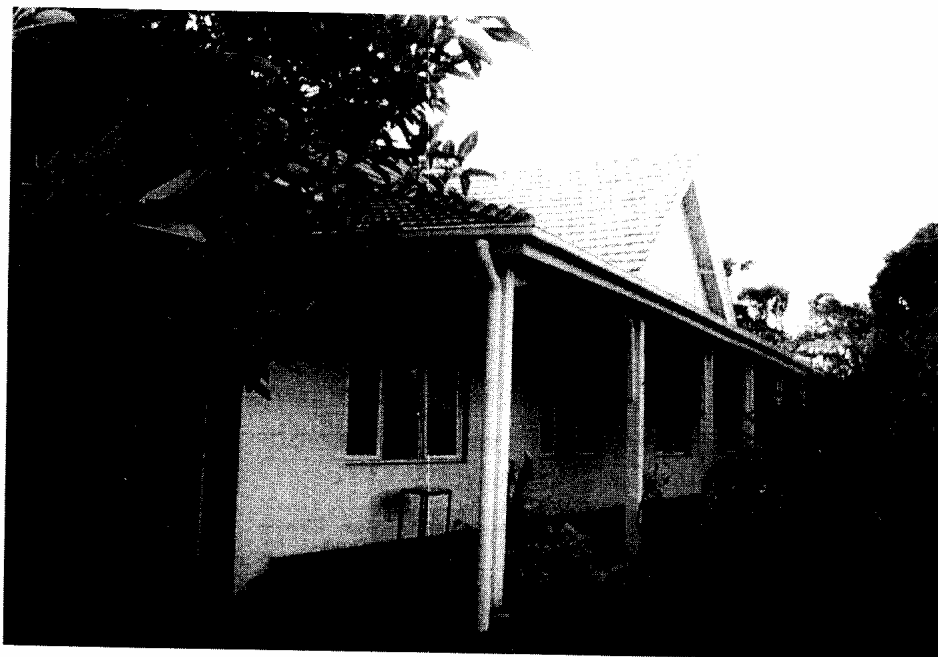
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1925c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\* , L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (former Convent)  
Important to Mornington Shire (trees)  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER: SISTERS OF CHARITY, CATHOLIC CHURCH**

**OTHER ASSOCIATIONS:**

ROSS, JOHN C

**HISTORICAL THEMES REPRESENTED: 4.3.4.1?**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3.3.4,3.5**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

**HISTORY:**

Sargood's Ellerslie was thought to occupy this site in the 19th century, the house being two storey with a two level verandah and tower<sup>1</sup>. Nothing of this house remains. Ellerslie may have become the home of the Collins Street sharebroker, Alfred R Clarke (Ellerslie) which was redeveloped for the Sisters of Charity in 1924. Clarke also owned other Esplanade frontages (65 acres lots 12-16/25) and another on the Dromana Road (52 acres, lot 5/25)<sup>2</sup>. Clarke's family was thought to be connected with the original Jamieson survey at Dromana<sup>3</sup>. The sisters, Anne Mary Daly, Mary M Healy and Mary Bruton were the new joint owners as nominated by the Order in the 1920s<sup>4</sup>. This building appears to have been used as a seaside retreat but church histories note that the Sisters also used a building at the Dava site as a boarding school for boys for a brief period (Padua Preparatory School for Boys)<sup>5</sup>. Leslie Moorhead also notes that the Order ran their school there when Frederick Sargood owned it (pre Clarke?) before transferring it to Verdun (later Ballochmyle, Beth Joseph), Tanti Avenue<sup>6</sup>. The Catholic Church redeveloped the convent and school complex in Tanti Avenue in 1924 which may have meant the transfer of the convent to this site<sup>7</sup>. In c1935 the Order sold 27 of their 35 acres to the adjoining owner, John Ross (of Koorootane, Esplanade), for £1100 and retained the buildings and 8 acres<sup>8</sup>. By 1940, Ross also owned the buildings and had redeveloped them as the Dava Lodge, a hotel and guest house. This part of the property (once the guest house wing) was once combined with the hotel to the south, being the bar and beer garden section of the complex. By the 1940s, Dava Lodge included a nine-hole golf course to the north, both the course and hotel being owned by Ross<sup>9</sup>. An entry in an accommodation directory of the time noted the Dava as 'Dava Lodge and Golf House, Mornington Victoria's Most Popular Seaside Resort'. The promotional photograph was taken over the top of tennis courts (now carpark) towards an Old English style tiled roof building with contrasting timber strapping to gable ends and walls. It had 'every possible modern comfort', the wireless, log fires, beautiful gardens, and the 9 hole golf course<sup>10</sup>. The 9-hole golf course to the north was also used briefly by the Mornington Golf Club until it moved to the present site in 1950<sup>11</sup>. By the 1950s the Dava had also acquired a 'beer garden in natural surroundings'<sup>12</sup>. In this era, the comedian Barry Humphries and his family, stayed at the Dava: '...The Dava Lodge at Mount Martha and Ranelagh at Mount Eliza were two favourite resorts on the Mornington Peninsula where we often stayed in the old days before Melbourne's middle classes erected their own beach houses'<sup>13</sup>.

- 1 see MPHS collection Book 3, p58
- 2 ibid.
- 3 via Big Clarke Bob Barker, pers.com., Winty Calder
- 4 ibid.
- 5 RB1922-3, 186f Clarke subdiv.; RB1923-4, 194; RB1924-5, 1424 NAV 110 to 250 pounds Moorhead, p.131
- 6 see Kelly (ed.) 'Journey In Faith'.np.
- 7 RB1935-6, 39/2
- 8 RB1933- 4, 3224; RB1940-1, 3536
- 9 MPHS collection Beach & Bay photo book, p.31
- 10 see Broadbent's Official Guide to Mornington Peninsula and Phillip Island, 1955
- 11 1939 Aerial; 'Broadbent's Official Guide to Mornington Peninsula and Phillip Island', 1955
- 12

Shire of Mornington Heritage Study  
Significant Sites & Areas

Architects, RH McIntyre & Associates documented changes to the site in 1953 which were carried out by AT Fox of South Melbourne for an estimated sum of £48000<sup>1</sup>. The licensees were John Mahon & M Peterson<sup>2</sup>. Much of this was upgrading of services and extension of buildings C (north addition) & A (east addition) in a matching manner<sup>3</sup>. Other smaller works included sun rooms and playrooms.

By the early 1960s the Marina Lodge Hotel was a the style of the premises, managed by PG Boggio but the Ress Motor Inn P/L (Maurice Ress) acquired the hotel section of the site in 1968 for around 100,000 pounds, then being lot 1 of a subdivision from the guest house wing carried out by Dava Lodge P/L<sup>4</sup>. The auction had been 25 July 1967<sup>5</sup>. Architects, The Office of Theodore Berman, designed additions to the former Dava Hotel in 1969, estimated at \$78000 which included new flat-roofed brick wings to the south end (public bar extension) and south-west corner (drive-in bottle shop), retaining a Moreton Bay Fig at the north end where the beer garden was located. Existing elements in the hotel included a lounge, saloon bar, public bar and ancillary rooms to the south and east.

The two residential blocks to the north (now the nursing home) were also upgraded with new services as Stage Two in the early 1970s<sup>6</sup>. These held function rooms, a cocktail lounge and dining room (west wing) and a conference centre, staff accommodation (east wing) and new accommodation units along the south side of the block (Stage Three)<sup>7</sup>. Other work followed. This upgrade also meant an change in the style of operation with neighbours complaining in early 1970 about the noise from the new discotheque (The Rib Room)<sup>8</sup>. The hotel section also changed in the 1970s with the beer garden being swallowed up by a lounge extension on the north designed by HJ Summers & Associates<sup>9</sup>.

Fraser Hospitals acquired this part of the property (lots 1 & 2, LP127365, each 6 acres) from Whelan investments in 1979-80 beginning this wing's new role as a private nursing home<sup>10</sup>.

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**DESCRIPTION:**

Once the main wing of the Dava Lodge guest house and motel, this large building has a Bungalow form of the 1920s with terra-cotta gable-form roofing. At the rear is a similar wing and to the south another which has been absorbed in the current Dava Hotel.

A postcard photograph of the Dava from c1950 shows a similar overall form and materials to the present structure, except for the painting of the brickwork and replacement of the timber windows with aluminium<sup>11</sup>. A large ox-bow portal, with the serif letters 'Dava Hotel' painted onto it arches over the driveway entry. Part of the fig can be seen on the north and a dense tree group on the south where the present hotel operates.

As well as the mature trees on the latter site, this site has a large and notable Moreton Bay Fig on its north side ('Ficus macrophylla') and a Monterey pine. The Dava Beach is opposite.

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**CONDITION:**

The (red?) bricks have been painted over, chimneys removed, timber framed windows replaced with aluminium, the timber portal removed and the front fence replaced.

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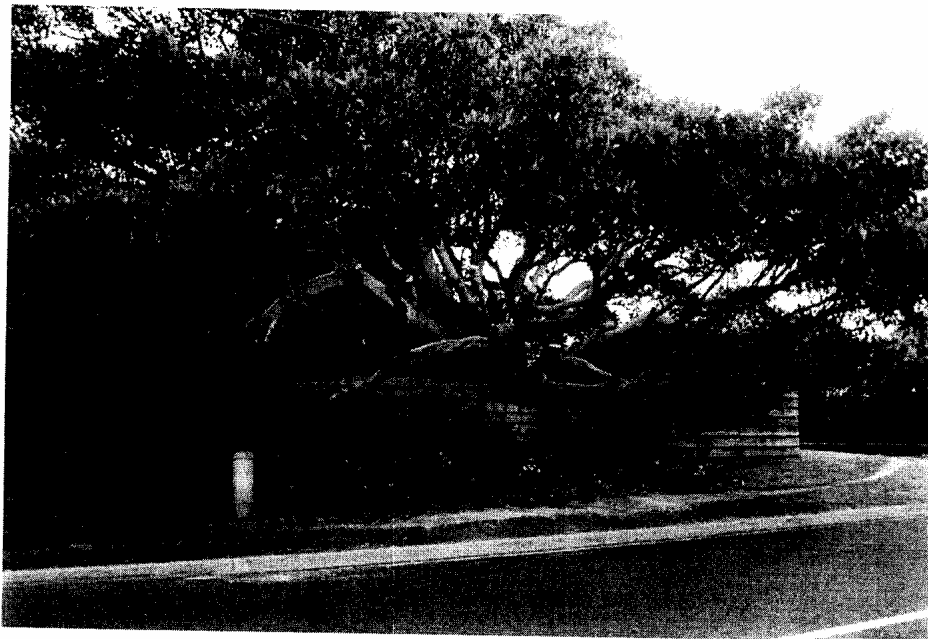
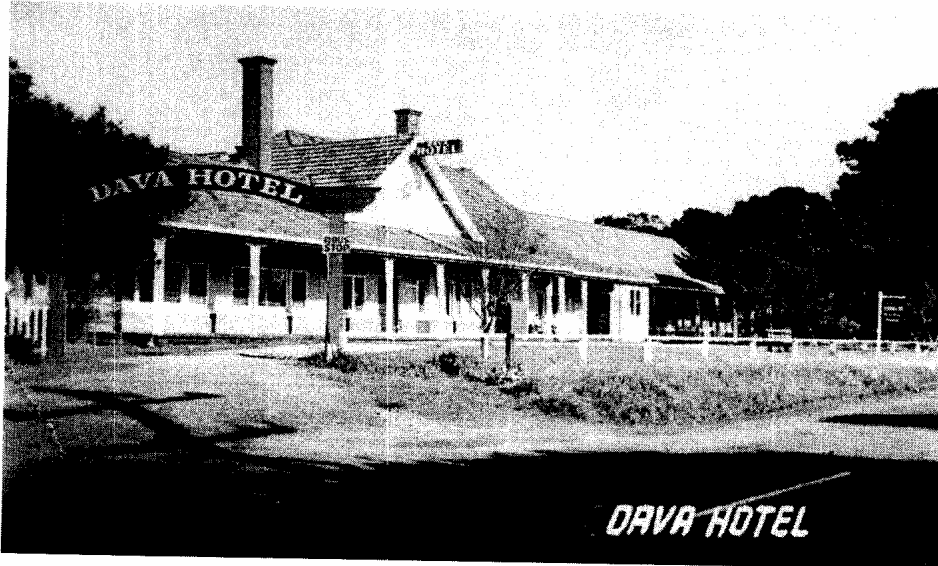
**SIGNIFICANCE:**

Although altered, this remaining part of the Dava Hotel complex is significant within the Mornington peninsula as a well known social gathering place and holiday guest house for a long period and, before that, a retreat for the Catholic Church and, as a retreat, symbolic of another of the district's important historical themes.

The remaining fig and other tree groups to the south are locally important survivors from what was once a mature ornamental garden.

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- 18 Humphries, *More Please, An Autobiography*, p40  
1 FN 4,4200,61400 22.4.53  
2 *ibid.*  
3 *ibid.* Building C eastern wing 12.53  
4 *ibid.*  
5 *ibid.* 13.7.67  
6 plans dated 21.8.69, 1.6.71  
7 *ibid.*  
8 *ibid.* petition  
9 *ibid.* April 1975  
10 fn4,4200,61800 cites V6902,F325, V8360,F762 1968, part CA20- 1/25  
11 Armstrong Collection

Shire of Mornington Heritage Study  
Significant Sites & Areas



Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: DUNNMOVEN**  
**737 ESPLANADE, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 C12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 24 CA38  
LODGED PLAN: 5775

**PRECINCT:**

Esplanade 19th & early 20th century Summer House Group

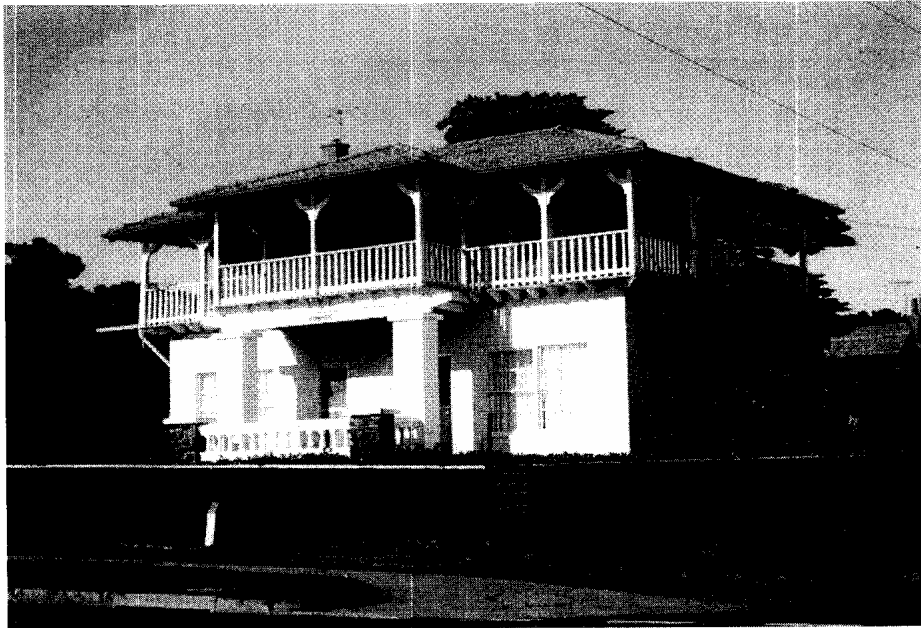
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1918-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: WILLIAMS, MRS MARY**

**DESIGNER:**

FLANNAGAN, L J

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**HISTORICAL THEMES REPRESENTED: 4.1,4.3?**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3.1,6.2**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The owner-occupier during the construction and possible redevelopment of this site was Mrs Mary Williams, a noted Melbourne investor<sup>1</sup>.

The architect, L J Flannagan had called tenders on Mrs Williams' behalf for a bungalow at Mornington in 1918<sup>2</sup>. Then the house stood on lot 24 of the Bella Vista estate<sup>3</sup>. The ownership appeared to alternate between Mrs Williams and a Mrs Davies in the late 1920s but another long-term occupier, Miss Frances Lane of St Georges Road, Toorak, was the new owner in c1930-1<sup>4</sup>.

There was fire damage at the building in 1969 which meant reinstatement of the front two rooms' linings and porch floor. This was when Ms Marjorie T Williams of Camberwell owned it who was a probable link with the first owner<sup>5</sup>. TS White also commissioned EA Knight to make alterations to the upper rear of the house in the mid 1970s<sup>6</sup>.

Mary Williams was known locally as the developer of the Beleura estate in the 1920s and one-time lessee of Beleura itself<sup>7</sup>. However she is better known as the owner of the Walter Burley Griffin designed Langi Flats in Lansell Road, Toorak (1926) and the Griffin house design nearby in Toorak Road (1930)<sup>8</sup>.

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**DESCRIPTION:**

This is a two storey textured stucco hipped roof house with an unusual upper-level return verandah supported on timber brackets, with a slatted timber balustrade. The verandah posts' Chinese horn-type brackets, the pi-sign entry portal and the overall symmetrical bayed form are evocative of the Eastern character of the design. Moorooduc stone rubble piers to the ground level terrace appear original.

Mature Monterey cypress support the house period.

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**CONDITION:**

The two ground level front windows have been replaced and the surrounding wall possibly refinished.

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**SIGNIFICANCE:**

Dunnmoven, although altered, is significant for its distinctive architectural character, in particular the verandah brackets and the cantilevering upper level terrace. It is prominently sited and linked with a notable developer, both in the local and Melbourne context, Mary Williams.

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1 RB1925-6,2169 NAV 45 to 70 pounds; also reputedly owned by De Garis who committed suicide there (gassed) after some public controversy, Bob Barker, pers.com.

2 MUA1 Architects' Collection specs. only SLV

3 RB1920-1,1194

4 RB1928-9,1718; RB1930-1,2266; RB1939-40,933

5 FN2,1200,73700

6 ibid, \$2000 works

7 Tallis, pers.com.

8 Johnson, 'The Architecture of Walter Burley Griffin', p.62-

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: BELLA VISTA**  
**740-742 ESPLANADE, Mornington**

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TYPE: HOUSE, STABLE  
MELWAY MAP REFERENCE: 104 C12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1 CA37/25  
LODGED PLAN: 5775

**PRECINCT:**

Esplanade 19th & early 20th century Summer House Group

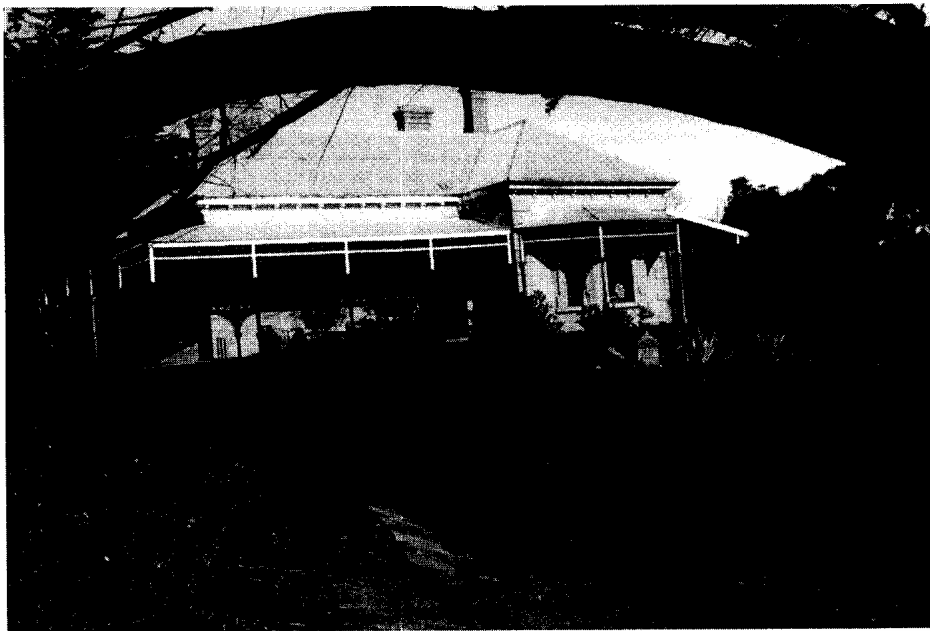
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1888c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: KERR, JOHN**

**OTHER ASSOCIATIONS:**

LEWIS, DAVID & JOHN

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.1, 3.6, 4.0, 6.2, 7.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
TECHNICAL ACCOMPLISHMENT (The site demonstrates a high degree of evident technical skill)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

John Kerr owned Bella Vista, then described as a brick house on nine and a half acres, during the early 1890s<sup>1</sup>. Kerr's name and the property name are shown here on the Mornington County Herald plan of c1889, while another plan shows a house yard and larger lot fenced off at this location<sup>2</sup>. Post Office Directories list a John Kerr, farmer, of Tarrawingee (see Francis Murphy) but otherwise no obvious connection is made to Mornington<sup>3</sup>. Kerr was listed in the voters roll of 1898 but given no occupation (gentleman?)<sup>4</sup>. Samuel Steel Gault, an orchardist of Somerville, owned it in the early 1900s, leasing it to Ernest L. McCaughan (a gentleman) who had purchased it by c1912<sup>5</sup>. Mrs Marion Frances Lewis took over occupation of Bella Vista in c1916 after the brief tenure of Elizabeth Lewis<sup>6</sup>. From the early 1920s, David and John Lewis of 19 Grandview Grove, Armadale, were the owners, presumably leasing out the house<sup>7</sup>. The Bella Vista estate was created about this time with houses such as Williams' Dungen and Parker's Briarcliff occupying allotments facing the Esplanade to the south of this property<sup>8</sup>. The garden of this house was the subject of numerous complaints because of its overgrowing the footpath in the 1970s: it was said to be hazardous to pedestrians, a fire hazard and untidy, in such a prominent corner of Mornington. Council noted that the tea-tree hedge had indeed overgrown the old rail fence but that it constituted no public risk. Despite this initial report the owner who was still John L. Lewis, was the recipient of several council notices thereafter<sup>9</sup>. John Lewis (an engineer?) died in 1993 aged 89, leaving this property and a similar but two story Italianate villa in Grandview Grove, Prahran<sup>10</sup>.

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**DESCRIPTION:**

This hipped roof verandahed villa is finished in unpainted stucco and is in the popular Italianate style of the late 19th century but with high integrity to its construction date, albeit in disrepair. The house is set on a landscaped podium, as viewed from the front, with a cellar beneath the verandah and front room, accessed from the south side. Cement urns ornament the piers to the verandah stair retaining walls, facing a circular gravel drive around a grassed oval in front of the house. The verandah line extends along three sides of the house (west, south and north) and across a protruding room bay, with a window bay attached. A rear service verandah (between the kitchen and bathroom) matches to ogee profile of the main verandah. There are valuable cast-iron verandah de-

- 
- 1 RB1893-4,344 lots 37,38/22?
  - 2 SLV map collection
  - 3 WD1891-2
  - 4 MPHS collection book 9, p13; no entry in Mornington for 1903 Commonwealth voters roll
  - 5 RB1901:208; WD1899-1900; RB1907-8,290-1; RB1912-13,455a
  - 6 RB1916-17,611
  - 7 RB1925-6,1198; RB1939-40, 946
  - 8 MSC estate plans LP5775 notes date 1922
  - 9 FN2,200,74000
  - 10 see 'The Age' feature property extra 26.2.94



Shire of Mornington Heritage Study  
Significant Sites & Areas

tails, using the Angus Maclean patented cement-filled sections, while cement detailing includes quoining, chimney cornices and architraves to openings.

Inside the decorative scheme appears to be from the Edwardian period (Lewis tenure) and surviving in most of the main rooms, as expressed in the cornice friezes and timber overmantels which have been placed over the four simulated marble timber mantels, probably from the late Victorian era. An unusual feature is the built-in grained wardrobe or cupboard in the second front room on the south which, by the indentation it makes in the hall, demarcates the main hall from the service hall.

There is an early timber picket fence (part), gate, pathway but the overgrown garden has little period content except for a remnant orchard to the south and a very mature Monterey cypress ('*Cupressus macrocarpa*') row to the front. An early timber stable with a groom's room attached, lies to the east of the house but is in poor repair.

---

**CONDITION:**

The verandah is in poor repair and roof leakages are evident internally but otherwise the house is near complete, albeit in dire need of maintenance.

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**SIGNIFICANCE:**

Bella Vista is significant within the Mornington Peninsula for its externally near unaltered state (ie. unpainted stucco) dating from late last century and the interior which dates from both the 19th and early this century. Few houses on the peninsula possess this combination of integrity and age. Later than some of the early summer villas to the south, Bella Vista is closer to its original form. Bella Vista also forms part of a notable group of 19th century summer houses along the Esplanade in the shire and has a long association with the Lewis family, its previous owner having probably spent his childhood there (John Lewis).

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**NAME: CLYDE VILLA LATER CLIFTON, GARRYCLOYNE**  
**750-751 ESPLANADE, Mornington**

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TYPE: HOUSE, TREES  
MELWAY MAP REFERENCE: 104 C12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA25/22

**PRECINCT:**

Esplanade 19th & early 20th century Summer House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER: 5335

**CREATION DATE:**

1869- ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Further investigation required

**FIRST OR MAJOR OWNER/OCCUPIER: BARRY, DR. MICHAEL ?**

**OTHER ASSOCIATIONS: TOWNSEND, SAMUEL P**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 2.1, 3.1, 4.3, 4.5, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Reputedly Dr Michael Barry had part of this house built in 1869 but rate descriptions list him as owning/occupying only lots 1, 17 and 5 on the Esplanade and later only CA17/25 which appeared to be vacant land<sup>1</sup>. Morgan's survey of 1870 also shows this lot vacant but Barry Street (now King) was marked in and there was a house on CA22, occupied by a constable and owned by Sumner<sup>2</sup>. Barry was not listed in the 1874 shire West Riding roll but buildings were shown here c1889<sup>3</sup>. Title details show that Barry owned this site by 1866, having purchased '4 1/2 acres of sea frontage' from Walter Clarke in c1864. Prior to that Ramsay owned the allotment and before him the grantee, Cantlon, from 1854<sup>4</sup>. Reputedly Barry commissioned a Mornington carpenter, Ben Constable (aided by painter Dan Green), to build a brick house here in 1869, calling it Clifden after his birthplace in Ireland<sup>5</sup>. Barry reputedly sold the house to Dr J Macgregor and Barry himself continued to live in Toorak<sup>6</sup>. It was renamed Garrycloyne ('dale of beautiful trees') by the Townsend family c1901<sup>7</sup>. Dr Michael Barry is a minor mystery. He is not listed in the 'Post Office Directory' of the time but two Michael Barrys were listed as farmers, one at Barfold and another at Macarthur. A third Michael was a hotelier at Chewton<sup>8</sup>. By the early 1880s, only the two farmers were listed and by the mid 1880s, there was no listing at all<sup>9</sup>. The artist, Samuel P Townsend (also a 'gentleman') owned and occupied this property most of the first half of this century<sup>10</sup>. He sketched a gum tree in its grounds 1909 although he is not cited in the 'Encyclopedia of Australian Art'<sup>11</sup>. Later owners (1969-) were the Dade family who renovated and extended the house. Mrs Freya Dade, being an artist in the wake of Townsend. They offered it for sale in 1983, the descriptions of the time noting the 'Gothic room' which was reputedly used as a surgery<sup>12</sup>. The site was subdivided in the mid 1980s to make up three blocks, two being to the east of the house block<sup>13</sup>.

- 
- 1 RB1868-9,180f; NTA file
  - 2 Morgan 'Plan of the Subdivision of Sections 19,23,24 part 27&28.' copy held
  - 3 SLV 821.312 A
  - 4 RGO; RB1864-5,203 no Barry
  - 5 see 'The Herald' 28.1.1983; 'The Age' 29.1.83; WD1884-5; BD1870-1
  - 6 *ibid.*
  - 7 *ibid.*
  - 8 BD1868,1870,1880-1
  - 9 WD1884-5
  - 10 Phillip Townsend?; RB1908,575; RB1946-7,1034 land 135x368'
  - 11 Moorhead, p.225 facing
  - 12 *ibid.*
  - 13 FN1,1200,75000

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

This brick verandahed Italianate style villa was reputedly built in 1869 but major and later additions appear to be evident, particularly c1885 (dichrome brick)<sup>1</sup>. The hipped roof is clad with slate and the two main chimneys symmetrically arranged. The verandah has a timber frame and early hipped concave roof form. The iron detailing is paneled and restrained using a pattern typical of the 1870s onwards. The timber verandah floor has been replaced. There is little period garden except for two mature 'Araucaria heterophylla' which were reputedly used for bay navigation and are visible in a photo of c1870<sup>2</sup>. There is also a Canary Island palm. The stables (demolished) faced Townsend Lane by c1985, having been rebuilt by Freya Dade for use as a studio prior to 1983<sup>3</sup>.

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**CONDITION:**

Extensive works have been carried out on the house, presumably restoration or maintenance. The picket fence is related to the construction era.

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**SIGNIFICANCE:**

Clyde Villa is significant within the Mornington Peninsula for its external representation of a coloured brick Italianate villa with only a few major changes and its notable verandah details. Although this type of house is common in Melbourne's middle suburbs it is uncommon on the peninsula. Clyde Villa has also been the home of locally prominent persons. The 'Araucaria' specimens and palm are also notable for the peninsula where ornamental exotics of this type are rare in urban areas.

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1 NTA file  
2 D Evenden, SOM  
3 NTA

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: CAVINGSHAM COURT FLATS**  
**761-763 ESPLANADE, Mornington**

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TYPE: FLATS, GARDEN  
MELWAY MAP REFERENCE: 104 C11  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 7-9 CA22-3  
LODGED PLAN: 5104

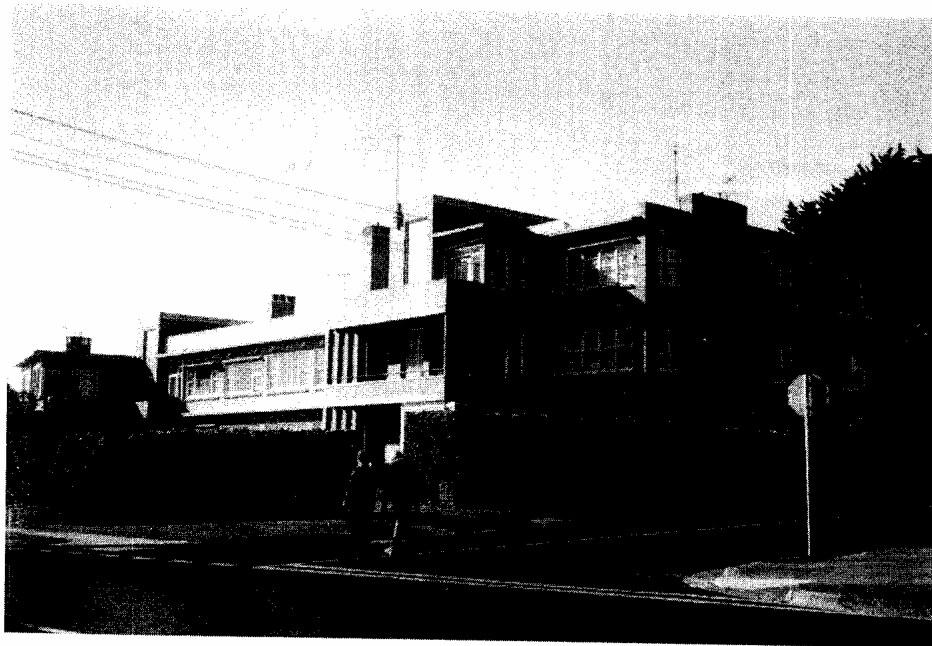
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1948

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER: PRINCE, D H**

**DESIGNER:**

MACKENNAL, C G

**BUILDER/CONTRACTOR:**

HANSEN & YUNCKEN

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**HISTORICAL THEMES REPRESENTED: 4,6**

**CRITERIA SATISFIED BY THE SITE:1,3,4,4.5,6,2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The architect, CG Mackennal of Temple Court, Melbourne designed this two and three storey block of 10 flats in 1947 for David H Prince Esqu., of 245 Elizabeth Street, Melbourne. The builder was Hansen & Yuncken P/L and the estimated cost, 30,000 pounds (plus 400 pounds for the fence).<sup>1</sup> Prince owned lots 7-9 of the subdivision since c1924-6 when he was an 'investor' of Brighton Rd, Elsternwick as well as Elizabeth Street.<sup>2</sup> His address was 174 Esplanade, Brighton, just prior to erecting these flats.<sup>3</sup>

This was the immediate post-war era when the Building Directorate controlled all private building works to ensure proper use of limited resources. In this case no flat could be bigger than 12.5 squares.<sup>4</sup> King's property was also affected by the reconstruction of the Esplanade over the next two to three years which would take a large area of the frontage.

Typical flats were two bedrooms with a combined dining-lounge, kitchen and service areas.<sup>5</sup> The kitchen was shown separated from the dining area by a servery-cupboard or butler's pantry which was a little old fashioned for those times. Floors were of cellular reinforced concrete and the walls brick. A later owner was JC Resejgh and later, John & Thriza Daley.<sup>6</sup> One of the more recent flat owners was Mrs Isobel Warmsley.<sup>7</sup>

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**DESCRIPTION:**

This is a large multi-level block of flats, designed in the Moderne style and constructed from cream bricks and the characteristic metal window frames of the style. The hedges and rubble stone fence are of the period, providing a strong contemporary setting for this flat block.

It is an unusual building type for its era and location, this far south on the peninsula. It is also unusual that it could have been built within the post-war restrictions. It is among the more architecturally sophisticated non-house designs of the post war period in Mornington, although the style has also been used before the war in Melbourne suburbs.

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**CONDITION:**

Generally externally original<sup>10</sup>.

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- 1 FN1,1200.76100 letter 28.11.47  
2 ibid.  
3 ibid., titles  
4 RB1946-7.1039  
5 ibid.  
6 ibid. drawing 6.4.48  
7 ibid.  
8 ibid.  
9 letter to SOM 27.11.93  
10 see Armstrong Collection postcard

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Cavingsham Court Flats is significant within the Mornington Peninsula as a large and successfully designed example of a building type (multi-level flats) which was still relatively uncommon in Melbourne and rare on the peninsula. It is an externally complete example of the Moderne style which was often used for flat designs of this type in Melbourne, as well-suited to a new building type. The flats present another and novel form of seaside holiday accommodation, paralleling the earlier retreats or convents used by bodies such as the Catholic Church for seaside recreation. The garden provides a period setting for the flats and the siting of the complex is prominent and closely related to its function.

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**NAME: SCHNAPPER POINT HOTEL, NOW ROYAL HOTEL & NORFOLK  
ISLAND PINE  
770-773 ESPLANADE, Mornington**

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TYPE: HOTEL, TREE  
MELWAY MAP REFERENCE: 104 C10  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1 CA20/22  
LODGED PLAN: 13658

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

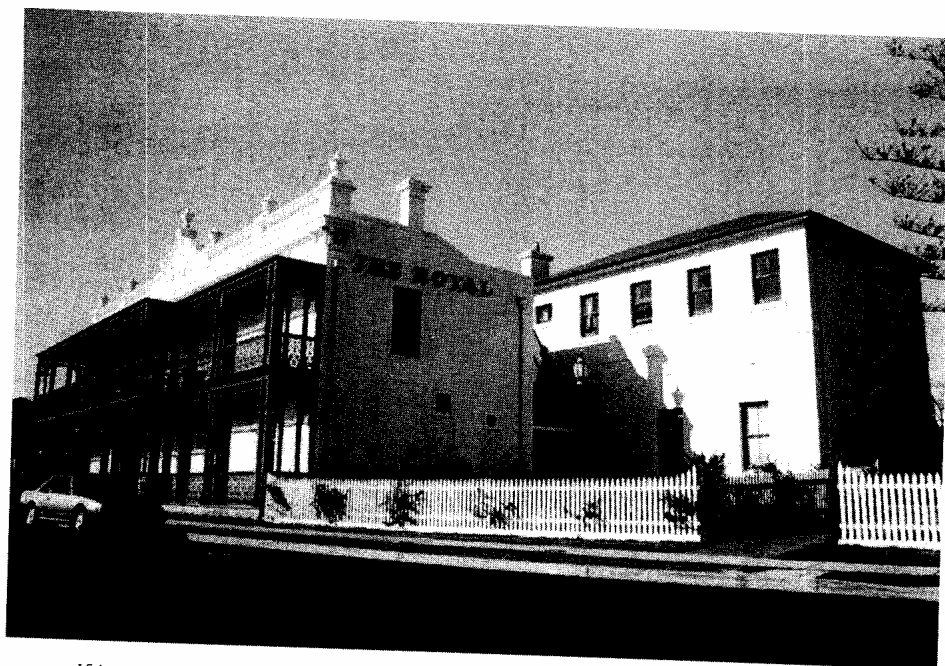
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): R  
NTA FILE NUMBER:

**CREATION DATE:**

1858, 1876, 1891-2

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

ROWAN, ANDREW

**OTHER ASSOCIATIONS: RENNISON, THOMAS ?**

**DESIGNER:**

SMITH, A L; CROUCH & WILSON (1891)

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**HISTORICAL THEMES REPRESENTED: 4.3,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3,2.1,3.4,3.5,3.6,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The architect AL Smith called tenders for additions to the Schnapper Point Hotel in 1859 and, in the previous year, the hotel was shown on a government survey plan of the town<sup>1</sup>. The hotel was listed in the 1863 rate books as a hotel of 22 rooms owned by Thomas Rennison who was also a Mt Eliza District Roads Board member and later elected to the committee of management for the Mornington foreshore reserve and a trustee of the Schnapper Point cricket ground reserve<sup>2</sup>. The words 'Rennison's Hotel' were on Morgan's 1870 plan and, in the same year, he had proposed to the foreshore management committee that he would plant a pleasure garden on the reserve opposite his hotel<sup>3</sup>.

The next major occupier, Andrew Rowan, owned what was described as a 38 room hotel, a garden and stables on three and a half acres in the early 1870s<sup>4</sup>. The room numbers had increased to 60 by c1874-5 and 65 by 1875-6, during what appears to be a period of steady reconstruction<sup>5</sup>. It was renamed the Royal Hotel at that time. His licensee was Thomas Sears<sup>6</sup>. Rowan had sold the hotel to the Port Phillip Hotel Company by the late 1870s and Thomas Brown was the new licensee<sup>7</sup>. A sale notice in 1878 described the stone and brick hotel as stuccoed, 60 rooms, with new brick stables and set on 3<sup>1/2</sup> acres<sup>8</sup>.

A photograph from c1880 shows Brown as the proprietor and the hotel itself in a more basic form than the present with no ornate parapet detail, a single level timber verandah and a timber picket fence along the frontage. There were two large gaslights atop the posts leading into the carriage yard on the north and a large cemented wing with a bayed entry porch was at the rear. This could have all been Smith's design from 1859<sup>9</sup>. Inspection of later photographs of the two-level verandah indicate a different iron balustrade pattern on the ground level: this may have been reused from the c1876 stage<sup>10</sup>.

In 1891, the architects Crouch & Wilson, called tenders for additions, including the construction of a billiard room and public hall<sup>11</sup>. This may have been when the verandah and parapet were also rebuilt.

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1 Tenders wanted - additions The Argus' 29/9/1859, p.8; RP 113-1 (Bibbs)  
2 RB1863,330; see RS5207, 1872  
3 Morgan, 'Plan of the subdivision...'; RS 5207, 2.5.1870  
4 RB1872-3,566; RB1874-5, 722;  
5 RB1875-6,738  
6 ibid.  
7 RB1877-8,778  
8 MUA1 The Argus' 31.8.1878,2; 21.9.78,3; 5.10.78,2  
9 Moorhead, pl.28  
10 Armstrong collection post card  
11 MUA1 ABCN 21.11.91,414; 7.11.91, 374

Shire of Mornington Heritage Study  
Significant Sites & Areas

Michael Morvane owned the hotel for a long period this century with licensees including Mrs Emily Jervis, Elizabeth & John O'Gorman, Mrs Mary Dalton in the 1920s, and Frederick Irvine in the 1920s-30s<sup>1</sup>.

The hotel, its environs and the associated beach were the subjects of a number of postcards from late last and early this century. A postcard from c1915 shows the Royal much as it is now except for the paint scheme (unpainted cement with panels painted in deep colours?) and cast-iron pattern<sup>2</sup>. In the same era the adjacent Royal Beach was noted as 'well sheltered from the south wind and very convenient to most of the boarding houses and hotels...', being popular among the patrons<sup>3</sup>. Other views show the then similarly styled Kirkpatrick's Hotel and Mornington House, providing a fine row of buildings<sup>4</sup>.

The shire notified the owners, Mrs Fanny M & Mr Laurence W Roche in 1956 that their verandah was in a ruinous condition and that they should rebuild the ground level section or demolish altogether<sup>5</sup>. This inspired a new brick ground level addition under the existing verandah in the same year<sup>6</sup>. This was carried out by CHL Davis of Dromana at an estimated cost of 2500 pounds<sup>7</sup>. By the late 1960s, Terence & Mary Mahony were the owners and they commissioned McIntyre & McIntyre to design new rear motel units and renovate the hotel, taking up the theme of the ground level front extension of the previous owners. Similar alterations were included in a design by HJ Summers to add a single-level lounge bar and toilets to the front of the old building in 1971-2<sup>8</sup>. New owner, Shane Whelan, announced in 1984 that he intended to restore the facade and verandah, using an old photograph supplied by Mornington resident, Mick Draper<sup>9</sup>. His manager, Simon Rice, estimated the process to take some two years and cost \$800,000<sup>10</sup>.

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**DESCRIPTION:**

The two-storey Italianate style stuccoed hotel has a reconstructed two-level iron-ornamented verandah, and is thought to include some of the old Schnapper Point Hotel. There are wings at the back and side which appear to be from different dates in the 19th century. Rebuilt c1876, it was extended in 1892 when the verandah and parapet were probably revised. Its cellar reputedly still has the salt-water baths which were supplied with water by a windmill on Royal Beach and the Norfolk Island pine ('Araucaria heterophylla') which survives in the yard is thought to be of a similar size to that shown in 19th century views of the hotel<sup>11</sup>.

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**CONDITION:**

Extensive work has been done externally and internally with near replication of the two-level verandah, construction of a picket fence resembling the original on the frontage, general repair of the exterior and reconstruction of the interior.

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**SIGNIFICANCE:**

The Schnapper Point later Royal Hotel is significant on the peninsula for the great age of some sections of the complex, the successful external architectural styling and fair external integrity to its three major redevelopment stages. The hotel and the surviving Norfolk Island pine have been photographed on many occasions through its history and appears to be almost synonymous with the history of Mornington itself. One of its major owners, Rennison, was prominent in the town's affairs and helped promote the port as a tourist destination. The hotel has also long been the venue for many of the town's special social gatherings and forms part of an Esplanade 19th century building group (ending on the north with the court house) and, with the Norfolk Island pine, is a landmark structure on the foreshore. The hotel (with its beach) is also contributory to the Mornington Esplanade Foreshore precinct as an integral part of the image of Mornington's beaches.

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1 RB1939-40,887; RB1926-7,1754; RB1924-5,370; RB1916-17,874; RB1904-5,310; RB1916-17,874  
2 Armstrong Collection postcard Rose Series P 1000  
3 MPHS collection MPA, 'Guide to scenic Mornington ' 1914  
4 see D 1907, p.912  
5 FN 1,1200,77000 23.3.56  
6 ibid.  
7 ibid. BA3651  
8 ibid.  
9 NTA newspaper cutting  
10 ibid.  
11 D Evenden, SOM pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas



*Graeme Butler & Associates*

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**NAME: STATE SAVINGS BANK, FORMER  
787 ESPLANADE, Mornington**

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TYPE: BANK  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA6/1

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

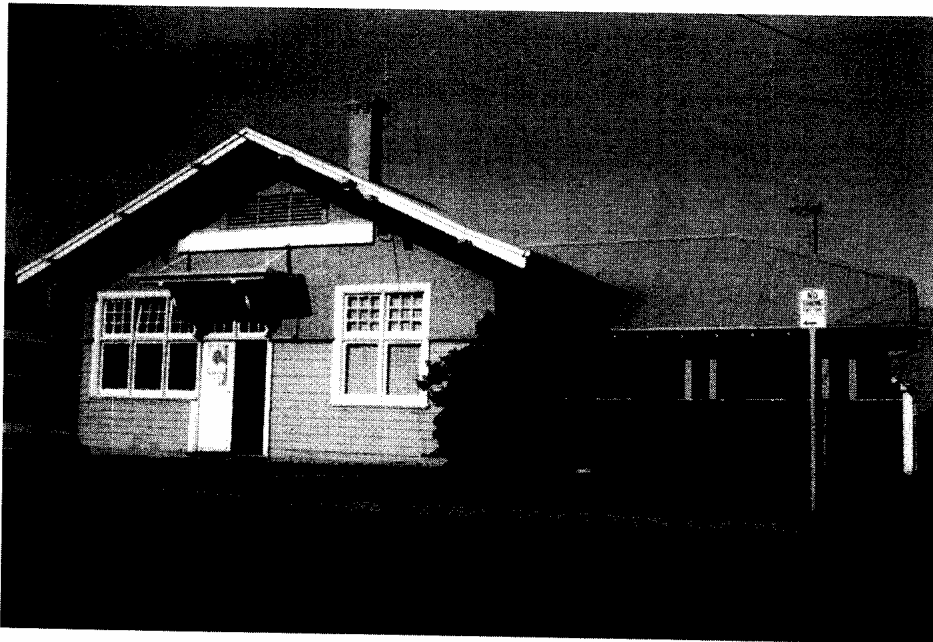
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1912

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: VICTORIAN GOVERNMENT**

**DESIGNER:**

LEITH, GB ?

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**HISTORICAL THEMES REPRESENTED: 6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.3, 1.1, 1.3, 3.3, 4.3, 5.6, 2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Built for the State Savings Bank in 1912, the site cost £198 and the building £939. The site was acquired by the Savings Bank Commissioners in February 1912 and the builder was J.C. Caudwell<sup>1</sup>. Norman Knott was the manager in the 1940s<sup>2</sup>. In 1954 the bank moved to new premises and sold this site to N.S.L & S.L Egan, accountants<sup>3</sup>. A sleepout was constructed at the rear by Matthew Maher in 1952 while the bank still owned the site but when alterations were made internally in 1954 for an office, the owner was NSL & SL Egan<sup>4</sup>. The next owners were Nicholas & Ann Roberts and later Dr Francis Corry who welcomed the Mornington Shire's move to restore the old post office adjoining in the late 1980s. The Corrys urged council officers to design a landscape treatment that sought to unify the two buildings when they heard about the post office intention<sup>5</sup>. They suggested unifying the fence, paving and installation of a Victorian-era streetlamp and in turn they would restore their own building<sup>6</sup>. Early in 1989 the Corrys, in conjunction with John Demos architects, applied for a large-scale redevelopment of the building adding another storey and recasting the existing floor plan<sup>7</sup>. There were to be tea rooms, a restaurant, ice-cream parlour, art gallery and a sculpture garden, all integrated into the existing character of the building but at the same time bringing about extensive change<sup>8</sup>. Landscaper, Kathy Repin also prepared designs for the project. Throughout this planning, the bank was still being used by the Mornington branch of the CIB<sup>9</sup>. Objections to the proposal argued an over intensive use of the site, too much traffic and pointed out that the old bank (and the adjoining historic precinct) would be spoilt by the proposal but Council approved it<sup>10</sup>. Meanwhile another of the precinct's contributing buildings, the old police station was being demolished and the replacement was to house the CIB, leaving the bank without a tenant. Fortunately for the heritage value of the building, the economic circumstances meant that there was no tenant to make such a large undertaking<sup>11</sup>. Meanwhile a number of small tenancies have occupied the building, bringing about limited change<sup>12</sup>.

---

**DESCRIPTION:**

This is a picturesque Swiss Chalet style bank and residence design executed in timber, an unusual cladding for a bank and typical of the less formal approach taken in designing these early State Savings Banks (see also Lancefield example). Inside there are many original elements including pressed metalwork.

- 
- 1 FN1,1200,78700 title
  - 2 RB1946-7, 1053 land 66x138'
  - 3 HM
  - 4 FN BP2885
  - 5 *ibid.*
  - 6 *ibid.* letter to Shire 1.12.87
  - 7 *ibid.* Demos sub. 2.89
  - 8 *ibid.*
  - 9 *ibid.*
  - 10 *ibid.* issued 23.6.89
  - 11 *ibid.* permit extends to 23.6.94
  - 12 *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

The State Savings Bank is significant within the Mornington Peninsula for its long public building use and its high integrity, inside and out, to that era. The bank is also distinctively styled, in a picturesque manner, compared to other banks which traditionally were built of masonry and in a conservative parapeted form. The former bank is part of the Esplanade-Main Street Civic Precinct.

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**NAME: MORNINGTON POST & TELEGRAPH OFFICE, NOW  
MORNINGTON MUSEUM  
789 ESPLANADE, Mornington**

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TYPE: POST OFFICE  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

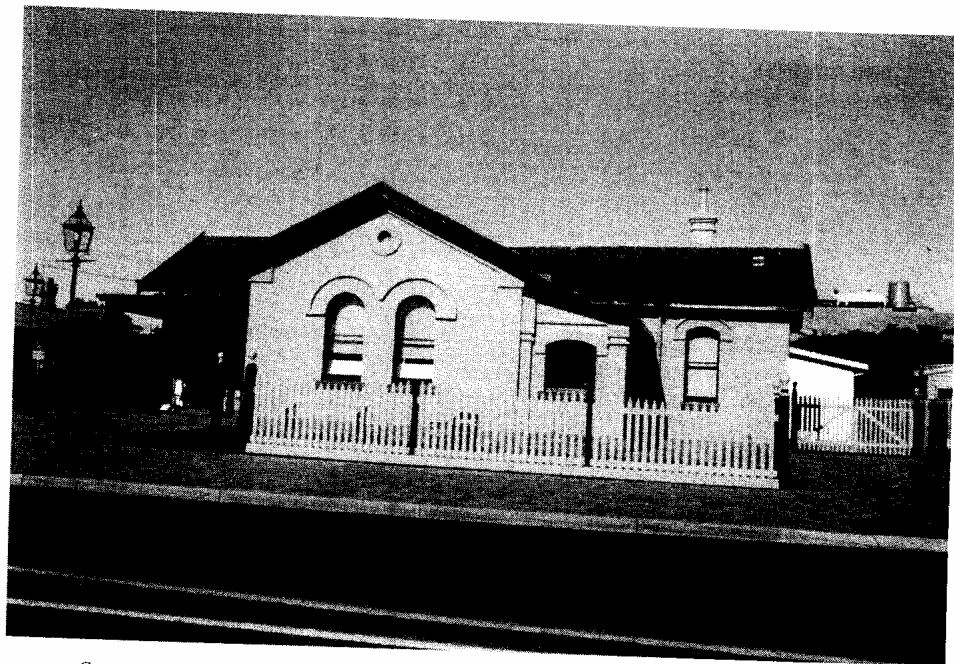
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): R  
NTA FILE NUMBER:

**CREATION DATE:**

1864

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*Graeme Butler & Associates*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: VICTORIAN COLONIAL GOVERNMENT**

**OTHER ASSOCIATIONS: COMMONWEALTH GOVERNMENT**

**DESIGNER:**

WARDELL, WILLIAM PWD CHIEF ARCHITECT

---

**HISTORICAL THEMES REPRESENTED: 6.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.1, 3.2, 3.4, 3.5, 3.6, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

An 1859 plan of Mornington showed this site as an electric telegraph reserve<sup>1</sup>. The first Mornington post office was opened in 1861 and this building erected 1863-4, coinciding with the provision of electric telegraph services in the town<sup>2</sup>. A telephone exchange was installed there in 1905. The design is similar to post offices at Port Albert, Rutherglen, Yackandandah and Camperdown. It was leased by the Mornington peninsula Historical Society from 1966 and from this time they and the Mornington Shire sought to obtain the building on a permanent basis. The Shire agreed to purchase the building along with the telephone exchange at the rear in 1985<sup>3</sup>.

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**DESCRIPTION:**

This (once) polychrome brick post office is designed in a Palladian Italian Renaissance revival manner with the intersecting gabled slate roofs, circular gable vents, paired and single arched windows with brick label moulds, and a later skillion timber-post verandah. Early views show a gabled and glazed entry pavilion in place of the present verandah, with a decorated barge board and finial. There was also a skillion, awning-like striped verandah at the projecting west wing. The coloured brickwork is clearly visible (since painted) as is the timber picket fence (similar to the recent fence erected on part of the frontage). A gabled timber telegraph office (1861-) is to the south of the post office<sup>4</sup>. A later view shows the present verandah in place, the fence gone and a row of hipped roof telephone boxes along the south boundary<sup>5</sup>. Inside, the spaces are indicative of the original subdivision.

This former post office relates well to the court house opposite and with the former State Savings Bank provides a notable group of early government buildings in the town. The former later telephone exchange is at the rear.

---

**CONDITION:**

A cement slurry coating has been applied to all of the bricks (except the chimneys?) and the bricks painted (probably removable). The gabled entry porch and the main doors appear to have been replaced by the 1920s. The striped verandah has been removed from the west wing; a chimney has been removed; and the picket fence has been removed and recently replaced with a similar one.

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1 Moorhead, pl.11  
2 HM  
3 FN L1200.78900  
4 NTA FN 60070 3S report has undated Australia Post photo  
5 ibid.



Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Although altered superficially, the former Mornington Post Office has been a major public building in the town and the peninsula from soon after the town was surveyed and remains as a community building. It is among the more architecturally sophisticated early public buildings on the peninsula and contributes to a notable public building group.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: GLENCOE HOUSE, NOW MULBERRY**  
**797 ESPLANADE, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 E10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 9,pt8,10/4  
LODGED PLAN: 36462

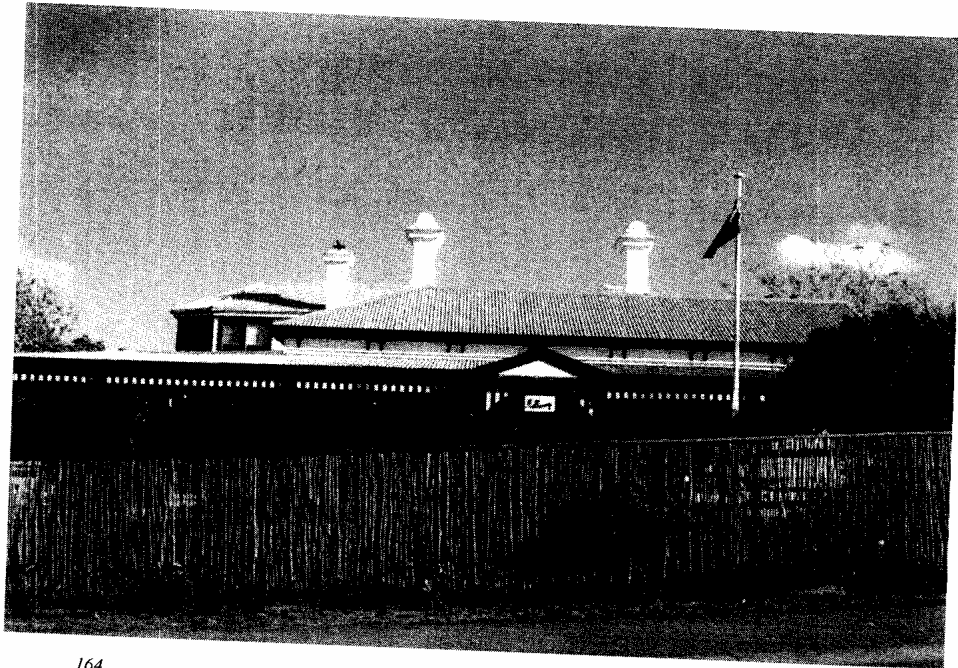
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1898c-

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164

*Graeme Butler & Associates*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: HICKS, THOMAS & MARY**

**OTHER ASSOCIATIONS:**

REID, MARY (MRS ROBERT)

**DESIGNER:**

BATES PEEBLES & SMART (C1907)

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,2,1,3,3,1,3,6**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Owners of the Mulberry site recorded by its present owner (Jan Armstrong) include: Alexander B Balcombe (1860-), Stephen Ricketts (1881-), Mary Hicks (1898-), Mary Reid (1907-, additions), Agnes Bates (1925-), Robert F Sanderson (1946-), Gwen Perdriau (1955), W Molyneux Helicopter Co (1956-), and R B Wilson.

However the house itself appears to have been built for Thomas & Mary Hicks, soon after its acquisition by that family in 1898<sup>1</sup>. Hicks was a teacher at Mornington<sup>2</sup>.

After 7 years tenure, Hicks sold what was called Glencoe House to Mrs Robert (Mary) Reid of Belmont in Balwyn. The Reids were linked with the famed Reid housing estate in Balwyn and their family house which survives there is contemporary with the renovations and additions to this house, c1907. Their architects were Bates Peebles & Smart.

However Reid's company, Robert Reid & Co (1887-), is perhaps best known as one of Australia's largest importing agencies of soft goods as well as being a local clothing manufacturer, with large warehouses still surviving in Flinders Lane, also to the design of Bates Peebles & Smart (1909)<sup>3</sup>.

This firm became Paterson Reid & Bruce in 1966<sup>4</sup>. Reid also entered parliament, serving as a minister for education and health. Unfortunately Reid died about 3 years before Glencoe House was acquired by his widow, Mary Jane (nee Clancy) who had married him at his mother's Richmond house in 1865<sup>5</sup>. An altar in St Peter's Church, Mornington, is in memory of Reid<sup>6</sup>.

The next owner, Agnes Bates was presumably linked with the architectural firm of Bates Peebles & Smart (now Bates Smart & McCutcheon). A later owner, Ian Armstrong extended the rear garage in 1988-9<sup>7</sup>.

---

**DESCRIPTION:**

This is a double-fronted verandahed timber house showing two major periods of construction, one late 19th century wing of four main rooms and the other early 20th century including a two-storey section. There are some representative interiors.

The first core of the house appears to have had a hipped roof and cemented chimneys, symmetrical about the doorway. Ashlar pattern boarding was used for the walls, three-light windows and the door had the typical late Victorian-era side and top lights.

Plans prepared by the architects, Bates Peebles & Smart, show elements such as a windmill, well (still there) and stables (demolished) early this century. They also suggest how the first four-room plan (3 bedrooms and a parlour) was extended to the south and east, removing part of the symmetry and replacing one roof hip with a gable facing south. At the rear, a large dining room with a bayed north end was added, next to a vestibule which housed the stair to the added level above. At the

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1 RB1900-1,279 Thos I Hicks, house, Esplanade; RB1893-4,435 Ricketts has 132' frontage (land) in Esplanade  
2 WD1899-1900  
3 see ADB 11/356; Butler, Melbourne City CAD Conservation review  
4 ibid.  
5 ibid.  
6 Moorhead, p.80  
7 FN1.1200,79700

Shire of Mornington Heritage Study  
Significant Sites & Areas

rear was a detached servants block, 'motor yard' and garage, and, near the dining room east wall was the windmill. The verandah was probably rebuilt then in a wider form with a slatted frieze and gabled entry bay, complete with archway. Mulberry is among the larger 19th century urban seaside houses in the area.

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**CONDITION:**

Given the two stages of construction, only minor changes have been made.

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**SIGNIFICANCE:**

Glencoe is significant within the Mornington Peninsula for its associations with the Reid family and the integrity the house has to that era, particularly the existence of the drawings which allow further historical interpretation of the site.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE, GARDEN**  
**798 ESPLANADE, Mornington**

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MELWAY MAP REFERENCE: 104 E9  
SURVEY DATE: 1993-4  
PARISH:  
ALLOTMENTS/SUBDIVISION LOTS: 1  
LODGED PLAN: 36462

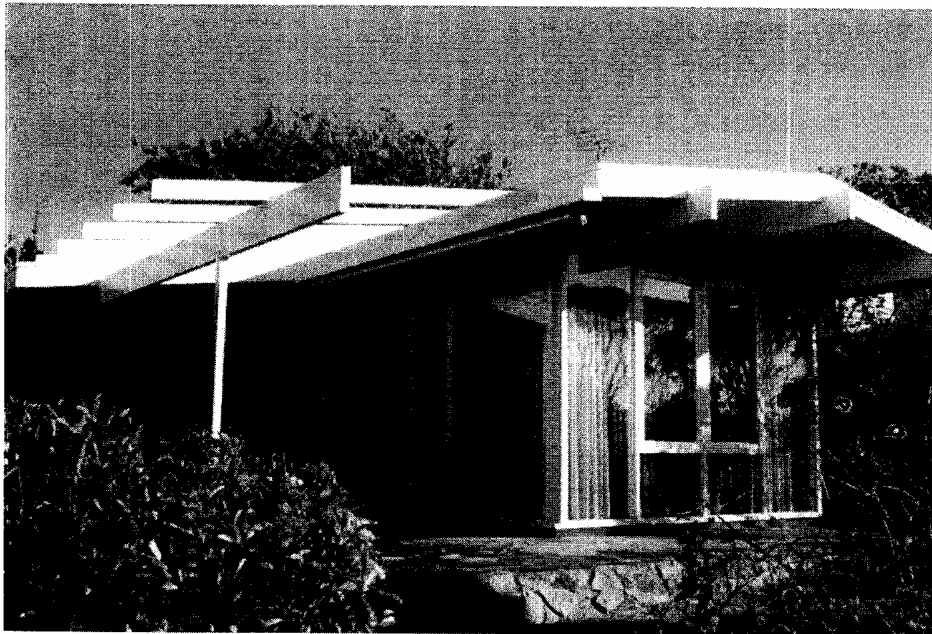
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1956

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,T**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
Typical of type and era

**FIRST OR MAJOR OWNER/OCCUPIER:**

PERDRIAU, JOHN & JOAN

**DESIGNER:**

CHANCELLOR & PATRICK

**BUILDER/CONTRACTOR: MOORE, ARTHUR**

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.3.3.1,3.6.6.2,6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Frankston architects Chancellor & Patrick, designed this house for Mrs Joan G & Mr John H Perdriau of Hortense Road, Burwood in 1956 for an estimated cost of 6500 pounds<sup>1</sup>. The builder was Arthur Moore<sup>2</sup>. JH & JG Perdriau moved from Mont Albert Road Canterbury to Clendon Road Toorak c1971<sup>3</sup>. Later owners were NB Pennefather and GE & PE Bazley<sup>4</sup>. The design was typical for the firm, with the shallow roof gable extending well out from the walls. Its living areas faced north, with a kitchen at the south end and three bedrooms were at the south-east corner. The roofing was cement sheet, the chimney of local stone rubble and the walls clad with timber weatherboards<sup>5</sup>. E&G Kollé & Associates (Mrs & Mrs Kollé were now the owners) designed an added bedroom (south), dining extension (north) in 1980, carefully matching the existing<sup>6</sup>. The builder was DI & G Male of Mornington.

---

**DESCRIPTION:**

This is a timber house sited at the Cook Street corner with the deep overhang to the gently gabled roof line, typical of the work of Chancellor & Patrick. Exposed roof purlins extend from one end of the house to the other, sometimes with the corrugated iron roof cladding, sometimes as an open pergola. The mainly glazed walls at the western end or living area of the house are modular, with vertical members dividing off full-height glazing or glazed door pairs. Hopper sash windows are sometimes built into these modules, set below a transome level which concurs with the top wall plate of the side walls. The terrace is paved with crazy-pattern sedimentary stone, typical of the era.

Inside, there was large west and north facing living area, opening onto the terrace and communicating with the kitchen. A passage led to the bedroom and service areas and finally to the 'car shelter', a few steps down, at the east end of the building. The large living room chimney was typically also of stone rubble.

The garden is also of the era but typical only, providing a related setting for the house.

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1 FN 1,1200,79800 BA.3444 16.5.56  
2 *ibid.*  
3 *ibid.*  
4 *ibid.*  
5 *ibid.* plans 4.56  
6 *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

This house is significant within the Mornington Peninsula as a good and near complete example of Chancellor & Patrick's work and because of that visually distinctive, with its gently gabled roof line and deep overhang. It is also linked closely with the regionally known Perdriau family and because of its high integrity, is expressive of their aesthetic and living choices. A further important connection is with the prolific local builder, Arthur Moore, who carried out many of Chancellor & Patrick's designs and the construction drawings exist which allow further interpretation of the building historically. The house is among the early and formative group of Modernist houses built after World War Two which reflected a new aesthetic direction for the houses which followed.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: RHONDA**  
**804 ESPLANADE, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 F9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1,2 ptCA12  
LODGED PLAN: 7567

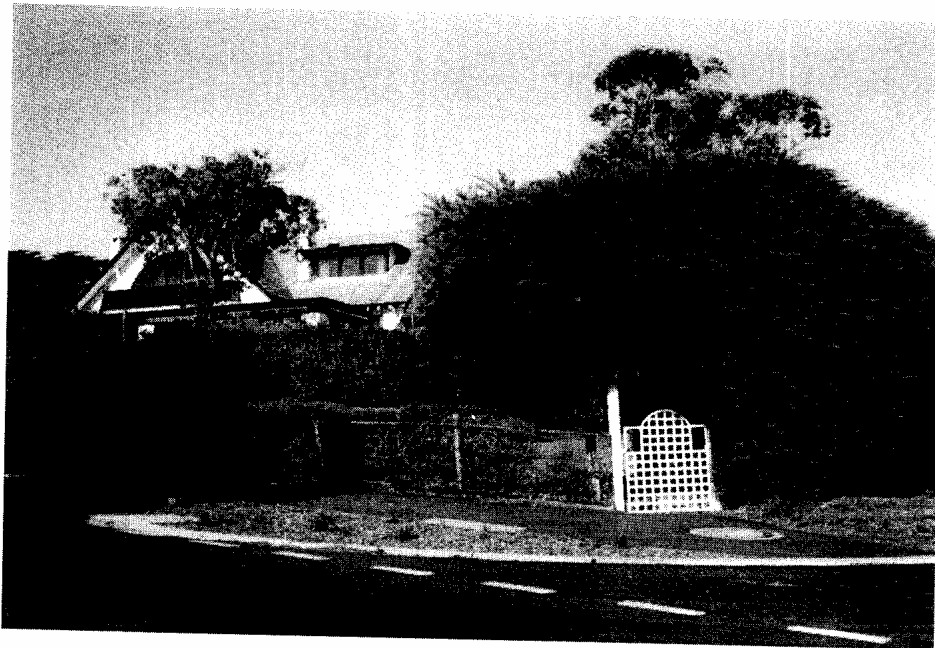
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1925c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

CANTOR, DR CECIL

**OTHER ASSOCIATIONS:**

MORELL ?

**DESIGNER:**

BALLANTYNE ?

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 3.1,3.6,4.1,6.2**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Dr Cecil Cantor, Collins Street surgeon, owned this house from the 1950s to the 1970s when architect John Rouse designed alterations there<sup>1</sup>. A plan of 1958 shows the house angled on the block, set between Grange Road and Tanti Avenue<sup>2</sup>.  
Cecil Cantor was aural surgeon at the Victorian Eye & Ear Hospital since 1945 and the son of SM Cantor of Melbourne. He was born 1902 in New Jersey, USA, educated at Wesley College and Melbourne University and married Sherlie Gamble in 1936<sup>3</sup>. He was a member of the Mornington Racing Club as well as the Naval & Military and Victoria Golf Clubs<sup>4</sup>.

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**DESCRIPTION:**

This is a Californian Bungalow attic style house with the broad terra-cotta tiled roof gables associated with the style and unusual arched attic sleepout porches with a flared shingled balustrade to the south, west (altered) and north. Skillion attic dormers (altered) are placed in the east and north-facing roof planes, rafter ends are expressed, eaves are propped and lined and the slim and tall chimneys are capped. The ground entry is flanked by a pergola porch (uncommon), with the heavy piers of a typical Bungalow verandah and tapered rafter ends typical of garden pergolas. The garden, hedge ('Leptospermum laevigatum' [Coastal tea-tree] and cypress), fabric fence and strapped metal gate (in the Japanese manner) are notable.  
Internally the house was entered via what was used in the 1970s as a dining room, equipped with a large fireplace. This communicated with the stair and, via double doors, a living area, also equipped with a fireplace. A breakfast room and kitchen (with hatch) adjoined this space. A bedroom (with dressing room) and bathroom opened off the entry hall. Upstairs there were more bedrooms and balconies<sup>5</sup>.

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**CONDITION:**

Generally externally original, with some alterations in detail done during the 1970s for the Cantors. These include a new skillion attic dormer on the west (matching the original on the east), removal

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1 FN1.1200.80400  
2 ibid.  
3 WWA 1959,p.156  
4 ibid.  
5 see construction drawings 1975

Shire of Mornington Heritage Study  
Significant Sites & Areas

of some minor porch roofs, new upstairs windows (in the north porch) and downstairs French windows to the front. including removal of the Japanese-style mullions to the north dormer.

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**SIGNIFICANCE:**

Rhonda is significant within the Mornington Peninsula for its long association with Dr Cantor who was known on at least within the region and, from his listing in 'Who's Who', possibly on an Australia-wide basis. The house is also distinctive architecturally, reflecting both the Bungalow style and its adaptation to the bayside site, and has a relatively high integrity to the Cantor tenure, with notable elements such as the gate, and in landscape terms, the integration of indigenous and exotic planting.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: COMBE MARTIN**  
**820 ESPLANADE, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 F9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 3&4,13&14  
LODGED PLAN: 13981

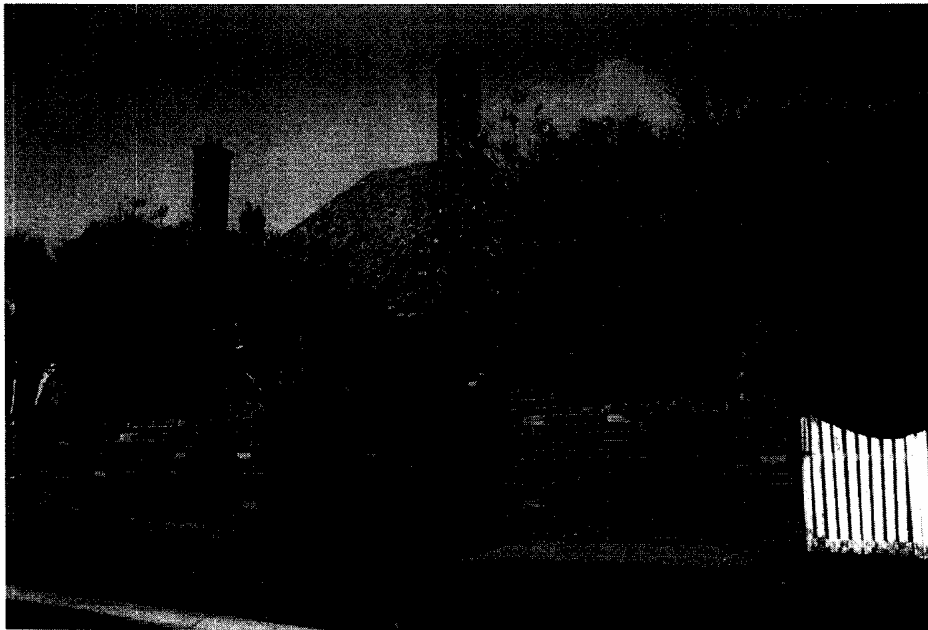
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1939-40

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*Graeme Butler & Associates*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER: RUWOLT, MRS EMILY**

**DESIGNER:**

LEITH & BARTLETT ?

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,2.2,3.1,3.5,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This house was built in 1939-40 for Mrs Emily Ruwolt whose husband Charles owned a large engineering factory in Victoria Street, Richmond<sup>1</sup>.

Later owners were: a joint ownership in the 1960s by Jean (widow), John (director), David (buyer) and Robert (salesman) Hattam with Ian Lonie (solicitor); also Ian & Paula McKenzie (oil distributor) formerly of Tanti Avenue; and Iris Gray who subdivided the rear yard into two lots facing Morell Street in the early 1970s<sup>2</sup>.

**Charles Ernest Ruwolt (1873-1946)**

German born, Charles migrated with his family to a Mt Gambier wheat farm in 1878. He was apprenticed to Gawler machinery maker, James Martin & Co, and afterward worked for a number of Victorian foundries and engineers<sup>3</sup>. He married Emily Loch at Warrnambool in 1898 and subsequently had three sons.

He opened his own foundry at Wangaratta in 1902, making windmills (see also Altson at Green Gables) and repairing farm machinery initially. However he developed a specialty in mining dredges in the next decade. The firm Charles Ruwolt P/L moved to Victoria Street, Richmond in 1914 and in six years was a public company<sup>4</sup>. By the late 1930s, when this house was built, his engineering firm and steel foundry were among the largest in the country, the plant occupying over 20 acres and the employees numbering near 700. The firm was deployed to manufacture field artillery in World War Two and Ruwolt held a senior position in the wartime administrator of home-front resources. His Melbourne residence was in Toorak.

Two years after his death his firm was purchased by Vickers Ltd (UK), continuing as Vickers Ruwolt<sup>5</sup>.

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**DESCRIPTION:**

This is an Old English or neo-Tudor style clinker brick and shingle-tiled house, with an important garden, fence and paving. The house is about 80 squares, has servants quarters and extensive polished blackwood timber paneling and cedar stair inside<sup>6</sup>.

A similar style to Dendron (q.v), this house has a steeply hipped main roof, with expressed chimneys attached to the front and side elevations, some with coupled upper shafts and all with terracotta pots. Brick patterns and special coursing provide much of the visual interest in this house, extending to the brick fence and garden paving. Gabled projecting room bays of differing sizes and arched porch openings also promote the picturesque combination of forms inherent in the style. Both Dendron and this house represent another stylistic phase to Mornington's beach houses where large villas typically seen in the metropolitan area were built by the sea as summer houses, in

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1 RB1939-40, reevaluation 1.1940; Bob Barker, pers.com.  
2 FN1.1200.82000 LP95629 see also LP13981 lot size 127x330' now 127x188 part CS9  
3 ADB V11,p490  
4 ibid.  
5 ibid.  
6 Crowders sale notice

Shire of Mornington Heritage Study  
Significant Sites & Areas

place of the consciously rural Bungalow or chalet designs used late last and early this century for summer house designs on the peninsula.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Combe Martin is significant within Victoria as an outstanding example of the neo-Tudor or Old English style as applied to a summer house, sited by the bay. It represents a new approach to this type of house design. The house is also significant for its close association with a nationally known figure, Charles Ruwolt, and has a high integrity to the period when the Ruwolt family occupied it.

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**NAME: WILBURTON, NOW BRIXHAM-ON-SEA  
832 ESPLANADE, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 F9  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA9 pt

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1918, 1935c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER: COLE, CLARA**

**OTHER ASSOCIATIONS:**

KIRTON, ALFRED

**DESIGNER:**

FLANNAGAN, L J (1918-)

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2,3.1,3.3,6.2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This house was owned by Alfred Kirton M.L.A. and later his son David. Alfred Kirton was a local councillor (North Riding) when the shire was divided into ridings in 1926. As the local member for Mornington (1932-1940s) he led local fruit growers in their protest against the (Fruit) 'Acquisition Act' at a meeting in 1940 which formed a branch of the Fruitgrowers & Primary Producers Defence League of Australia<sup>1</sup>. The act aimed to purchase growers' produce which could not be sent overseas during the war years but at a necessarily lower price. Throughout his residency in Mornington he devoted himself to rural issues as a testimony to the continuing dominance of agricultural pursuits in the shire<sup>2</sup>.

Reputedly Kirton built this house after holidaying in the area at the Royal Hotel but Alfred Kirton, then of 6 Boston Road, Canterbury, purchased this site in 1930 with a house already in place. The house (Wilburton) was formerly owned by Mrs Clara Cole (rear wing), from 1918 when the architect Leonard J Flannagan designed the first stage of this house<sup>3</sup>. The 1918 stage was described as being built of reinforced concrete<sup>4</sup>.

A slight increase in the annual value in 1930 may indicate the construction date of the front wing but it is more likely to be c1938-40<sup>5</sup>. DC Kirton sold the house to Jean McKenzie in the early 1970s<sup>6</sup>.

The firm, Hoban-Hynes designed new Tudor style window bays to the kitchen and front living area (not carried out?) for the owner, Karl & Ursula Kurz in the mid 1980s<sup>7</sup>. A Tudor style garage was also added<sup>8</sup>. The builder was Bill Godfrey, a son-in-law of Kurz<sup>9</sup>.

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**DESCRIPTION:**

This is a neo-Tudor style clinker brick house with a related garden and fence. The house appears to be of two stages, a double-gabled and verandahed wing with half-timbered or strapped walls at the back and a projecting face brick gabled wing at the front. The steel-frame windows, with their border glazing, used in the upper and lower openings of the front wing suggest a date from the late 1930s or later.

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- 1 Moorhead, p.184
  - 2 Moorhead, p.198
  - 3 J Barnard pers.com.; 1,1200,83200 title extract 1.4.30; RB1924- 5,277; SLV MU Architectural Drawing Collection specifications
  - 4 *ibid.*
  - 5 RB1929-30, 1351 120 pounds; RB1928-9,1322 100 pounds
  - 6 FN 1,1200,83200
  - 7 *ibid.* drng. 11.85
  - 8 *ibid.*
  - 9 *ibid.*; P Bergman pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

The roof tiles are a variegated or clinker Marseilles pattern and dormers in both wings are a hipped roof form. The eaves of this wing are also corbeled at the side and flush at the front. The verandah of the rear wing has fretted timber detailing after a northern European pattern. Inside the ground level has living and dining rooms, a kitchen and a den, plus a built-in garage. Upstairs were the bedrooms.

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**CONDITION:**

Given the likely two construction stages, generally externally original.

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**SIGNIFICANCE:**

Although altered from its original form, this house is significant within the Mornington Peninsula for its long association with Kirton who was known across the peninsula for his work on behalf of rural interests. The house is as it was externally during his and his family's tenure and is a good example of a medium sized Old English style villa, the new style used for the more substantial summer houses built in Mornington during the late 1930s. The garden is of local importance for its representation, in part, of this era of landscaping and the setting it provides for the house.

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1 SOM Property file



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**NAME: PIER HILL**  
**839 ESPLANADE, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
Mooreoduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 4  
LODGED PLAN: 21156

**PRECINCT:**

Esplanade Mornington Modernist House Group

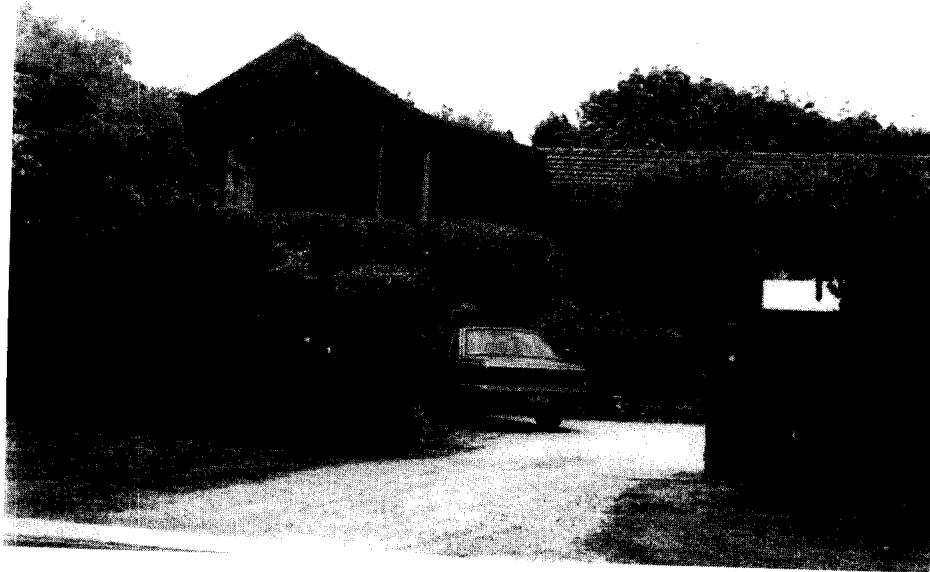
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1961

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*Graeme Butler & Associates*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
Typical of type and era

**FIRST OR MAJOR OWNER/OCCUPIER:**

ROTHEL, R B

**DESIGNER:**

CHANCELLOR & PATRICK

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This site was owned by Bruce McBrien, a Melbourne merchant, from 1951<sup>1</sup>. Architects Chancellor & Patrick prepared design drawings early in 1961 for Robert B Rothel Esqu., showing an L-shape plan containing the typical large open-plan living area with attached kitchen on the north end of the plan and three bedrooms extending to the south. Underneath was a two-car garage<sup>2</sup>. The cross-section of the house was unusual, being a scissor-truss shape with deep cantilevering eaves on the west, north and south. There was a large terrace over the garage providing a deep paved area fronting onto the bedroom wing<sup>3</sup>. The trusses were made up of mainly stained 8x3" Oregon with exposed bolted joints and laid out on a 7 feet module. The engineers were Waaring Smith & Goury of East Melbourne<sup>4</sup>. Otherwise the flared gable ends, creating almost a Japanese temple form, were distinctively Chancellor & Patrick<sup>5</sup>. Atypically for their designs, the roof had Wunderlich terra-cotta tiles, the walls were of brick, the fascia was redwood, and the paving (typically for the firm) the rubble Moorooduc stone flags. The estimated cost was £12000 for a 20 square home<sup>6</sup>. Rothel was then of Piershill, Caulfield.

Rothel approached the Mornington Shire to vary their normal side setbacks of 6 feet to allow greater use of his block and to concur with what was already the case next door. Council refused stating that they had adopted siting provisions in the uniform building regulations which required this. However when the architects went to the building regulations committee, the committee found that no by-law existed adopting the siting and that the design could go ahead. They noted however, that the Council was in the process of adopting Columns 3, 4 & 5 of the regulations, rather than column 1 as it now stood.

By the early 1970s, Mr Rothel was dead, leaving the house to his widow, Myra<sup>7</sup>. A few years on, Alan (company director) & Pat Brown of South Yarra were the new owners<sup>8</sup>. In 1988, alterations and additions were planned for Mrs & Mrs H Minzenmay which involved replacing the old kitchen with a new den and building a new kitchen to the south. Fortunately this was not visible from the street and matched the existing construction. The builder was MJ & YJ Taylor<sup>9</sup>. This design has been recognized by the architectural profession in professional journals.

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**DESCRIPTION:**

This house is in a typical Chancellor & Patrick form, with the flared gabled roof forms and deep overhangs, but it has a developed L-plan form, compared to earlier designs, and unusual finishes

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- 1 FN1.1200.83900 title lot 4 LP21156
  - 2 FN1.1200.83900
  - 3 ibid. 15.2.61 init. JWB
  - 4 ibid. 16.3.61
  - 5 ibid.
  - 6 ibid. BA5952 5.7.61
  - 7 ibid. notice 6.4.72
  - 8 ibid.
  - 9 ibid. BA 1813

Shire of Mornington Heritage Study  
Significant Sites & Areas

(tiled roof). The nearby Frontage Way house also has an L-plan form (bedrooms on one arm and living on the other) and is elevated over carparking. The exposed scissor trusses in the roof presumably provide for a distinctive interior and the planter boxes and rubble stonework which flank the building provide valuable components to both the house and garden designs. The tea-tree fence, stone wall, photinia, and gate posts (in a pier bollard form) are of the period and the house contributes to a Modernist house design group in this part of Mornington.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Pier Hill is significant within Mornington for its link with the noted peninsula house designers, Chancellor & Patrick, its high external integrity to the construction period and the documentation which survives of its creation. Its construction also parallels adoption by the Shire of new residential standards by regulation and the consequent documented struggle of the designer against the Shire's seemingly inflexible siting requirements.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE, GARDEN**  
**843 ESPLANADE, Mornington**

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MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt4  
LODGED PLAN: 7494

**PRECINCT:**

Esplanade Mornington Modernist House Group

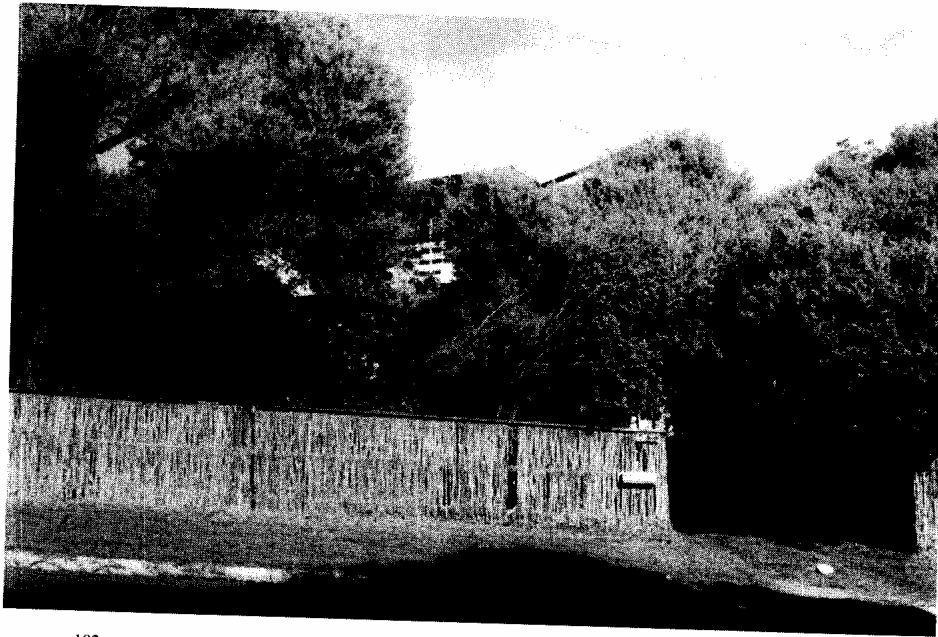
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1959

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

Important to the Mornington Peninsula (House)  
Important to the Mornington Shire (Garden)

**FIRST OR MAJOR OWNER/OCCUPIER: HAROLD, ALEC F**

**DESIGNER:**

TURNER, IAN C & ASSOCIATES

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,1.3,4.1,6.2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Company director, Alec F Harold and his wife, Elizabeth (both of Kew) purchased this site in 1957<sup>1</sup>. Two years later they commissioned architects, C Ian Turner & Associates of Collins Street, Melbourne to design this unusual triangular-plan house<sup>2</sup>. The design included a V-shaped living area facing west and an open terrace in one corner of the triangle while in another corner were two triangular bedrooms. There were four bedrooms in all with a servery kitchen located near the triangle's centre next to a brick fireplace.

Rising high on exposed 8x6" RSJs the floor frame was 15x6" steel channels, all expressed to fit the machine-like imagery of the design (structure designed by 'architectural engineer', Frank C Dixon who was also known for similar glass and steel designs in Balwyn). Upper walls were timber-framed and cement-sheet clad, providing a slim elevation depth that accentuated the height of the house. Downstairs there was under-cover parking and a brick laundry-bathroom. The builder was J Hawkins of Moorabbin and the cost was to be 7636 pounds<sup>3</sup>. Later owners were Charles Meyers, managing director of Toorak, Renee Farr, then of Dromana, and Denis & Sue Vance<sup>4</sup>.

---

**DESCRIPTION:**

This flat-roofed house is set on an unusual triangular plan, set at an elevated level over carparking and service rooms. The building is centred on a massive three-pronged support which connects with I-beam columns at each of the triangle's points. An open stair rises in one point and another serves as a terrace. Major glass areas face north east and west, with hopper sashes and fixed panes placed over a deep chair rail in the glazed screen. The framing is on a 6.3 feet module.

There is some exotic planting, a tea-tree fence and tea-tree (local to typical significance). The use of geometric forms as inspirations for plans was particularly so in the early 1950s with designers like Grounds planning houses on circles, triangles, and squares. The enthusiasm for the triangle, either in plan or section or as triangulated framing, was also shared by young designers such as McIntyre, Boyd and Grounds. This example is later than most of these experiments but its elevated and prominent siting make it more apparent than many of the other examples with the exception of the Henty round house at Frankston and large projects like the Olympic Pool in Melbourne.

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**CONDITION:**

Generally externally original.

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1 FN1,1200,84300 title  
2 ibid.BA4956 15.9.59, L Adam draftsman  
3 ibid.  
4 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

This house is significant within the Mornington Peninsula for its unusual form and the prominence given to the form by its elevated on-street siting. The house is externally near original and located among other successful Modernist designs of the immediate post-war period.

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**NAME: DHURUNGA**  
**844 ESPLANADE, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 3  
LODGED PLAN: 7494

**PRECINCT:**

Esplanade Mornington Modernist House Group

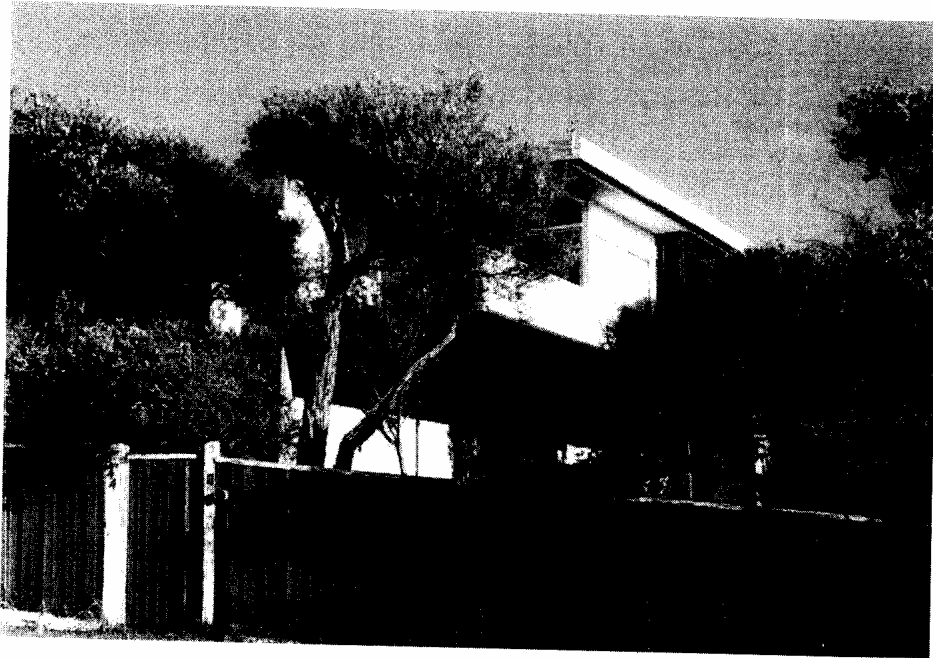
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1961-2

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*Graeme Butler & Associates*

**STUDY HERITAGE VALUE: R**

Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: KRAFT, WILLIAM L**

**DESIGNER:**

CHANCELLOR & PATRICK

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 3.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Chancellor & Patrick designed this extensive weatherboard and concrete block beach house for William L & Priscilla Kraft Esqu. in 1961<sup>1</sup>. Kraft then lived at Dhuringa, in Drouin in his role as manager of the Drouin Cooperative Butter Factory Co. P/L<sup>2</sup>. The engineers were Wearing Smith & Gloury, the builders R Peters & Sons of Frankston and the estimated cost, 12500 pounds<sup>3</sup>. This house was used in a trade publication<sup>4</sup>.

**William Kraft**

William Kraft OBE became the Managing Director of Croftbank- Cranbourne Transport Co in 1951 and eventually left his role with the Drouin factory and the house which shared its name with this site to reside in Lansell Road, Toorak<sup>5</sup>. He was born in Bunyip in 1900 and served many posts in the dairying industry around Gippsland, being a councillor and Shire president of the Buln Buln shire during his long tenure at Drouin. He was president of the Victorian division of the Australian Institute of Dairy Factory Managers & Secretaries. Kraft's fame arose in the district which immediately adjoined Mornington and his choice of this site for a retirement summer house underscored the town's connection with the still thriving rural industries of the shire. By 1970 Kraft had retired and moved to Toorak; he died in February 1992<sup>6</sup>.

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**DESCRIPTION:**

Like the Turner design next door, the expressed steel-framing allowed the upper levels to be elevated and of a comparatively shallow depth, accentuating the perceived height of the house. The design lacked the Chancellor & Patrick trademark of the simple gabled roof and extended overhang. Instead it was a series of mainly horizontal rectangular forms, seemingly supported from the masonry boxed verticals, one of which was a major chimney element.

More formal than most of the firm's plans, the kitchen was walled off from the adjoining dining room and the living room was divided from it by sliding doors. There were only two bedrooms with large deck areas and a den, all aligned on the east side of the house and separated from the living areas by a passage. Downstairs there was a large parking area and terrace with a brick laundry/bathroom.

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**CONDITION:**

Generally externally original.

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1 FN1.1200.84400  
2 see Butler, 'Buln Buln'  
3 ibid. BA6158  
4 Callister, W Chancellor & Patrick Work on the Peninsula, typescript 1991  
5 WWA 1971, p565  
6 property file note 1.2.92 deceased  
7 ibid.



Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Dhurunga is significant within the Mornington Peninsula as a later and different phase of the design output of the noted architectural firm of Chancellor & Patrick, and is externally near to their original design. Its association with the regionally prominent Kraft family is also important, particularly for his strong rural connections, as is the house's contribution to an important Modernist house group.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE**  
**002 FRONTAGE WAY, Mornington**

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MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 28  
LODGED PLAN: 68004

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1960

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: BAKER, HAROLD R**

**DESIGNER:**

CHANCELLOR & PATRICK

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 3.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Then a South Yarra firm, the former peninsula architects, Chancellor & Patrick, designed this two-storey retirement house for Harry R & Florence Baker of Domain Road, South Yarra in late 1959, achieving a building permit in February 1960<sup>1</sup>. The builder was JC Hearn of Mount Eliza and the estimated cost £16,800<sup>2</sup>. The owners, HR & FJ Baker, were of the printing and publishing firm, Specialty Press P/L. HR Baker was the chairman, and RJ Baker was on the board as well as being the General Manager. The declared capital of the firm was around two million dollars in the early 1970s<sup>3</sup>.

By the mid 1980s, the house was bequeathed to Russell & John Baker (Glen Waverley, Mount Eliza) but Harold continued as occupier, installing a spa at ground level in 1986<sup>4</sup>. The design was used in an architectural publication<sup>5</sup>.

---

**DESCRIPTION:**

Planned as a V-shape, the three bedroom wing of this two level masonry and timber house extended to the south, each room opening onto a generous deck. The large open-plan living area extended north also adjoining a large deck and the service wings were wisely placed at the back of the block. On the ground level there was a rumpus room, car shelter and an entry hall<sup>6</sup>. The large areas of rubble stone planned for the walls and the 12 degrees hipped pitch of the patented roof cladding, further likened the design to FL Wright (Willits House, Illinois, 1902) and early Burley Griffin (Gunn House, 1911; Bovee House, 1908, Illinois) examples. The extensive boarded timber balustrading also accentuated the horizontal, another Griffin and Wright attribute.

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

The Baker house is significant within the Mornington Peninsula as a well-preserved and extensive design by the noted architects, Chancellor & Patrick, illustrating their skill in internal spatial planning and their enthusiasm for the prevailing influence of FL Wright. The house is also linked with a person known within the metropolitan area for his publishing firm, Harold Baker.

---

1 FNI, 1240, 50200

2 *ibid.*

3 BWWA, 1974, p.564

4 *ibid.* BA28562

5 Callister, W Chancellor & Patrick Work on the Peninsula, typescript, 1991

6 *ibid.*

---

**NAME: FRONTAGE HOUSE, LATER GLANMIRE, SOUTHdene**  
**011 FRONTAGE WAY, Mornington**

---

TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 12 ptCS9  
LODGED PLAN: 21156

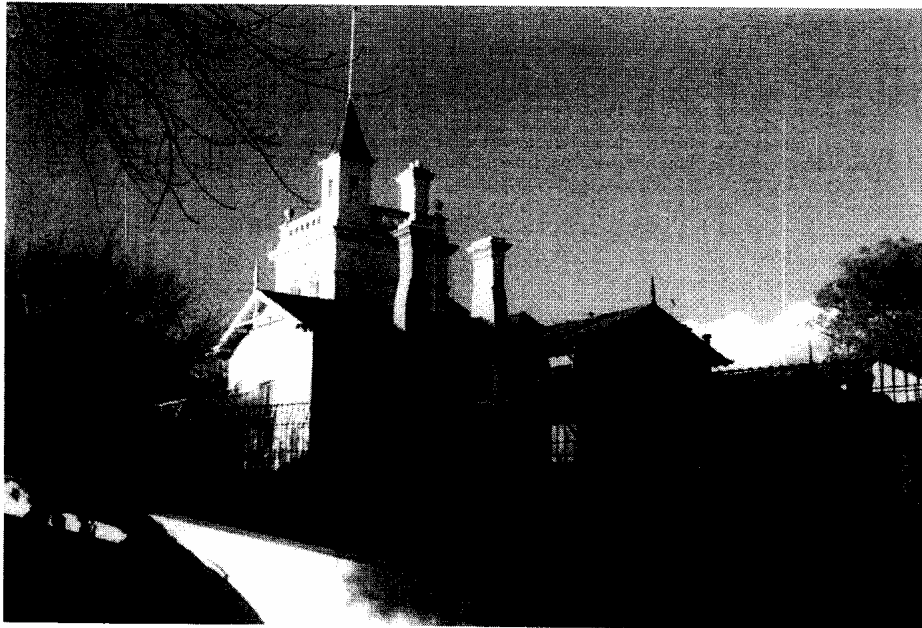
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 2061

**CREATION DATE:**

1872c, 1883-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER: WEBB, GEORGE H (LATER JUDGE)**

**DESIGNER:**

BATEMAN, EDWARD; WILSON & BESWICKE 1883?

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.2, 2.1, 3.1, 4.1, 6.1, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

Barrister, George H Webb owned this property in the early 1870s when it was described as a mansion of 14 rooms, set in some 8 acres of grounds<sup>1</sup>. Prior to that he had occupied the old house, Earimil (q.v.) on CS2 and, just prior to the erection of this house, lived in a four-room house on William Robertson's grant (Tanti Park, CS13)<sup>2</sup>. By the 1880s, Mornington rate books still termed the house a 'Mansion'<sup>3</sup>. Webb advertised the house for in 1883 giving room sizes and other details, but just prior to that, Wilson & Beswicke had called tenders for a brick tower for a villa residence, possibly this one<sup>4</sup>. The Tanti Park Company owned the property in the early 1890s, after Webb's death in 1891<sup>5</sup>.

A view of 1888 shows the house with the current square tower and adjoining hipped roof single storey wing, indicating its extension, spire addition and renovation soon afterward<sup>6</sup>.

**GHF Webb**

George Henry Frederick Webb (1828-91) arrived in Victoria during 1852, seeking a warmer climate for his failing health<sup>7</sup>. He became a reporter on the Melbourne 'Argus' but soon after joined the civil service as a shorthand stenographer which led him into legal circles. He attended Melbourne University and was admitted to the bar in 1860, eventually becoming a barrister and earning such large sums that he refused the position of judge in the Supreme Court. He was among those who financed Selbourne Chambers, an office for barristers, in 1881.

He was the first trained in the colony to become a judge in 1886 but due to ill health he was forced to take 12 months leave in 1889, the approximate date of the reputedly extensions to this house<sup>8</sup>. He died in 1891 at his Caulfield home.

Recent owners include Ada L. Craine, John D. Harris; Stewart & Margaret Clark. A new garage was added by R&M Lee for Dr & Mrs S. Johnston in 1977 to a design by Wardle & Turnbull. Later, builder Kevin & Ethel Barnes owned the site and subdivided for the construction of a new two-storey house in the early 1980s and, with new owners, Natshop, another two-storey house between it and Southdene 1990<sup>9</sup>.

---

**DESCRIPTION:**

This building has spired towers, is of stone and masonry construction, and is sited in a much reduced garden setting, with distant views to and from. The AHC statement given below notes that

- 
- 1 RB1872-3,643
  - 2 RB1871-2,591f
  - 3 RB1883-4,1208
  - 4 MUA1 Tenders wanted - erection and additions 'Argus', 8/9/1883, p.15; 'The Argus', 27/10/1883, p.7
  - 5 RB1893-4,532; see also Tanti Park farm
  - 6 SOM
  - 7 ADB 5,p.372
  - 8 ibid.
  - 9 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

the tower was added after 1888 but a view said to have been taken in that year shows the tower in place but the spire not.

Australian Heritage Commission:

'Southdean Frontage Way Mornington is a house with tower (post 1888) believed to have been built in the late 1870s for Judge George Henry Webb, possibly to the designs by Edward La Trobe Bateman. The single storey house sits on a semi basement and has an elevated timber framed verandah, distinguished by its angled brackets and diagonal balustrades. The roofs are low pitched and clad in slate. The tower is distinctive and elaborately detailed.'

---

**CONDITION:**

Australian Heritage Commission

'Southdean..is largely intact externally and in good condition but has been redecorated internally.'

Note that considerable changes seem to have taken place after 1888 where gabled wings were added and the spire added to the tower.

---

**SIGNIFICANCE:**

'Southdean Frontage Way Mornington is an important house in the history of architecture in Victoria and is also a distinctive part of the townscape of Mornington, the tower being a local landmark. Judge Webb was an eminent and well known barrister and later Judge. The elevated principal floor motif is most uncommon and with the timber detailing (reminiscent of Barragunda) and low pitched roof gives the Picturesque Gothic design singular distinction, enhanced by the later tower.'

'Of State Significance'<sup>2</sup>.

Southdean is also one of the earliest summer residences to be built along the coast in the shire.

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<sup>1</sup> panorama 1888 SOM copy  
<sup>2</sup> AHC citation

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**NAME: THE CHALET**  
**012-022 GLENISLA DRIVE, Mount Martha**

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TYPE: HOUSE, TREE  
MELWAY MAP REFERENCE: 150 J1  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 11/4 pCS36  
LODGED PLAN: 3015

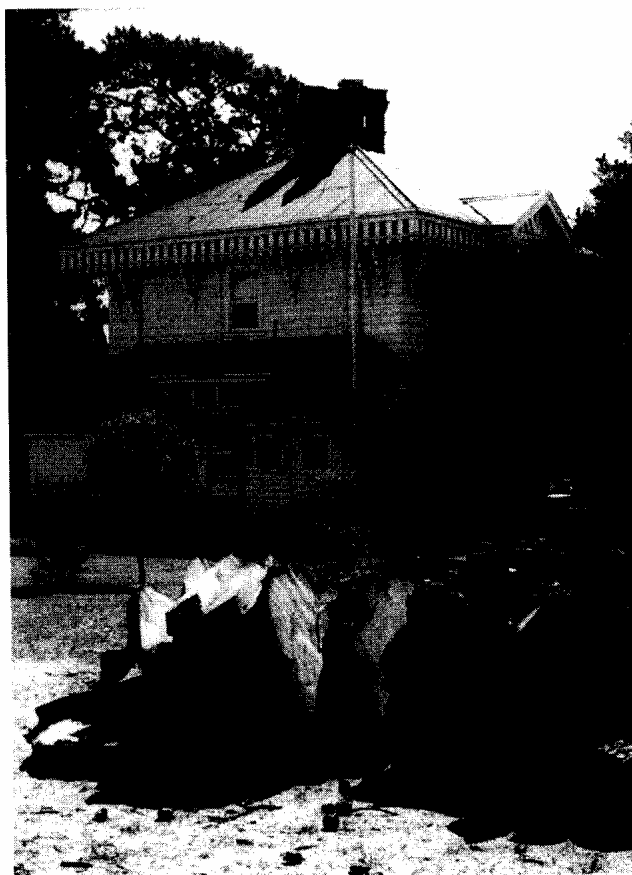
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1890-1

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

MOORE, HENRY BYRON

**OTHER ASSOCIATIONS: WETTENHALL, DR ROLAND**

**DESIGNER:**

REED SMART & TAPPIN

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**HISTORICAL THEMES REPRESENTED: 4.1,6.4**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.3,2.2,3.1,3.5,4.1,6.2,6.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

Henry Byron Moore (1839-1925), a civil servant and entrepreneur, was a major figure in the Mount Martha Estate Company and built this house as one of its showpieces!<sup>1</sup> The noted architects, Reed Smart & Tappin designed the house in 1890 and called tenders for a similar design for the surveyor and Moore's partner, Tuxen!<sup>2</sup> The winning design of the competition for model houses which followed on the estate resembled the picturesque style chosen. The competition was won by Allan C Walker and judged by the architect, GG Inskip!<sup>3</sup> Similarly styled houses were reputedly owned this century by the Hay family (Seahome) and the Ramsays (Seaview), the latter in Normanby Terrace!<sup>4</sup>

**Byron Moore**

Moore came to Victoria in 1852 and joined the government survey department at Geelong as an apprentice draftsman while the town was being laid out. At the age of 22 he was appointed as district surveyor and assisted in surveying the Geelong to Cape Otway telegraph line!<sup>5</sup> He rose to surveyor general in 1870, still aged a relatively young 31 years, and was instrumental in exposing the practice of 'dummying' by pastoralists under the land selection acts!<sup>6</sup> Moore commenced business as a surveyor and broker in the leased Exchange Building which he developed as a defacto Melbourne Stock Exchange until Fink's grand Collins Street exchange building deposed him. Moore, like many others, had speculated in land during the late 1880s (including the Mount Martha estate) and was ruined by the 1890s Depression. Meanwhile he had founded the Melbourne Electric Light Co. in 1880 and the Melbourne Telephone Exchange which provided the town with a telephone service two years before Haddon was also made secretary of the Victorian Racing Club in 1881, remaining so until 1925. During that time he promoted the Melbourne Cup as a national event and supervised the erection of three new grandstands!<sup>8</sup>

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1 RB1893-4,380  
2 BEMJ, 4,10,90, sp5 tenders accepted  
3 competition 7/3/1891, p.91  
4 Pingiaro, F pers.com  
5 Mellor, ADB 5,p.275f  
6 ibid.  
7 ibid.  
8 ibid.



Shire of Mornington Heritage Study  
Significant Sites & Areas

Moore is also credited with the introduction of the berry, coral or Mount Martha Chalet heath ('Erica Baccans') which has since become rampant<sup>1</sup>. After Moore, The Chalet was owned by the Bank of Victoria who sold it to Mrs Annie Robertson early this century<sup>2</sup>.

**Wettenhall**

Dr Roland Wettenhall (c1924-65) and later Henry Norman Wettenhall of Toorak (c1965-70s) were more recent owners until the Aberfeldie Trust No.2 became the owner<sup>3</sup>. The site was lots 10-17, pt 18 block 4 with the house on lot 11 and the tennis court straddling lots 15-16, 11-12<sup>4</sup>. Lots 10-11 were sold to John & Lorelle Wallace in the late 1980s<sup>5</sup>.

Dr Roland Wettenhall (1882-1965), a dermatologist, was born on the family station near Stawell. He was educated into the medical profession and aided in his specialization by his cousin, Herman Lawrence<sup>6</sup>. He rose to the rank of Major in WWI service and from there reentered the dermatology field at the Alfred and later the Melbourne Hospitals. He was active in, and a founding member of, a number of professional organizations as well as pursuing an interest in history via the Royal Historical and the Genealogical Societies of Victoria<sup>7</sup>.

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**DESCRIPTION:**

This picturesque weatherboarded design appears to have inspired the prize-winning American Queen Anne revival designs for Mt. Martha estate competition of 1891, with its irregular gabled two-storey form. It also resembles the Mount Martha Coffee Palace (later Mount Martha House) as a typical picturesque approach to what was then a bushland setting. Similar picturesque often Swiss Chalet designs were used on Mount Macedon in the same era (see Braemar, Karori). Notable elements include the fragmented form, deep bracketed eaves with the slatted frieze attached, window bays and the half-timbered gables. It has mature Monterey pines in the remaining grounds but the recent subdivision has taken other garden remnants.

---

**CONDITION:**

The house appears to have been added to at ground level using similar materials but the original already fragmented form has not been altered in concept.

---

**SIGNIFICANCE:**

The Chalet is significant within the State for the close link with the important Byron Moore and the unusual and notable Mount Martha Estate concept co-developed by Moore. This building and the former Mount Martha Coffee Palace are the only built remnants of this grand scheme. The Chalet is also notable as an early example of a picturesque summer house style which was a departure from the previous classical mansions in the area and sought a rustic medieval inspired form in harmony with the wild setting. This style was to become widespread early this century, being used for small and large houses alike in urban developments.

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1 Bob Barker & W Calder, pers.com.  
2 RB1916-17,130; RB191918- 19,1009  
3 FN4,3280,51200  
4 ibid.  
5 ibid.  
6 Gandevia ADB 12,p451  
7 ibid.

---

**NAME: COMPONENT HOUSE**  
**100 GLENISLA DRIVE, Mount Martha**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 150 J1  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 5  
LODGED PLAN: 68004

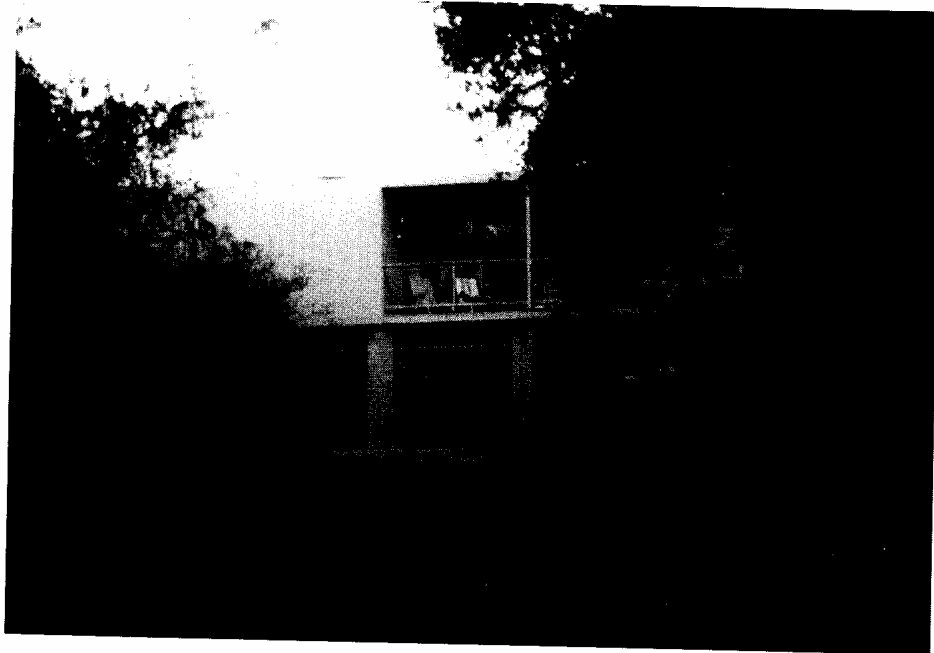
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1975

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)

Important to the Mornington Peninsula

\*Part Altered

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 4.1, 6.1, 6.2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

BA Morgan of Descon Projects P/L wrote to the Mornington Shire mid 1974 of the new three bedroom prefabricated house intended for a site in Glenisla Drive: '...we believe will make a significant contribution to solving the problem of providing a small attractive quality house at minimum cost'. It was to be fabricated in their Malvern yard and taken to the site on a low loader. Its planning was set around a pre-finished service core of bathroom, laundry and kitchen. Matter such as building surveyor and drainage inspections had to be settled: were they on site or at Malvern?'. The drawings were prepared by the site owner, builder and designer Bruce Morgan (Bruce Morgan & Associates Architects, South Yarra) and lodged late in that year. It was to cost \$17000<sup>1</sup>. Two year later it was sold to Angus & Erica Thomson of Surrey Hills who commissioned the part building-in of the previous under-house parking area, using face-brick construction and creating a large 'recreation room'<sup>2</sup>. RW Thomson also of Surrey Hills was the designer and builder. In 1990 the same owner and builder proposed a skillion extension to the south-east corner of the rectangular plan, extending a bedroom and creating a connected dressing room<sup>3</sup>. A further alteration was planned and approved in 1993 which extended the ground-level enclosure in brick<sup>6</sup>. The house won the RAlA/Age House of the Year Citation 1975, for architects Bruce Morgan & Assoc. and was published in the Norman Day book 'Modern Houses Melbourne'. Other prefabricated houses of that era were designed in precast concrete by Carter & Luttrell, one being located in another resort, Phillip Island in 1975<sup>5</sup>. The interest in prefabrication was noted by Day as due to the inflationary economy of 1972-3 where housing costs had risen beyond affordability. These schemes tried to bring the price of designed housing down.

---

**DESCRIPTION:**

The house and the concept were described by Norman Day in his book 'Modern Houses Melbourne':

This house type is a transportable building which folds away for trucking to remote areas.

The idea is to keep expensive labour-orientated building work in the factory to avoid the cost of moving labour and materials and paying for workers' accommodation over a normal lengthy building program.

The house folds around a central service core into 10m x3.6m x3.2m for moving on a low loader.

The factory fitted service core contains all plumbing electrical runs, sanitary ware, appliances and fittings, cupboards, joinery and glazing. All walls, roof and floor panels are factory finished<sup>4</sup>.

The site preparation is limited to stumps (treated pinus or concrete) onto which the house is unloaded using hydraulic jacks.

The house is erected in about six hours using a mobile crane apart from assembly of internal screen walls, wardrobes and kitchen island unit, painting, finishing and connection of the services. Finishes are flexible timber linings, Hardiflex, plasterboard or particle board.

The design has been extended to include additional models with extra rooms, an additional floor and stairs and additional ablution areas.

- 
- 1 FN4,3280,600000 letter 28.5.74
  - 2 *ibid.*
  - 3 *ibid.* BA15928
  - 4 *ibid.*
  - 5 *ibid.*
  - 6 *ibid.* BA36620
  - 7 Day,p.175-
  - 8 Day,p.172

Shire of Mornington Heritage Study  
Significant Sites & Areas

The finished product shows a refined design and adequate flexible plan which considering the other benefits of transportation and subsequent low on-site labour costs, proves the system to be a significant advance.

The house plan was as published in the book, a large living area attached to a central service core which divided it from the bedrooms on the other side. An ideal orientation would be the living area facing to the north under a deep verandah and bedrooms to the east as with this house. Decks or verandahs were on the north and south side of the living area, one for sun access during spring winter or autumn, one for cooler temperatures during summer. The elevation was classically inspired Modern, with flat deck roof, rectangular stilted form, and full height glazing or a horizontal continuous glazing strip midway up the wall, slits or slots. The fireplace was a clip-on option.

---

**CONDITION:**

This house has been added to in a way which is unrelated to the original classical concept but the original concept can still be appreciated.

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**SIGNIFICANCE:**

Although altered, the Component House is significant within the Mornington Peninsula as the first prefabricated house project to be awarded an RAIA prize as recognition of a growing interest in cheap prefabricated but well-designed construction when housing prices rose in the early 1970s. This interest was preceded by the extensive use of prefabricated concrete by the Housing Commission of Victoria in mass housing after World War Two. The scheme was also recognised and praised in comparative architectural publications.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: MOUNT MARTHA PUBLIC PARK PICNIC AREA PLANTATION  
HEARN ROAD, Mount Martha**

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TYPE: TREES, RESERVE  
MELWAY MAP REFERENCE: 150 H7  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1880- ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: MOUNT MARTHA PARK COMMITTEE (MANAGERS)**

**OTHER ASSOCIATIONS: MORNINGTON SHIRE (MANAGERS)**

**DESIGNER:**

HARRIS, JOSEPH

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**HISTORICAL THEMES REPRESENTED: 4.2.6, 4.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.2, 3.2, 3.3, 3.5, 4.3, 6.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

(see also Joseph Harris Scout Camp, Hearn Road, for Harris biography)  
This site is part of a reserve originally set aside for the governor's summer marine residence and as such it had been left undivided up to the mid 1860s when the land surrounding the summit, on the bay side, was sold off as sites for marine residences. The fifty feet high trigonometric survey tower which existed there was also a focal point for excursionists who evidently used the land for recreation while others used it as a common for incidental grazing or wattle stripping to supply the tanning trade. Later what is known as the picnic area (this site) was planted with ornamental exotics to underscore the reserve's role for public recreation.  
In more recent times the site was the subject of a nation-wide reforestation programme and a grand replanting scheme was proposed and partly executed on the site. Subsequently, the philosophy behind the scheme was queried and indigenous only planting substituted for the representative planting scheme proposed.

**Chronology**

The following chronology reveals a battle between the would-be civic minded landed gentry of the area and the interests of ordinary residents who eventually found that those entrusted to the keeping of the park as a public resort for shade and recreation during the summer (such as the local land speculator, Byrne) had in fact sanctioned the stripped of the reserve of its indigenous wattles. They had bartered the proceeds, apparently with the grand scheme in mind that it would be planted with ornamental trees (pines, oaks, blue gums donated by Harris), like the land owned by Joseph Harris (now scout camp) which adjoined.  
The battle between native and exotic plantings is also another feature of the reserve with the Save the Forests League (later Natural Resources Conservation League) planting a Monterey pine plantation there in 1949-50, as part of the Isaac grand 'repair' plan for the mountain reserve after the damage caused during the Second War occupation of nearby Balcombe Camp. The plan included areas of preserved 'native bush', wattles and Australian flowering shrubs along the government road, Australian forest trees along Churchill Road, ornamental trees and shrubs, a pine plantation at the corner of Bradford & Tower Roads, a recreation ground, and lookout and kiosk.<sup>1</sup> These first pine plantings were removed in recent years (1982) to remove their perceived threat to native vegetation and replanted with 'E. viminalis, E. paucifolia'.<sup>2</sup>

**Chronology**

The following is from the Reserve File 1029 (CNR): Mt. Martha public park.

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<sup>1</sup> RS 1029 plan 'Master Plan of the Mornington Peninsula Community Forest'

<sup>2</sup> *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

14/4/1864 Letter from the inhabitants of Schnapper Point, written by A B Balcombe, protesting against the proposed sale of the Mt. Martha Reserve. The letter is dated 14/4/64, Schnapper Point.

'Sir, The wishes of the inhabitants of this village are repugnant to the sale of the Mt. Martha Reserve, of 640 acres. The map of the Parish of Moorooduc shows how completely over ... land has been long alienated from the Crown and how sections remain unsold near the town for commons or other public purposes, whereby increasing the population. The Mt. Martha section is unsuitable for a town, from the nature of and configuration of land and being poorly supplied by water. Therefore, in a pecuniary form, not likely to attract purchasers. I trust that you will think fit to withhold this section from sale. Future governments may think fit to select the site for a marine reserve, which would establish Schnapper Point as the favourite seaside watering place of Melbourne.'

15/8/1864 AB Balcombe's letter includes a petition from Schnapper Point, 15/8/1864, to the Hon. James Grant, M.P., Commissioner of Crown Lands and Survey seeking reservation of land for the public at Mount Martha:

'We, the undersigned inhabitants of Moorooduc request that you will be pleased to take into consideration the propriety of affording a reserve of land for a park and place of public recreation in this locality. The site around the Flagstaff at Mt. Martha, bounded on three sides by the land of Mr. Hearn, Clark and Bruce, and on the west by Port Phillip Bay, containing about 700 acres as being suitable for the purpose.

We respectively represent that there is no park reserve in this district, except a small piece for a public garden and cricket ground, at Schnapper Point, about 6 acres, and the site, we now suggest, is peculiarly eligible for a park from its position, beauty of scenery and convenient distance from the rising townships of Schnapper Point and Osborne, which is already fenced in by adjoining purchasers.

Moreover, none of this block of land is suitable for a township, it being too mountainous, but as a public park would be advantageous for the depasturing and acclimatisation of animals whose nature requires hilly districts, for instance, angora goats, llama, alpacas, etc., all of which are injured or destroyed by fluke when depastured on flat country.

Furthermore, this reserve as a park would also be the means of preserving some of the fine indigenous timber which is now fast disappearing on the shores of the bay. We further respectively submit that a reserve of the kind is now urgently required in consequence of this locality becoming daily more important by its appreciation as a watering place and sanitary retreat for excursionists from their metropolis and inland districts and we therefore beg you...'

(Signatures include A B Balcombe, M.P.; R Grice; W Allchin; J S Butt; J Coles; Dunn; W Worrell; Griffith; Patrick Cahill; ... Coles; Horatio Grossbe; James Glover; William Armstrong, C.P.T. (or J); Barnett; W Grover...)

31/8/1864.

File note: Assistant Commissioner of Lands and Survey, the late Hon. Healey (or Hinley) issued verbal instructions about this reserve, which contains about 700 acres, to be divided with a view to the sale of sites suitable for marine residences and that in connection with such discussion about 100 acres around the summit of the Mt. Martha be reserved for a park. The survey has not yet been commenced. The Surveyor General considered that it would be expedient to keep back this land from sale, with a view to the carrying out of a suggestion made many years ago but not acted on, of formally reserving the whole of the land as a site for a marine residence for His Excellency the Governor.

27/2/1865 Letter from A B Balcombe, sent from The Briars, Mornington, to the Department of Surveyor General: 'Sir, I have the honour to submit the names of two resident proprietors of land at Mornington who are willing to act as trustees for the public park at Mt. Martha, together with myself. I regret I have been unable to write to you on this subject earlier. The names of the proposed trustees are Alexander Bateson, AB Balcombe, William Grover and Campbell Downard.

5/3/1865 File note, Commissioner of Lands & Survey 'Acknowledge and state that I will recommend the appointment of the gentleman hereafter as a committee of management of the proposed park after the formal reservation which, however, cannot be carried out until the survey be made.'

18/10/1866 Letter from A B Balcombe, Mornington to Clement Hodgkinson: 'I have the honour to request you will be good to inform us/me if a final survey of the land proposed for our public park at Mt. Martha be likely soon to be made. On referring to your letter of 6/3/1865, you intimate that prior to trustees nominated being gazetted that a formal survey of boundaries would be marked out.'

3/6/1867 Letter to Hodgkinson, by Robert Byrne: 'I have the honour to request that James Balfour, A P Thompson and myself, be appointed trustees of park lands at Mt. Martha, Parish of Moorooduc, and that the official notice of same be gazetted at the earliest opportunity. I may state that we own the greater part of the land in the vicinity of the above, purchased at recent Crown Lands sales.'

21/6/1867 File note by A M Lachlan, notes that the site has not yet been reserved, plan attached (no plan in file).

27/6/1867 Notice of Reservation of the land: Mt. Martha Public Park

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Recreation Ground, recommended by the Board of Land and Works, that the 153 acres be temporarily reserved as a site for public park and recreation ground at Moorooduc (Mt. Martha). (Assistant Commissioner of Lands and Survey).

There is a minute attached to that, 20/9/1864, stating: '300 acres will be reserved for park. Survey not expected until 1866.'

27/10/1866 Minute 'Reserve would be 200 acres, but survey and description for temporary reservation applied to only 153 acres.' (There is no written record on why area was reduced.)

27/6/1867 File Note, recommendation by the Board of Land and Works that the appointment of the undermentioned gentlemen on a committee of management of land set apart for the recreation purposes, and the names are: James Balfour, M.P., A P Thompson, and Robert Byrne, M.P.

10/10/1870, Worrell Clark of the Mt. Eliza Road Board office, Mornington, sends letter to the Assistant Commissioner of Lands & Survey

'...suggest names of the following gentlemen for appointment on Committee of Management of all the beach reserves, from Beleura to Balcombe's Creek, including the Mt. Martha park. Names are: Francis Alfred Gillett, William Grover, Thomas Rennison, and William Armstrong, all of Mornington.

12/11/1870 Letter from Worrell Clark of the Roads Board, to Assistant Commissioner, Crown Lands & Survey, regarding Committee of Management at Mt. Martha park, stating that: 'The board considered that the park would be better looked after if the names of Messrs. Gillett, Grover, Rennison and Armstrong (committee of Mornington Park) were added to those of Mt. Martha, all these gentlemen being resident on the spot, rather than the committee of Mt. Martha park by Balfour, Thompson and Byrne.' Submitted to the Governing Council, 8/12/1870.

Recommended by the Board of Land & Works that the appointment of Gillett, Grover, Rennison and Armstrong, as members of the Committee of Management of Mt. Martha Park, be approved by Governor and Council.

5/1/1871, Letter of resignation from the member of Committee of Management of Mt. Martha Park from James Balfour.

29/5/1871 Letter from William Armstrong, member of Committee, to Commissioner of Crown Lands & Survey:

'At a meeting held on Saturday, 27/5/1871, it was then desirable that a road of a chain wide should be left on the north, south and west side; also, around a chain and a half on the south-east side of the Mt. Martha Park.' Also, requested they take the necessary steps of having the park reserve fence completed.

Mt. Martha Public Park proposed revocation of the site, dated 12/6/1871, recommended that: 'To revoke the temporary reservation of 153 acres temporarily reserved by order 29/7/1864 as a site for a public park at Mt. Martha.' Proposed revocation of site dated 12/6/1871, for four consecutive weeks notice to revoke the temporary reservations of 153 acres.

11/1/1874, File Note urgent. 'Steps must be taken to permanently reserve the land for a park in accordance with a recent decision that all parks in Mornington shall be permanently reserved. Mr. Callinan to point out (something) to the (something) with a preparation of description for permanent reservation. The District Surveyor in Melbourne was requested to report with as little delay as possible whether any objection existed permanent reservation of this site.

25/1/1874, Response by Callinan:

'There is no objection to the permanent reservation beyond of that of so reserving such a large area where there is scarcely any population to require it. In my opinion a temporary reservation would answer the purpose.'

29/7/1871, Letter to the Commissioner of Crown Lands & Survey, from William Armstrong, member of Committee, Mt. Martha Park, requesting at the direction of the Committee of Management to draw the Commissioner's attention to the following particulars concerning Mr. Byrne not having furnished any information or statement of accounts relating to the park, although he has had notice of meeting which he did not attend, an application having been made for such accounts. The co-trustees are requesting that such a statement be submitted.

24/4/1877, Letter from S Sherlock, written in someone else's hand but signed by Sherlock, to the Committee of Management, Mt. Martha Park Reserve, requesting application to strip bark from the wattle trees in accordance with conditions of the Board of Land offering a sum of 20 pounds. In response to that letter the member of Committee, Armstrong, wrote 26/4/1877 to Secretary for Crown Lands Department requesting the Department clarify whether they have the same power to act as trustees.

File Note from Mr. Armstrong, member of Committee, forward application of Mr. Sherlock to strip wattle bark. Sherlock complained to the chief clerk of his not having yet received a reply, though application was lodged on 27/4/77. He states that: 'persons are daily stealing the bark and if reply is not soon received the permit will be useless.'

22/6/1877, Response: 'I beg to suggest that Mr. Armstrong be informed that the Board of Land & Works are the only ones authorised to issue licences under the Land Act.' Also, that: 'Action will be taken to prevent stripping of bark in reserves.' That letter is from the Secretary of Lands.

22/6/1877 File Note from Secretary for Lands noting that: 'The Chief Commissioner of Police, Senior Constable at Dromana, to visit the park for the purpose of ascertaining if the wattle bark has been stripped and if necessary taking action to put a stop to it.'



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29/6/1877 Letter to Superintendent of Police about the wattle bark stripping and it was investigated but there was no stripping within the park but a man named Thompson, who rents the block adjoining from a Mr. Thomas, is stripping there.

30/4/1879 Letter to the Hon. Francis Longmore, Minister of Lands, from the trustees for the Mt. Martha Park Reserve, agreeing to give permission to Samuel Sherlock to go into the park reserve for the purpose of clearing away all the fallen timber on the roads and burning and clearing all the brush in the said park reserve and mending and repairing the park fence on the north east side and mending and repairing the tower.

'And we further agree to give Samuel Sherlock permission to cut and remove all or any wattle trees that may be on the Mt. Martha Park Reserve, or any trees we may think it advisable to remove for the benefit of the park reserve.' (signed by Rennison, Grover, Armstrong and Byrne).

19/6/1879 Telegraph to police at Dromana, reported from Minister of Lands that: 'Parties are stripping wattle bark in Mt. Martha Recreation Reserve. Stop them immediately and report.' Signature, C H Nicholson, Police.

21/6/1879 Letter on letterhead, South Yarra Nurseries, from Joseph Harris to Robert Byrne: 'Reference to my promise to supply and furnish gratis a few hundred pines and other plants for planting the park reserve at Mt. Martha, I shall have much pleasure in fulfilling my promises provided that plants I give are properly planted and fenced. It would be no use planting these unless the ground is properly trenched. The plants must also be fenced from cattle, as at present the park is open to stray cattle from all quarters. The plants I would give would be of the best kind for the situation I trust (?) having property adjoining the reserve in which I have planted a large variety of trees. I know the kinds most suitable.

Fencing is imperative. This must be done by either fencing in the whole reserve, fencing each individual tree, or planting in groups or clumps or lines or belts of trees. I would be very glad to give my assistance and advice in the proper disposal of the plants. Get an experienced man (something) to have to get to supervise the benching and planting.' Joseph Harris.

21/6/1879 Letter from Byrne, of Byrne Vale & Co., auctioneers, valuers and estate agents to Secretary for Lands, discusses complaints of wattle stripping, then also in reply: 'I beg to inform you that Mr. Harris, late Mayor of Prahran, promised to supply some hundreds of suitable trees for planting the park. The trustees have entered into agreement with Mr. Sherlock to do the necessary work required.

As all of the above named gentlemen are large property holders in the district and Mr. (?) Threader does not own a foot of ground in it, I leave it to you to judge what on earth may activate him to make a complaint against .....

It may be that he does .... Mr. Sherlock has been a property holder in the district for the past 20 years and is a reputable gentleman, consequently well qualified to carry out the contract.

21/6/1879 Letter from Byrne Vale & Co., Robert Byrne, to Secretary for Lands: 'Enclosed please find a sketch of the land owned by myself and Mr. Harris at Mt. Martha, which will show you we are mostly interested in its improvement, being the owners of almost 7/8ths of the whole survey.

19/6/1879: Report from Henry Fowler Police Station, Dromana, relating to Mt. Martha Recreation Reserve, stating that he visited the Mt. Martha reserve this afternoon and found George Byrne with a party of seven men who are employed by Samuel Sherlock to clear the reserve and to repair the fence and tower.

Byrne informed me that Samuel Sherlock has the authority of the trustees of the reserve to clear it and to repair the fence and tower... Four of the men were stripping the wattles previous to others being cut down. He is to have the timber for clearing it away and repairing the fence and tower.

19/6/1879: Note from the Department of Lands and Agriculture. Send bailiff 'at once' to Mornington to stop parties from stripping wattle on the Mt. Martha Recreation Reserve. Signed by the Minister.

23/6/1879: Henry Fowler, Mounted Constable, Police Station, Dromana, on the stripping of wattle bark: 'I beg to inform the Superintendent that on the 20th inst. Samuel Sherlock produced me his Agreement with the trustees of the above-mentioned reserve as his authority for stripping the wattle bark referred to, which states that he shall removed all fallen timber and remove all wattle trees thereon.

25/6/1879: A report from John Yeoman on Mt. Martha reserve re wattle bark stripping. In accordance with orders from the Hon. the Minister, I went to Mt. Martha reserve and found that about 3/4ths of the wattle has been stripped and the bark taken away by Mr. Sherlock, who is employed by the trustees to clean up the paddock and repair the fence on the north side. I do not think Sherlock will earn 20/- per week by the transaction, however, all the wattle that has been stripped must be removed and if the trustees are prepared to plant ornamental trees (which I have no doubt they will) they will effect a vast improvement as the wattle there is of the common kind and will soon die off and it is quite time something was done to make the reserve a suitable place of public resort.

At present, although the place is admirably adapted for a park, being the highest part of Mt. Martha and with the tower in good repair, about 50ft. high, having a fine view for miles around, yet the whole paddock is in a very dirty state with dead timber and debris of all kinds strewed all over it, so that persons can scarcely move about.

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- As the trustees have no money to spend on it I cannot see that any particular injury has been done, providing that they carry out the idea of planting. The trees should consist of oak, blue gum, and other ornamental trees. If this is done properly I do not think the department will regret what has been done. Of course the trustees have done wrong in not asking the permission of the Hon. the Minister of Lands before they stripped the wattle. I may state that no other kind of live timber has been touched, nor is it intended to do so and although I could not see any good trees on the reserve I cautioned them not to strip any more without the authority of the Minister. If they will undertake to plant a variety of trees in sufficient number, under the supervision of a practical person appointed by the Minister, I think the sooner the wattles are removed and the planting done, the better, especially on both sides of the road leading to the tower and also round about it.
- 28/6/1879: Petition from the inhabitants of Mornington suggesting vesting in the Shire Council of Mornington, the Mt. Martha Park Reserve. Signed by 14 residents, the first signature is by John Threader.
- 2/7/1879: Letter to Robert Byrne from Joseph Harris of South Yarra Nurseries:  
'Dear Sir... If it is the intention of the park trustees to fence in the whole of the reserve, I should think a good three-row fence would be the best. Wire would probably be the cheapest. but cattle sometimes injured it. McKeogh's, of Dromana, did all my fencing at the Mount and I have, this day, paid him all of eleven pounds twelve shillings and sixpence for repaired fence, chiefly the four rail park fence injured by the fire of February last. The fencing and trenching ought to be proceeded with at once, or the planting season will be getting past. It should be done by end of August, but if a moist spring should ensue, it may be extended until September or even October. It would be of no use sending the plant down until the gardener is ready to receive them. Do you know what trees Mr. Bickford is giving?'
- 6/7/1879: R. Boyle, Police Station, Mornington, re the allegation that Mr. George Byrne of Mt. Martha estate was stripping bark in the Mornington Park. 'In reference to your query on the above subject, I have the honour to state that your son, George, is not nor has he been engaged in stripping bark in the Mornington Park at any time. A Mr. Samuel Sherlock, of Moorooduc, with his men, has been engaged doing some repairs to the tower and fence for some time past, on the Mt. Martha Reserve. Some of these men are stripping and cutting down wattles on the reserve, which is in close proximity to your property in Mt. Martha. On the last occasion I visited Mt. Martha, I saw your son George there, who told me that he was there in your interests. The fact of his being seen there may have given rise to the report that he was stripping bark.'
- 29/7/1879: Letter to Commissioner of Crown Lands & Survey, from William Armstrong: 'Sir...I have the honour address you in relation to the management of the Mt. Martha Park Reserve. ...whether we are to continue our appointment as trustees or not, as we are anxious to set about planting the trees promised by Mr. Harris, or else it will be too late. Mr. Byrne has intimated that a sum of money will be given to the trustees towards fencing, etc. If the trustees are to be reappointed under the new regulations, they respectively request that Mr. Joseph Harris should be added to the number, as that gentleman has land contiguous to the reserve and would be of great assistance to them.'
- 22/8/1879: Letter to the Secretary for Lands, signed J. Threader and T.M. Brown. Mr. Threader draws the Secretary's attention to the statement by the Secretary, his letter of the 22nd, that the present trustees are large owners of land in the district and have appended considerable sums of money in the reserve. 'We would most respectfully intimate to you that the residents of Mornington are ignorant of there being any body of trustees in existence, in connection with the Mt. Martha Park Reserve... That formerly there were trustees, but that the Trust a number of years ago to the Board of Land & Works and we are also led to believe that during the existence of the Trust a sum of money was advanced by the then gentleman to the Hon. Robert Byrne, as one of the trustees, for improvements to the reserve, the expenditure of which monies is to this day to the present Committee of Management a myth.'
- Talking about the wattle stripping, this letter notes: 'The consequence of this act of vandalism is that our beautiful and charming reserve, the once delightful and general resort of both our residents and visitors during the summer months, is completely denuded of the whole of the ornamental and shady foliage of the wattle trees for years to come and the deep regret and indignation of our residents and visitors as a body and all to gratify the selfish greed of some two or three unprincipled men. Suggesting to the Hon. the Minister of Lands the advisability of resting the reserve in the Shire Councils of Mornington, we believe that the reserve under that body and its officers would be safe from further interference and degradation by self-interested and unprincipled persons and...'
- 21/6/1880: Letter to Secretary of Agriculture, from Errol, Secretary, Mornington Shire Office: 'Sir...I have the honour, by direction of this Council, to wage the desirability of appointing, in conjunction with the Board of Land & Works, this Council as the managing body of the Mt. Martha Public Park, requesting the favour of an early reply.'
- 2/8/1880: To Minister of Lands, from William Armstrong, Trustee: 'I have the honour to inform you that two or three persons still persist cutting and carting wattle timber, etc. from Mt. Martha Park Reserve. Although the trustees have given each person a written notice to discontinue doing so they still put the trustees in defiance. The trustees, therefore, respectively request that you will be so good as to cause instructions to be issued to the Crown Lands Bailiff, Senior Constable Boyle, to take proceedings against them according to law.'

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10/8/1880: Report from Constable Boyle, Bourke District, Mornington Station, re complaints of Mr. Armstrong that two or three men were cutting wattle tree timber: 'I have to report that I visited Mt. Martha Park Reserve and found that the three men referred to in Mr. Armstrong's letters (attached) are cutting the wattle timber for Mr. S. Sherlock, who is under an agreement with the Trustees of Management to remove all wattle timber from the reserve, (see Agreement dated 30/4/1879, attached). I may state that there are three or four men engaged trenching the ground on the reserve to plant evergreens. These men have entered into a contract with the Committee of Management for that purpose. Does the Lands Department, under the circumstances, state the desire that I should proceed against Mr. Sherlock's men by Summons for Trespass.'

4/9/1880: Memo Police Department, by R. Boyle: 'Joseph Mortimer and James Gordon were brought before the Mornington Bench on the 4th inst., the former for cutting and the latter for removing timber from the reserve referred to, on Summons. Each of the defendants were fined 10/- and 2/6d. costs by the Magistrate.'

13/3/1892: Letter from E. Moore, Shire Secretary, Shire of Mornington: 'Sir...I am directed to ask you to be good enough to inform the Council whether the 132 acres permanently reserve (Gazette 67, p.1448) as public park at Mt. Martha, Parish of Moorooduc, has ever been vested in trustees and if so to give their names to the Council. If the park has never been so vested, would you inform the Council as to who have the control and management of it.'

13/4/1892: From Moore, Shire Secretary, Shire of Mornington, Secretary of Lands: 'Sir...I am directed to acknowledge receipt of yours of 25th, stating that Messrs. A.P. Thompson, Robert Byrne, Francis A. Gillett, William Grover, Thomas Rennison and William Armstrong, exercise control over the Mt. Martha Park. Of the above-mentioned gentlemen, three are dead, viz: F.A. Gillett, William Grover and William Armstrong, and Messrs. A.P. Thompson and Rennison have left the district. I have, therefore, to request that the Council of this Shire be appointed a committee of control over this park, thus bringing the park under the same control as the foreshore to Port Phillip in this Shire.'

26/11/1894: From Moore, Shire Secretary, Shire of Mornington, to Secretary for Lands, Melbourne: 'Of the three living trustees of this park, Mr. Thomas Rennison's resignation of trusteeship in favour of the council has been forwarded to your department. Mr. A.P. Thompson has never acknowledged any correspondence from this Shire on the subject, (neither have the letters been returned through the Dead Letter Office), and your department wrote last asking for the Hon. R. Byrne's resignation before appointing the Council trustee of the park.'

Mr. Byrne now refuses to resign, giving as a reason that Mr. Thompson has not resigned and if the department can do without Mr. Thompson's resignation, so it can do without his. Further, Mr. Byrne will refuse, judging from my last conversation with him, to resign, under any circumstances and I am directed by the Council to point out that the rabbits are increasing and the Council has no means or right to interfere.

Mr. Byrne is the only trustee and he is at present an uncertificated insolvent and the Council is willing to take control of the park and it is the wish of the ratepayers and residents and, lastly, Mr. Byrne is not even living in the district.'

4/3/1895: Submission by the Mt. Martha Committee of Management, recommended that the Council of the Shire of Mornington be appointed a Committee of Management of the Mt. Martha Park, in the room of Francis Alfred Gillett, William Grover and William Armstrong, all deceased, Thomas Rennison, whose resignation is hereby accepted, A.P. Thompson and Robert Byrne, both of whom left the district. Signed, Secretary for Lands, approved by the Governor-in-Council, 5/3/1895. File note Department of Lands & Survey.

3/6/1902: Note by C.B. (?) 'I understand that this area has been rather seriously damaged by fire caused by burning off on private property. I think the Council should be asked for further information and what action has been taken in connection with the matter.'

13/8/1921 Note- 'Balance sheet, Moorooduc Park, showing how the five pound grant was spent. Receipts, Government Grant, five pounds expenditure, post supplied by Shire, six pounds and fivepence, plowing etc. five pounds, totaling eleven pounds and fivepence. Please find enclosed vouchers covering the same amount.' G.T. Lucas, Hon. Secretary, Moorooduc Park.

Extensive correspondence throughout 1927 and 1928 concerning a survey which was required for completion of permanent reservation of the park.

24/10/1928, Martin, the draftsman in charge, notes - 'The Crown Grants issued on survey by G.T. McDonald, in 1866, OPM169A, field notes cannot be traced.'

24/4/1929: From Maughan, Shire Secretary, Shire of Mornington, to T.H. Taylor, Department of Lands & Survey: 'In reply to yours of today, the park at Mt. Martha, is shown on the Parish Plan of Moorooduc, as having been permanently reserved in 1867, (see Gazette, p.1448), and regulations have already been made in connection with it.'

1/5/1929: A reply from the Secretary of Lands, 'I have to inform you that the notification in the Government Gazette of 6/8/1867, in regard to this area referred to the temporary reservation only, not permanent, as has been recorded on official plans in error. The temporary reservation referred to is subsequently revoked, via a notice in the Government Gazette of 13/12/1872. On 8th May, 1874, notice of intention to permanently reserve the area was published in the Government Gazette, but the same was never completed. The notification in the Government Gazette of 17th ultimo now completed the permanent reservation of the reserve as a site for a public park. Action

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- should be taken to have the regulations framed and submitted for approval of the Board of Lands & Works.
- 2/8/1929: From Secretary for Lands to the Shire Secretary, Mornington: 'I have to inform you that the regulations forwarded with your letter of 15th May have been perused in this office and amended in red... It will be noticed that provision has been made for camping and for parking of motor cars and other vehicles.'
- 17/8/1949: From Shire Secretary, L.T. McLaren, Shire of Mornington, to Secretary, Department of Lands & Survey - Compensation plan, Mt. Martha Park: 'For your information I have attached hereto a copy of plan for damage to Mt. Martha park by Army personnel, which has been forwarded to the Department of the Interior hiring section for consideration.' That claim includes details of the damage or loss described as the land in general, removal of dry firewood to camp at Balcombe and Mt. Martha, removal of granitic gravel, removal of timber, damage to surface, damage to roads leading thereto, permanent damage to 3 acres by removal of granitic gravel and topsoil. Cost of 450 pounds. Removal of 200 tons of firewood by troops to camp area and 100 pounds, damage to surface of park and checking of erosion in heavy vehicular track at 70 pounds. Damage to government (??) and road by heavy vehicular traffic at 180 pounds comes to a total of 800 pounds. The period and nature of use was used extensively by troops at Balcombe and Mt. Martha camps for general field training and especially D & M courses for heavy motor transport. Many thousands of yards of granitic gravel were taken, with which to keep Mt. Martha and Balcombe camp areas reasonably paved for troops, thus leaving an open and permanent scar on this public park. Date of evacuation was 30/6/1949.'
- 1948-50: CE Isaac MLC (Hon Dir. of "Save the Forests" campaign) designs scheme for Mount Martha Park and planting of 11 acres of pines commenced by scouts, naturalists and interested individuals, with other plantings of wattle and flowering shrubs to follow. These were recently removed by the shire.
- 26/6/1952: From Secretary for Lands to Shire Secretary, Mornington: 'I desire to inform you that the appointment of the Council of the Shire of Mornington as a Committee of Management of the above-named area (permanently reserved by Order in Council of 8/4/1929 as a site for public park) was made by the Board of Land & Works on 19/6/1952 and notified in the Government Gazette of 25/6/1952.'
- 4/4/1960: Shire Secretary, D.G. Collings, Shire of Mornington, to Secretary, Department of Crown Lands & Survey: 'The Council proposes to construct the section of Tower Road along the eastern side of the Mt. Martha public park.'
- 21/4/1961: From Colling, Shire Secretary, Shire of Mornington, to Secretary for Lands: 'I refer to your letter...information regarding the survey plan and field notes for the encroachment of Forest Drive (formerly Tower Road) on the Mt. Martha public park. I wish to advise that the original alignment has been varied in accordance with the details shown on plan... It will be noted that the new alignment encroaches on the Mt. Martha public park at one location only, instead of the two locations of the original alignment. Construction work is practically completed and arrangements will now be made for the necessary licensed survey plan and field notes to be prepared.'
- 14/11/1964: Letter from M. Draper to Mornington Council: 'I am applying for the lease of a block of land in Bradford Road, near the new water tower. If a lease is granted, I intend to build there a first class restaurant and kiosk, which would be a tourist attraction and of great benefit to local residents, also to people using the picnic area and scout park. I suggest an area of 200 by 200 ft. which would allow for off street parking, lawns a terrace setting for tables and coloured umbrellas and a glassed in area for the winter. Being sure you realise the benefits of such an undertaking and hope that you can see your way clear, grant me a 30-year lease at 150 pounds per annum.'
- 22/11/1965: From Ian J. Holt, Secretary for Lands: 'Mr. G.T. Thompson, Director of the Natural Resources Conservation League, rang me today asking whether there would be any departmental objection to portion of this reserve being utilised as a nursery for native trees and plants. It was suggested that this might be a memorial project to commemorate the work of the late, the Hon. C. Isaac, a former M.L.C. and founder of the Natural Resources Conservation League. I informed him that the area was permanently reserved as a site for public park and that the Mornington Shire Council controlled the area as Committee of Management. I suggested that he consult that authority unofficially in the first instance, as the department would be largely guided by its attitude to the proposal. However, just because the Council favoured it, it did not mean that the department would automatically follow suit. Legislation appeared necessary to change the usage in this instance.' File note, 23/11/1965, on this note. Mr. Thompson will also discuss matter with Mr. Pescott, Director, R.B.G.'
- 5/12/1965: Letter from K. McArthur, Deputy Shire Engineer, Shire of Mornington, to Mr. G. Edwards, Department of Crown Lands & Survey, re Mt. Martha park: 'I enclose a copy of the earlier history and planting proposals for Mt. Martha Park which may be of interest to you, and photocopy of that attached at the Mornington Peninsula Community Forest Text and Plan.'
- 15/3/1966: From G.W. Lewis, Secretary, State Rivers & Water Supply Commission, to the Secretary for Lands, re Mt. Martha public tank: 'I refer to your letter of 16th of December, 1965, in which you inquired of the circumstances under which the water storage tank was constructed on the above public park and the purpose for which it is required. In reply, I have to inform you that negotiations for the use of a small area of land within the above-mentioned public park were carried out with the Council of the Shire of Mornington, which authority is the Committee of Manage-

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ment for the area and through an oversight your department was not advised of the agreement reached between the Council and the Commission for the site to be used for the construction of a storage tank. The storage tank was constructed as part of the Mt. Martha Safety Beach water supply scheme and the site chosen was the most suitable for topographic reasons as it was necessary to command high land in the Safety Beach area. The scheme involves pumping water from a ground level tank on land fronting Grand View Terrace to the storage tank located in the public park. I am to add that sufficient land has been fenced off in order to permit a second storage tank to be constructed to meet future demands in the area.

6/2/1967: From Secretary for Lands to Secretary, Shire of Mornington, regarding road construction works in the location of the corner of Bradford Road and Forest Drive, which required an excision from the park, which was carried out under the Crown Reservations Act, 1966. The area is now included as a road in departmental records.

29/7/1969: A file note, Mt. Martha Public Park: 'Situation and area of land, Parish of Moorooduc, 132 acres, 3 roods, 3 perches, less 1 rood, 33 perches, excised by Act, 1966. Purpose of reservation, site for a public park, no Crown Grant. Committee of Management, Council of the Shire of Mornington.'

14/1/1970: From Alan J. Holt, Secretary for Lands, to Shire Secretary, Mornington...concerning water storage facilities installed by the State Rivers & Water Supply Commission on a section of the above-mentioned reserve: 'I desire to inform you that the excision for water storage site of 1 rood 33 perches from the permanent reservation for public park was effected in the Crown of Reservation Revocation and Excision Act, 1969, and passed.'

16/8/1976: From R.D. Hall, Superintendent, Crown Land Management, to Shire Secretary: 'Consideration has been given to the provision of a Grant to the Shire towards the cost of providing fencing, fire breaks, nature trails and signs at Mt. Martha Public Park. I am pleased to advise that the Minister for Lands has now approved of a Grant of up to \$2000 to carry out the works, provided that the work can be completed and a claim submitted to me before 15/5/1977. Note this work was carried out, completed, by 13/1/1977, under Emil Madsen, Shire Engineer.'

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**DESCRIPTION:**

This is a mature collection of exotic and native trees with many 'Araucaria bidwillii' (Bunya) and other 'Araucaria' specimens and 'Pinus sp.' (Monterey) and Stone pines, dotted in the adjoining bush (see Joseph Harris Scout Camp). These trees are thought to have been supplied and planted under the supervision of the noted nurseryman, Joseph Harris<sup>1</sup>.

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**CONDITION:**

Apart from the ornamental plantings at the corner, the surrounding picnic area has been developed relatively recently with fencing, signs, landscaping, toilets, seats and tables, all from an era unrelated to the original plantings. Further into the reserve is indigenous bush with the demolished trig tower site marked by a pile of stone rubble.

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**SIGNIFICANCE:**

The Mount Martha Park as a whole is significant within the Mornington Peninsula as the focus of public interest and controversy over a long period. The historical records which accompany the reserve's development also offer insight into the political workings of the district and the early preferences for indigenous rather than exotic plantings.

The ornamental conifers which make up this plantation are significant within the region for their relative age and rarity, and as the oldest known ornamental plantings in any public reserve in the shire and among the oldest group on the peninsula. They are the only surviving group which illustrates the preferences for public landscape of the leading Mornington citizens of that era and the probable influence of a prominent Melbourne nurseryman, parliamentarian and journalist of the time, Joseph Harris.

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<sup>1</sup> further work required

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**NAME: JOSEPH HARRIS SCOUT PARK  
HEARN ROAD, Mount Martha**

---

TYPE: TREES, HOUSE SITE (?)  
MELWAY MAP REFERENCE: 150 H7  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 47-50/26

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1867-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: HARRIS, JOSEPH (LATER SIR JOSEPH)**

**OTHER ASSOCIATIONS: MORNINGTON BOY SCOUT GROUP**

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**HISTORICAL THEMES REPRESENTED: 4.2.2,4.4**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3,2.1,3.1,3.4,4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

Joseph Harris was a South Yarra nurseryman and acquired the freehold of these sites in 1875 and 1867 from the 1860s government subdivision of most of the intended governor's marine residence site of 640 acre reserve<sup>1</sup>. Harris wrote that he had already planted his own land with pines etc. which he knew to be well adapted to the area and was also instrumental in planting the Mount Martha Park area which adjoined his site on the south-east around 1880<sup>2</sup>. The c1889 plan shows Harris occupying his original freeholds along with others instrumental in the Mount Martha Park controversy such as Robert Byrne, adjoining<sup>3</sup>. Harris was a member of parliament for South Yarra and was later knighted<sup>4</sup>. Born near Bristol, England he arrived in Melbourne in 1856 unsuccessfully seeking gold. He returned to Melbourne where he worked with the seed merchants, Smith & Adamson of Collins Street, and eventually started a business at their nursery in South Yarra which he had acquired in 1862. He then acquired the nursery of Handasyde McMillan & Co., his eventual prosperity allowing him to retire in 1885<sup>5</sup>.

He was a councillor at Prahran from 1873 and mayor 1874-5 and elected to the Assembly seat of St Kilda in 1880 which later was divided, leaving him as the representative for South Yarra from 1889. He was a long term member of the South Yarra Presbyterian Church in South Yarra and on the board governing metropolitan parks and gardens, eventually becoming chairman of that body. He was also chairman of the board under the Vegetation Diseases Act and a member of the Horticultural Board of Advice. He professed an interest in the horticultural societies of Melbourne and the horticultural editor for both the 'Australasian' and the 'Argus'<sup>6</sup>. His country home was at Marina, Mornington, where he has one of the prettiest places in that popular seaside resort.<sup>7</sup> (1903)<sup>8</sup>. Harris appeared at the local official gatherings such as the opening of the Mornington railway in 1889 and was part of the football disaster fund raising committee of 1892<sup>9</sup>. He was impoverished by land deals (like Byrne) in the 1890s, owing some £40,000 but only paid back 7d. in the pound in 1895<sup>10</sup>. Harris eventually lost his seat as a result of the scandal. Just after 1900, Harris still owned four lots in Osborne Village, 80 acres at Mount Martha, 48 acres on lots 21-25/25 (future Dava Hotel and golf course site) and Marina itself which was in the name of Mrs Joseph Harris<sup>11</sup>. Marina burnt down in 1915 and Harris himself died in 1925 but the Harris camp and its ornamental plantings live on to his memory<sup>12</sup>. The location of Marina is unclear but it appears to have been part of CS35 (Mount Martha Estate area) and not on this site.

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1 parish plan; see RS1029  
2 see Mount Martha Park, Hearn Rd citation  
3 Moorooduc parish plan CS26  
4 CoFV VI,159  
5 ibid.  
6 ibid.; 'Weekly Times' 7.9.07,31  
7 F Gilfedder pers.com.  
8 ibid.  
9 Moorhead, p.120,138,153  
10 Cannon, p.34,38  
11 RB1904, 254-7  
12 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

As late as 1928, the naturalist and writer RH Croll described one of his famous walks along the coast, on this occasion around Mount Martha. He noted some of the mount's history, recalling the lost intention to build the governor's (La Trobe) residence there (close to his good friends the McCraes, Georgiana), Professor Hearn's and later Robert Watson's occupation of part of the mount and finally Joseph Harris's role in its planting.

'At a later period, considerable planting was done around the northern top, but rabbits and fire have been destructive. Some good trees remain however, notably a few fine palms which were planted by the well-known journalist, Mr Joseph Harris, who still resides in Mornington (?)...'<sup>1</sup>  
The Joseph Harris Park was officially opened on the former Harris property in 1932 by Lord Somers, Governor of Victoria and chief scout but the use of the area as a scout camp site was first noted in November 1954.<sup>2</sup>

Then under the leadership of Hon. Cyril E Isaac MLC (nurseryman and founder of the State Schools Nursery), Mornington Scouts were involved in an Australia-wide tree planting scheme to preserve water supplies and prevent erosion, 1949-50. The Mount Martha scout park was chosen as a worthy site for this along with the Mount Martha Park which had been redesigned by Isaac 1948.<sup>3</sup>

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**DESCRIPTION:**

Mature trees on this site include: two rare examples 'Afrocarpus falcatus' and 'Cassinia crocea'; two 'Araucaria heterophylla', 'Araucaria cunninghamii'(old, near manager's house); two palms ('Washingtonia sp.?'); a 'Waterhousea venenattii'; 'Cupressus macrocarpa'; and the numerous large and mature 'Araucaria bidwillii' (bunya bunya) and 'Pinus canariensis' are also notable, being reputedly remnants from the Harris occupation of the site from the 1860s. More recent Monterey pines appear to be those planted by the scouts after World War Two. Most of the structures on the site are relatively recent, with little known historical significance.

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**CONDITION:**

The mature exotic trees specimens dotted around the property from the Harris era are intermixed with indigenous regrowth and more recent exotic plantings such as the Monterey pine plantation to the west of the site.

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**SIGNIFICANCE:**

The bunya bunya groups and the other exotic tree specimens are individually significant within the Mornington Peninsula for their rarity and maturity but primarily because they are linked with the well-documented early development of this site, the renowned parliamentarian, horticulturalist and journalist, Joseph Harris and the adjoining Mount Martha Park. These exotic plantings symbolise the original intention of the site as the governor's marine residence and the subsequent subdivision in the 1860s for gentlemen's marine abodes which led to its acquisition and replanting by Harris.

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<sup>1</sup> Croll, 'The Open Road in Victoria', p.51  
<sup>2</sup> MPHS collection Book 14, p.14 'First Mornington Scout Group Diamond Jubilee History 1921-1981', p.101  
<sup>3</sup> *ibid.*: see RS 1029; WWA 1950, 371



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**NAME: GREENLAW FARM TREES, NOW MOUNT MARTHA MUNICIPAL  
GOLF COURSE**  
**off HOPETOUN AVENUE, Mount Martha**

---

**TYPE: TREES**  
MELWAY MAP REFERENCE: 151 B4  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1906c- ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

FAIRBAIRN, GEORGE

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**HISTORICAL THEMES REPRESENTED: 3.2, 4.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 2.2, 3.1, 4.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

Parliamentarian, Alfred Downward, and briefly Herbert & Miss Emma Downward, owned this property around 1900 when it was described as 1269 acres of the Mount Martha Estate (CAs 34-36)<sup>1</sup>.

Prior to that it had been released for sale by the Mount Martha Estate Co. in 1890 as part of an ambitious marine estate. This site was what was called Kensington Valley on the estate plans and Hopetoun Road was one of the estate's main arteries<sup>2</sup>.

Greenlaw (by then 1085 acres) was owned from c1906 by George Fairbairn who was senator for Victoria 1917-23 and earlier a member for Fawkner. He raised Suffolk sheep there<sup>3</sup>.

Reputedly the house has been burnt and all that remains are the mainly exotic mature plantings and farm buildings. The Mount Martha Golf Course is currently part of the farm.

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**DESCRIPTION:**

Mature exotics still grow between fairways (Californian redwood, stone pines, 'Araucaria sp.', cypress etc.) as evidence of the former Greenlaw farm in the Mount Martha municipal golf course (see also the north side of Forest Drive for mature Monterey pines on roadside along with white sallee trees).

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**SIGNIFICANCE:**

Those mature exotic trees, dating from prior to the golf course, are significant within the Mornington Peninsula as symbols of the Fairbairn's extensive Greenlaw estate and, in concept, the Mount Martha Estate which preceded him. They are easily distinguished from the mixed native and exotic plantings around them because of their size, maturity, rarity and distinctive shape, marking the taste in specimen trees of turn of the century gentlemen farmers and the former pastoral use of this golf course.

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1 RB1900-1,160; Moorhead, p.64,86,120,143,198  
2 Allan & Tuxen, 'Mount Martha Estate' plan c1890  
3 RB1905-6,159; see Moorhead, p.80,158,203

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: BELEURA**  
**042-044 KALIMNA DRIVE, Mornington**

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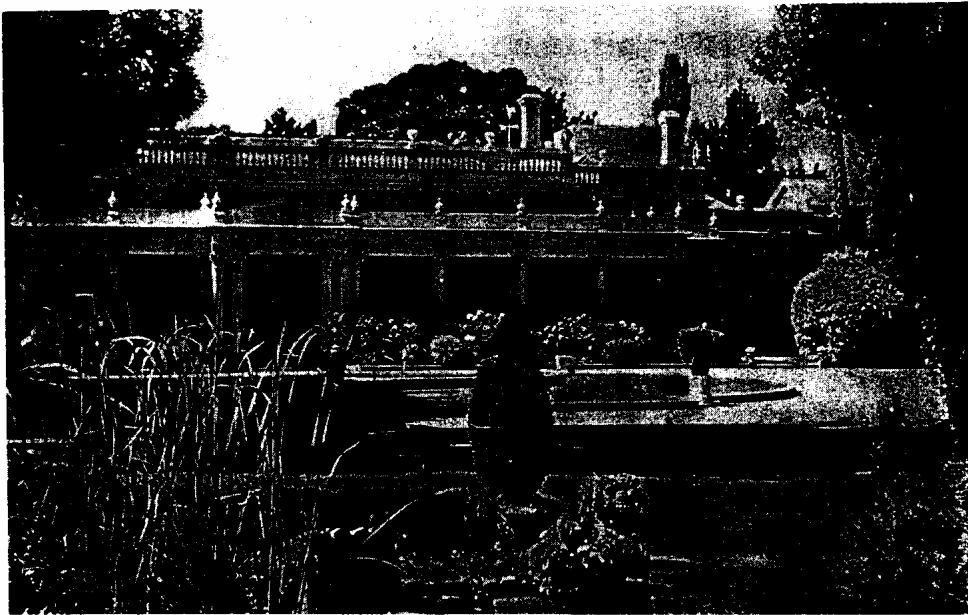
**TYPE: HOUSE, GARDEN**  
MELWAY MAP REFERENCE: 104 H8  
SURVEY DATE: 1993-4

**PRECINCT:**  
Mornington & Mount Eliza Bayside Mansion Group

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R= Registered): R  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 12

**CREATION DATE:**  
1863-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: N**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Australia

**FIRST OR MAJOR OWNER/OCCUPIER:**

BUTCHART, JAMES

**HISTORICAL THEMES REPRESENTED: 4.1,3.1.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.3,2.1,3.1,3.5,4.1,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

**HISTORY:**

One of several large houses built along the bay frontage of the peninsula, Beleura was also based on an old pastoral lease home site taken up by Stratton c1840. Playne and then Hunter held the lease. After freeholds were surveyed in the area, James Butchart purchased this property and had built the first stage of the present house by 1863<sup>2</sup>. Prior to that, a six-room timber dwelling was on the site, being replaced by a brick house in 1863<sup>3</sup>. Butchart was dead by 1869 and the site went to Charles Bright who leased it to the Hon. Caleb Jenner MLC until he purchased it in 1888<sup>4</sup>. The Mornington baths operator, councillor and librarian, William Irvine, once tended the grounds of Beleura for Bright over some 16 years prior to the late 1880s<sup>5</sup>. The Tallis family acquired it around World War One and subdivided off the Beleura Hill estate in c1918 which yielded home sites and public reserves along the then Point Nepean Road where the driveway (Tallis Drive) had once started. The lodge there was burnt in 1887<sup>6</sup>. Then '...There were paths winding in and out through the tea-tree scrub on the foreshore...'. In c1960 John Tallis noted the lemon-scented gums and she-oaks in his garden also a deodar cedar.

**DESCRIPTION:**

Australian Heritage Commission  
'Beleura...is a large single storeyed stucco house built for James Butchart c1863. The main body of the symmetrical house has a balustraded parapet above the main facade with a colonnade of Corinthian columns supporting a separate (verandah) entablature with urns and returning to face side wings. The tower is later and various alterations have been made. Construction is in brick on granite footings and roofs are slate.'  
The garden is extensive and the house obscured from the street view although much of its original setting has been lost some of the mature plantings still survive in the surrounding properties. Charles Bright, Mornington Grammar School, and later Sir George Tallis were also occupiers. The grounds and former grounds include 'E.citriodora' as well as extensive exotic planting.

**CONDITION:**

The house has been '...variously altered, renovated and added to...'<sup>8</sup>.

- 1 see Billis & Kenyon
- 2 Tallis, 'Beleura Mornington', 1960,np
- 3 RB 1863,p.63; RB 1862,177
- 4 ibid: see V&M, v2,p.395
- 5 V&M,v2,p.395
- 6 ibid
- 7 AHC citation
- 8 AHC

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Australian Heritage Commission

'Beleura is a comparatively early house of singular importance architecturally and in its landscape setting, and is important in the historic townscape of Mornington. The house is one of the most elaborate examples of a single storeyed Italianate house. Particularly distinctive motifs include the colonnade with its own entablature dwarfed by the balustraded parapet. The relationship of the side wings is most unusual and significant. Of National significance.<sup>1</sup>

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<sup>1</sup> AHC

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**NAME: ST. JAMES THE LESS CHURCH OF ENGLAND  
105 KOETONG PARADE, Mount Eliza**

---

**TYPE: CHURCH**  
MELWAY MAP REFERENCE: 105 F4  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 1081

**CREATION DATE:**

1865

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: CHURCH OF ENGLAND**

**DESIGNER:**

GROVER, WILLIAM

**BUILDER/CONTRACTOR:**

SLOMAN, ABEL WORTH

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**HISTORICAL THEMES REPRESENTED: 6.3**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.2, 2.1, 3.2, 3.3, 3.4, 3.6**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

St James the Less in Mt Eliza, was constructed in 1865 from bricks made from the clay obtained from a paddock opposite the church on the grounds of what is now Peninsula School.<sup>1</sup> It was sited on 3.1/2. (or 3.3/4) acres donated by the adjoining landowner and early Mount Eliza pioneer, Capt. Edward Lintott<sup>2</sup>. The designer was William Grover (the builder of St Peter's church, Mornington) and the builder, Abel Worth Sloman<sup>3</sup>.

When the foundation stone was laid by the Rev. James Glover, it was reported that only the nave and porch were to be built at that stage, allowing 70 persons to be seated.

Previously services had been held in a small timber school which had soon proved too small<sup>4</sup>. This school was reputedly sited almost opposite the church and its site could be once located by a charcoal patch where the fireplace had been<sup>5</sup>. Jack Sawyer's grandmother taught there many years past<sup>6</sup>.

A sanctuary and vestry were added to the church in 1913, with the altar, the sanctuary window, lectern, hymn board and the gum plantation which surrounded the church, all the gift of the Grice family.

In 1931 local artist Violet Teague painted murals on the altar panels which depict the nativity scene, using members of the Teague family and friends and other local residents. Many other elements in the church commemorate local families.<sup>7</sup> Window dedications include to James Oswald Watt (d.19.11.1967); Phillip P Gell by his widow; Rev.E.J.Cason M.A. (vicar 1927-36); the altar window was presented by Mrs James Grice in 1913; another for Annie Ruth Grice of Moondah (d.Sept. 1936) from her sons; one to Joyce Austin (1934-53) by her school friends; and another to Oswald James Gibson (d.2.8.1954).

After a period of neglect the parishioners formed a committee, headed by John Tallis, to oversee the renovation of the church in 1961-2, costing 3750 pounds which was donated from across the State<sup>8</sup>. The year before, a new hall was built nearby and in 1964 the Mount Eliza Parish was created, separating from Mornington.

The foundation stone for the recent addition was laid by Sir Frank Woods 27.9.1986<sup>9</sup>.

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**DESCRIPTION:**

The brick, simply gabled church rests on local granite footings, and has a slate roof and porch. The church interior has a stained and lacquered pine ceiling lining, and glass donated by the Grice family.

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1 'The Little Church of St James The Less' in Mt Eliza', p.36  
2 *ibid.*  
3 'St James the Less Mount Eliza Centenary Celebrations' pamphlet 1965  
4 *ibid.* cites newspaper account for Monday 16th October  
5 M Lowe, pers.com.  
6 *ibid.*, cites Sawyer and Tom Moseley as sources  
7 Moorhead, p.82  
8 *ibid.*  
9 F.ST

Shire of Mornington Heritage Study  
Significant Sites & Areas

ily among others. Round-headed window and door openings and an oculus distinguish the design, as do the gable roofs and buttresses to a lesser degree<sup>1</sup>. The garden is recent with only 'Cupressus sempervirens' and Monterey pine from the early period (typical only).

---

**CONDITION:**

The original brickwork (hand made?) has been painted and a porch opening closed.

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**SIGNIFICANCE:**

Australian Heritage Commission

'Church of St James the Less, Church of England... is a small church of significance as a landmark on the Nepean Highway. The church is an early one in Victoria and has historical associations with the area, particularly with the bayside estates and rural community that the structure served originally.'

'The building is very typical in form but is notable for the use of round headed openings with an otherwise Early English Gothic revival design, and for the local stone footings'

Of local significance.'

This study finds that the church is significant to the Mornington Peninsula as among the oldest public buildings surviving, with integrity to their constructed form, on the peninsula.

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**NAME: MOONDAH, LATER MANYUNG HOTEL, AUST. ADMIN.  
MANAGEMENT COLLEGE  
060 KUNYUNG ROAD, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 C2  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): I  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): R  
NTA FILE NUMBER: 1193

**CREATION DATE:**

1888c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

GRICE, JAMES

**OTHER ASSOCIATIONS: ANSETT, REGINALD**

**DESIGNER:**

SALWAY, WILLIAM ?

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**HISTORICAL THEMES REPRESENTED: 4.1,3,2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.1,3.1,3.4,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Moondah and the castellated gate house on Konyung Road, were built for James Grice in 1888, presumably to the design of William Salway<sup>1</sup>. Nearby the mansion Manyung (now Norman Lodge) had been erected in the 1860s by Richard Grice and this name was used by the aviator and business entrepreneur Reg (later Sir Reginald) Ansett when he ran Moondah as the Hotel Manyung from 1947<sup>2</sup>. The Administrative Staff College purchased the house in 1957 and carried out some period recreation in the entry hall of the house c1982 with designs by Prof. Peter Webber, Sydney<sup>3</sup>. This garden was nominated for classification by the National Trust in the late 1970s when it was described as sloping parkland, with mainly specimen trees including Monterey pines and cypress, and some flower beds following the original layout. The removal of a bandstand was also noted.

---

**DESCRIPTION:**

Moondah is a two storey Italian Renaissance revival mansion with a cemented wall finish, two-level arcaded verandah and a projecting arcaded porch. The gatehouse has a two-storey central section over the arched gateway with side wings. An oriel, turret, depressed arches, square pinnacle and string courses and Gothic patterns decorate the structure<sup>4</sup>. There are Mature cypress avenues and other conifers in the grounds but little period garden. Specimens include 'Cedrus atlantica f. glauca' (blue atlantic cedar), bunya bunya, and 'Lagunaria patersonii'.

---

**CONDITION:**

The interior and exterior of the house were considerably altered and extended, during its 10 year period as the Hotel Manyung and more recently. This included the glazing of the arcaded verandahs at both levels and added wings. The entry hall has had some period recreation work. Recent landscape changes include removal of a Monterey cypress row along the waterfront, the gravel drive and turning circle (replaced in similar position by asphalted drive).

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1 NTA AHC citation; MUA1  
2 see Moorhead, p.102-3  
3 see News 7.4.82  
4 AHC citation

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Australian Heritage Commission

'Moondah gatehouse and mansion...are two buildings important in the townscape and history of the area, are representative of the large seaside mansion estates built in this area and are significant architecturally, the gatehouse is a rare and late example of the Picturesque Gothic Revival style and particularly of a picturesque folly. The location of the gate in the building is most uncommon. The typical boom style mansion is important for its porte-cochere and angled facade.'<sup>1</sup>

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1 AHC citation-mansion local importance, gatehouse national

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**NAME: MOONDAH GATEHOUSE**  
**060 KUNYUNG ROAD, Mount Eliza**

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**TYPE: GATEHOUSE**  
MELWAY MAP REFERENCE: 105 C2  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

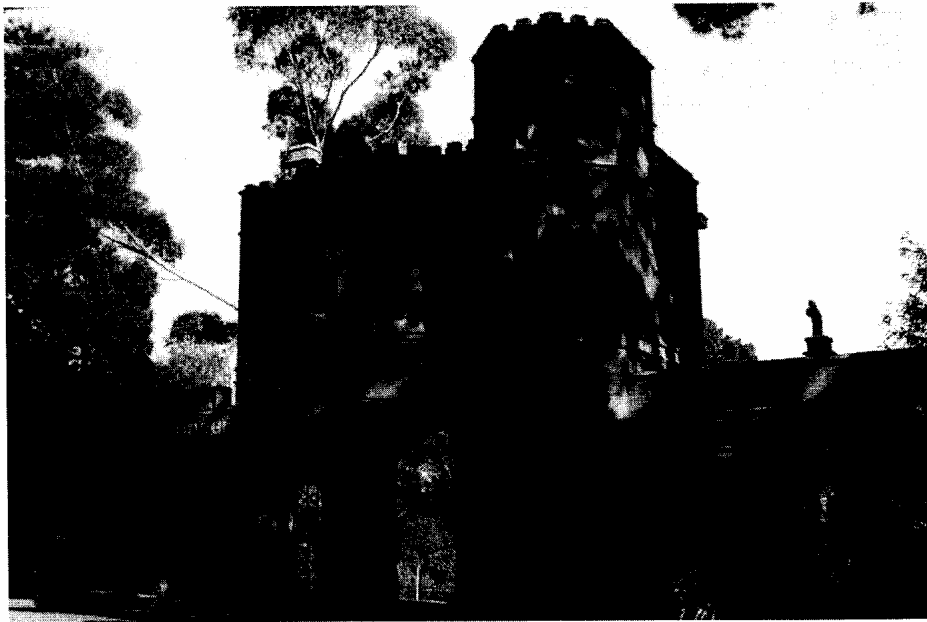
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded): C  
NTA FILE NUMBER: 1194

**CREATION DATE:**

1888c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

GRICE, JAMES

**DESIGNER:**

SALWAY, WILLIAM ?

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**HISTORICAL THEMES REPRESENTED: 4.1,3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,1.3,2.1,3.1,4.1,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Moondah and the castellated gate house on Kunyung Road, were built for James Grice in 1888, presumably to the design of William Salway<sup>1</sup>. Nearby the mansion Manyung (now Norman Lodge) had been erected in the 1860s by Richard Grice and this name was used by the aviator and business entrepreneur Reg (later Sir Reginald) Ansett when he ran Moondah as the Hotel Manyung from 1947<sup>2</sup>. The Administrative Staff College purchased the house in 1957.

---

**DESCRIPTION:**

Australian Heritage Commission

The gatehouse has a two-storey central section over the arched gateway with side wings. An oriel, stair, turret, depressed arches, square pinnacle and string courses and Gothic patterns decorate the structure<sup>3</sup>.

It was reputedly designed as a reversed replica of the Parramatta former Governor's House gatehouse after James Grice obtained the plans from Sydney<sup>4</sup>.

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**SIGNIFICANCE:**

Australian Heritage Commission

Moondah gatehouse and mansion...are two buildings important in the townscape and history of the area, are representative of the large seaside mansion estates built in this area and are significant architecturally. The gatehouse is a rare and late example of the Picturesque Gothic Revival style and particularly of a picturesque folly. The location of the gate in the building is most uncommon.

Of National significance<sup>5</sup>

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1 NTA AHC citation; MUA1  
2 see Moorhead.p.102-3  
3 AHC citation  
4 NTA FN1193 file note MS 20.3.1975  
5 AHC citation-mansion local importance

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: YARILLA**  
**007-009 LEMPRIERE AVENUE, Mount Martha**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 150 G2  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 5  
LODGED PLAN: 7885

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1933c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
Important to the Mornington Shire

---

**FIRST OR MAJOR OWNER/OCCUPIER: WILSON, GERALD EDGAR**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

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**CRITERIA SATISFIED BY THE SITE: 1.1, 2.2, 4.1, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Gerald E Wilson of Brighton Road, St Kilda (a director and hotelkeeper) owned this site from 1931 and had erected a house here by c1933<sup>1</sup>. Charles Walker Wilson was an engineer and noted hotel keeper (Scots Hotel, Collins Street) in the 1930s and may have been related to Gerald<sup>2</sup>. Later owners included Mr & Mrs Ralph Aston from 1947 (a 'retired official') who converted it to flats in 1949<sup>3</sup> and Bev & James Milford (civil servant) in the late 1960s<sup>4</sup>. A major General Edward Milford had retired to Mornington by this time and there may be some link<sup>5</sup>. Alterations by Corpe Studio Design were made for J&B Room in the mid 1980s<sup>6</sup>.

---

**DESCRIPTION:**

This two storey cemented Mediterranean style house is unusual for the area and is more typical of large middle suburban Melbourne houses of the period. The roof is steeply hipped and clad with terra-cotta tiles and segment arches are used in loggias at both levels with a protruding porch (and open terrace above) central to the main elevation. The garden may be recent but planting includes cordyline, 'Chaenomeles speciosa', camellia, 'Curpressus macrocarpa' and Monterey pine. Notable fence pillars are original but ironwork is more recent.

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

This house is significant within the Mornington Peninsula for its distinctive architectural stylism, particularly given its then semi-rural bayside location. It is a good example of the Mediterranean style in any context and is externally well preserved with a complementary landscape setting. Its location opposite Maryport (then run as a guest house) and its owner's hotel connection, may not be accidental. Wilson may be linked with the Wilson family group who then owned the well-known Scots Hotel and hence may have notoriety outside of Mornington.

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1 R B1932-3,3515  
2 WWA 1935,p1182  
3 R B1946-7,4659  
4 property file, SOM; B Barker cites Judge Ashton as owner pers.com.  
5 WWA 1971,p.677  
6 ibid.

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**NAME: MORNINGTON KING GEORGE V MEMORIAL BUSH NURSING  
HOSPITAL  
MAIN STREET, Mornington**

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TYPE: HOSPITAL, GARDEN  
MELWAY MAP REFERENCE: 104 E12  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1937-8

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

VICTORIAN BUSH NURSING ASSOCIATION

**DESIGNER:**

ELLIOTT, K F

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**HISTORICAL THEMES REPRESENTED: 6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.2.2.2,3,5**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Another vital service for a growing community is a hospital. Again it was the efforts of the local people that built the Mornington Bush Nursing Hospital, the King George V Memorial Hospital in 1937. It opened in July with five single-bed wards plus sunroom accommodation for several patients but by the end of the year there was a shortage of space. A photograph of the opening shows an L-shape configuration, with two brick gabled wings either side of a cemented gabled porch<sup>1</sup>. Unlike Frankston, Mornington was able to find land for a new hospital (from one of [Sir] JW Barrett's brothers, later trustees) and the design was presumably by the Victorian Bush Nursing Association's architect, KF Elliott<sup>2</sup>. The design was modern with unique inclusion of an area for a baby health clinic<sup>3</sup>. Other VBNA hospitals in the area included Dromana (1930-50) and Hastings (1930).

---

**DESCRIPTION:**

The hospital resembles its L-shaped gabled form at the opening but is now enlarged. It is typically of clinker brick construction, with stained vertical boarding in the gable ends, Marseilles pattern roof tiles and an extensive period garden with willows, Italian cypress and Douglas firs.

---

**CONDITION:**

A new entrance porch has been attached at the front and one of the L-plan wings has been extended to the west but otherwise the main elevation has not changed greatly.

---

**SIGNIFICANCE:**

The Mornington Bush Nursing Hospital is locally significant as an important public building in the town and probably the oldest public hospital on the peninsula. It is externally close to its original condition and is in a related garden setting.

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1 MPHS collection, # 3087  
2 Priestley, 'Bush Nursing in Victoria' p.108  
3 *ibid.*

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**NAME: MORNINGTON CIVIC BUILDING PRECINCT  
MAIN STREET, Mornington**

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TYPE: PRECINCT  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): 1  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER:

**CREATION DATE:**

1860-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

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**HISTORICAL THEMES REPRESENTED: 6,2,4,2,**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1,2,1,3,2,1,3,3,3,4,3,5,6,2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The civic focus of Mornington and its entry point, is via the Mornington park and pier. Government structures or public buildings took the next most prominent sites as the gateway to what was to the commercial domain of Main Street. (see contributory elements for Histories and Descriptions).

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**DESCRIPTION:**

Contributory Elements:

State Savings Bank, former, 787 Esplanade  
Mornington Post & Telegraph Office, now Mornington museum, 789 Esplanade  
Football Disaster Memorial, off Esplanade  
Schnapper Point Petty Sessions Court & Lockup, 002-008 Main Street  
CLVB Memorial Hall, 019 Main Street  
Mechanics' Institute Free Library, former, 021 Main Street

This precinct encompasses the public buildings at the west end of Main Street and relates to Mornington Park and the pier (Mornington Esplanade Foreshore precinct). Structures such as the court house and post office are from the early period of civic development in the town while the State Savings Bank is from another era but all of the contributory structures have served a similar and integrated public purpose over an extended period.

No other 19th and early 20th century peninsula public building group matches this for the number of elements, and the integrity and antiquity of its component structures.

---

**SIGNIFICANCE:**

This precinct is significant within the Mornington Peninsula as Mornington's and the peninsula's most historic public building group and historically the shire and town's most important entry point, from the pier via the park, and to the town or the hotels. Because of their integrity to both an early civic era and a combined civic purpose, each of the sites still contributes to that original purpose.

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**NAME: SCHNAPPER POINT PETTY SESSIONS COURT & LOCKUP**  
**002 MAIN STREET, Mornington**

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**TYPE: COURT HOUSE**  
MELWAY MAP REFERENCE: 104 E10  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered): R  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): I  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): R  
NTA FILE NUMBER: 1246

**CREATION DATE:**

1860-62

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

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**HISTORICAL THEMES REPRESENTED: 6.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.1, 3.3, 3.5, 6.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This was the first permanent court house on the Mornington peninsula, built here (with its lock-up) by William Vaughan & Co in 1860 for 892 pounds<sup>1</sup>. It was extended in 1862 by Cormack & Irving (rear wing?) and William Grover carried out some repairs in 1869<sup>2</sup>. The police station and court house reserve was fenced in 1874 by William Grover and sundry repairs carried out to the court house and police buildings in the next decade<sup>3</sup>. In 1862, AB Balcombe (The Briars) was chairman of the local magistrates who included J Barker, Edward Lintott, and WP Cobb. The Clerk of Petty Sessions was W Armstrong<sup>4</sup>. The lock-up was proclaimed a 'gaol' in 1862<sup>5</sup>.

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**DESCRIPTION:**

This is a simply gabled stuccoed (originally face brick?) court house with a gabled porch and gabled rear wing (added 1862?). The roof is slated. At the rear is a typical masonry and stone lockup of the period, perhaps providing some idea of the original wall materials of the court house. The building forms part of a notable 19th and early 20th century government building group which includes the former post office and state savings bank.

---

**CONDITION:**

The reserve's fence (timber picket?) has gone and the court house walls have been stuccoed.

---

**SIGNIFICANCE:**

The Schnapper Point Court House is significant WITHIN THE Mornington Peninsula as the oldest court building on the peninsula and the oldest public building in the study area. It retains its original form and gaol and, with court records and the extensive reporting of local trials in the newspapers, still provides an insight into how justice was meted out from the earliest township period. The building is a major element in the Mornington Civic precinct and is linked with many of the district's foremost citizens who served on its bench.

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1 NTA FN1246 research notes cites PWD Summary of Contracts 60/171  
2 *ibid.* see plans 62/276, 69/123  
3 *ibid.*  
4 Moorhead, p.98  
5 *ibid.*

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**NAME: MECHANICS' INSTITUTE FREE LIBRARY, FORMER  
021 MAIN STREET, Mornington**

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**TYPE: HALL, LIBRARY**  
MELWAY MAP REFERENCE: 104 E10  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

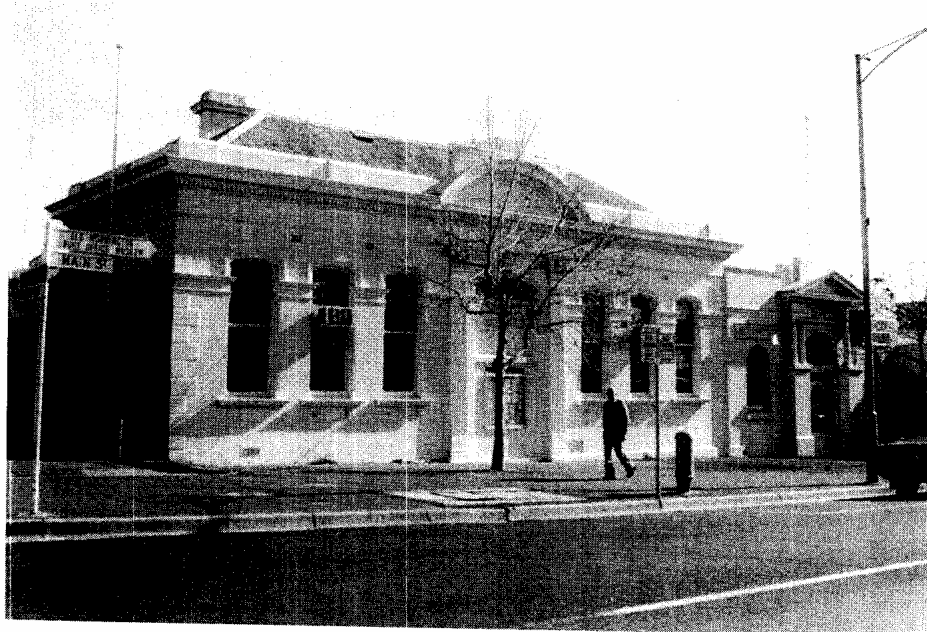
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded): R  
NTA FILE NUMBER: 393

**CREATION DATE:**

1885-88

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

MORNINGTON MECHANICS INSTITUTE

**OTHER ASSOCIATIONS: MORNINGTON SHIRE**

**DESIGNER:**

WATTS, THOMAS & SONS

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**HISTORICAL THEMES REPRESENTED: 6**

**CRITERIA SATISFIED BY THE SITE: 1,2,2.1,3,3.3,4,3.5,4.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or life-styles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This mechanics institute was opened on New Years Eve 1885, and cost around £900<sup>1</sup>. GHF Webb QC (of Frontage House) laid the foundation stone for this institute with the Hon. James Balfour MLC looking on and the Rev. James Caldwell opening the proceedings. Caldwell noted how generous the public had been in their donations but also made special reference to the Grice family who had given a considerable sum, as they were to do in most of the major community subscriptions of that era<sup>2</sup>.

The site was draped with the Union Jack and Australian flags as a mark of the devotion to Queen and country while the National Anthem and three hearty cheers were used as the means of terminating the occasion. The next major gathering connected with the building was its opening and a gala concert, as planned, on new Years Eve 1885. This was despite damaging storms only months before; the cost was somewhere between £800 and £900 with some £600 already subscribed<sup>3</sup>. The architects were Thomas Watts & Sons who also designed the new facade when it was erected in 1888<sup>4</sup>.

Such was the devotion the community had to what was in most urban colonial centres, the cultural centre of each locality. Most major public events took place in these halls whether recitals, concerts, lectures or in the case of Mornington, the primary school choir who sang among other tunes, 'The Babies on Our Block' to raise money to pay for its construction<sup>5</sup>.

The extension of the Flinders Regional Library Service to Mornington in 1958, meant the occupation of the old mechanics institute library and, after its transfer in 1970, the conversion of the institute to council offices as part of the redevelopment of the reserve<sup>6</sup>.

Council's offices had once faced the Esplanade, at the Cook Street corner, but these were replaced by the modest brick gabled building which had stood beside the institute since 1907. This structure is pictured beside the mechanics institute in a post card published early this century.

A photograph of c1902 shows the Mechanics Institute (a 'fine building') with its picketed fence lining splaying in to the grand 16-panel entrance door pair. At that time the library held some 2500 books, had a large reading room, and there was a large hall at the rear, fitted with a stage and dressing rooms large enough to house 300 persons. In the grounds asphalted tennis courts were available to the general public. At the kerb was a twin lamp (gas discharge?) street light set on a cast-iron standard.

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1 MCC  
2 Moorhead, p.120-2,165,175, 206,224,263 pl.29  
3 ibid.  
4 MUA1 cite ABCN 2.6.88  
5 ibid.  
6 ibid.  
7 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

National Trust:

A mechanics institute of 1885 with a dentillated cornice, overbearing segmental pediment and Corinthian pilasters flanking the entrance but with balustraded parapet and urns removed, the panelled door replaced and additional doorways cut into the main facade<sup>1</sup>.

There is a pedimented honour roll on the east side and the memorial hall on the west.

---

**CONDITION:**

The facade is generally original except for the doors and an added air unit. The interior has been altered.

---

**SIGNIFICANCE:**

Although now incomplete, the former Mornington Mechanics Institute and Library is significant within the Mornington Peninsula as a symbol of the centre of intellectual and social life in the district and as one of the oldest (if not the oldest) halls of this type on the peninsula. Its grand late Victorian facade is equalled architecturally in Mornington only by the former Commercial Bank, 62 Main Street. The building is also representative of the country work of the noted architect, Thomas Watts, makes a fine pair with the later memorial hall which adjoins and is a contributor to the Mornington Civic Precinct.

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<sup>1</sup> NTA citation



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**NAME: ORIENTAL BANK, LATER COLONIAL BANK  
051 MAIN STREET, Mornington**

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TYPE: BANK  
MELWAY MAP REFERENCE: I04 D10  
SURVEY DATE: 1993-4

**PRECINCT:**  
Mornington Main Street Commercial Precinct

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1875-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

ALLCHIN, THOMAS

**OTHER ASSOCIATIONS: COLONIAL BANK**

**DESIGNER:**

WHARTON & VICKERS ?

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**HISTORICAL THEMES REPRESENTED: 6**

**CRITERIA SATISFIED BY THE SITE: 1,3,2,1,3,2,3,5**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Opened as an Oriental Bank branch 18.2.1875, the owners of the building were actually Thomas & Sarah Allchin who owned the general store on the opposite corner and conducted the local brick-works<sup>1</sup>. The Colonial Bank had it by August 1880 and in 1890 the bank moved to their new premises opposite, designed by architect George Jobbins<sup>2</sup>. An early view shows the building as face-brick (Allchin was a brick maker), with an exposed hipped roof, an arched corner entry and arched windows dotted sparsely along the ground level (since removed).

---

**DESCRIPTION:**

This former bank now resembles little of its former appearance, except for the characteristic splayed corner plan-form and rectangular upper level double-hung windows.

---

**CONDITION:**

The parapet has been removed in part, the ground level replaced and the shopfront joinery (installed in the 1920s) has been painted over.

---

**SIGNIFICANCE:**

The former Oriental later Colonial Bank is locally significant only for its association with Allchin, who was an important force in the community, and its relative age. However the alterations have reduced much of the site's integrity to this era.

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<sup>1</sup> MCC; Moorhead,p.60  
<sup>2</sup> ibid.; MUA1

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: COLONIAL, LATER NATIONAL BANK OF AUSTRALIA  
060-062 MAIN STREET, Mornington**

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TYPE: BANK  
MELWAY MAP REFERENCE: 104 E11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA11

**PRECINCT:**  
Mornington Main Street Commercial Precinct

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1889

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: COLONIAL BANK OF AUSTRALIA**

**DESIGNER:**

JOBBINS, GEORGE

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**HISTORICAL THEMES REPRESENTED: 6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.2, 3.3, 3.4, 3.5, 6.2, 6.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The Colonial Bank had started in 1880 on the corner opposite in a building owned by Thomas Allchin which had previously been occupied by the Oriental Bank (see 51 Main St)<sup>1</sup>. The Melbourne architect, George Jobbins, called tenders in 1889 on behalf of the Colonial Bank which included fencing, renovation and stabling<sup>2</sup>. Jobbins had designed almost all of the many Colonial Bank branches since the 1870s, with the Frankston, Brunswick, Omeo, Morewell, Natimuk and Lilydale branches being created in the same era<sup>3</sup>. The bank was shown c1907, looking much as it does today but for a raised pedimented parapet entablature, central to the parapet, which has since been removed. There was a gas street lamp in front of the building at the kerb and a large painted business sign on the east wall<sup>4</sup>. The Colonial Bank merged with the National Bank in 1918 and this was reflected in the tenure of the Mornington premises. The National acquired the lot next to the Blake Street corner (part 11/22) in 1932 and the corner lot in 1919<sup>5</sup>. JL Fairbairn was the manager of the bank, soon after the bank's construction, in the early 1890s, and Arthur Moon was the manager in the mid 1940s<sup>6</sup>. A later name change occurred with the amalgamation in 1983 of the CBC and National Bank, yielding the National Australia Bank<sup>7</sup>. It ceased to be a bank in 1986 when the branch moved to 107 Main Street and was auctioned in April 1987<sup>8</sup>. On behalf of M Flouch, the local designers Hoban-Hynes proposed its use as a restaurant following the sale. Alterations were made two years later to extend this use. Further works and proposals have been made since which appear to be gradually eroding the heritage value of the building. Alterations include alterations (1955) and an added bedroom to the manager's residence (1968) and general renovations in 1969 (\$22,558), designed by the bank's architects Meldrum & Noad later Meldrum & Partners<sup>9</sup>.

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**DESCRIPTION:**

This is a two storey highly ornamented Italian Renaissance Revival style bank with cemented details and applied Ionic order trabeation across its facade. Composed in three bays, the central bay has a parapet pediment while the pilasters which trim the facade, at either end, are topped with minor pediments on top of vermiculated piers. Other details include garlands, architraves with keystones, impost moulds and a segment-arched pediment over the entry, with a foliated tympanum. Distinctive quarry-faced Gibbs surround motifs are used on the ground level pilasters and the plinth is stone.

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- 1 Moorhead, p.60  
2 MUA1- 'tenders, renovations, stabling and fencing' in ABCN, 27/4/1889, p.407  
3 B Trethowan, 'Banks of Victoria' report for HBPC 12.1976, table p.13  
4 'Main Street, Mornington, Victoria' postcard Rose series P 2114 (Armstrong Collection)  
5 ibid  
6 RB1893-4, 157; RB1946-7.408  
7 FNI, 1400.06000  
8 ibid  
9 FNI, 1400.06000 BA3001

Shire of Mornington Heritage Study  
Significant Sites & Areas

It is the most architecturally sophisticated 19th century commercial structure in the shire and complements the later shop group on the corner to the east.

---

**CONDITION:**

Apart from the removal of the central raised parapet entablature, alterations have been made to the main ground level windows, possibly early this century and, more recently, signs have been added, one obtrusively.

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**SIGNIFICANCE:**

The former Colonial Bank is regionally significant as the major symbol of the 1880s boom era in Mornington, complete with all of the rich cement detail associated with that era's architecture. With the nearby Grand Hotel, this was for a long time easily the grandest commercial premises in the shire and has served a public building role since 1889. Even as a restaurant it still recalls its banking past with the restaurant name. The bank design is among the more sophisticated 19th century commercial elevations on the Mornington Peninsula and relates architecturally to the contemporary Grand Hotel and adjoining corner shop row.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: GREENLANDS**  
**064-068 MAIN STREET, Mornington**

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TYPE: SHOPS  
MELWAY MAP REFERENCE: 104 E11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA11/22

**PRECINCT:**  
Mornington Main Street Commercial Precinct

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1931c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

BUTLER, SAMUEL L

**OTHER ASSOCIATIONS: WILSON & LIVOCK**

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**HISTORICAL THEMES REPRESENTED: 6**

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.2, 3.1, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

Directories listed estate agents John G Barrett near here early this century<sup>1</sup>. Another estate agent, Samuel Butler had an office on the site from the mid 1920s after Miss Mary Barrett had owned it as an office and land (60x132 feet)<sup>2</sup>. Butler of (777) Esplanade owned these three shops from their construction in the early 1930s at least until the mid 1940s with occupiers including the SEC in 64, Standard newspapers Ltd. in 66 and Wilson & Livock at the corner<sup>3</sup>. Others included William Watt Leggatt, solicitor<sup>4</sup>. Groups with an interest in the property in recent years include Mornington Freeholds P/L in the 1960s and Vinton Court P/L (Clifford Allen a Rosebud accountant, chairman of directors) in the 1970s who proposed a total redevelopment of the site<sup>5</sup>. The site also houses the nexus of two of the town's oldest estate agencies, Bennett & Jouning P/L and MG Harvey<sup>6</sup>. Owners in the 1980s include George & Pauline Bazley, Rosanna school teachers.  
**Samuel L Butler**  
Butler was prominent in the RSL, honorary secretary of the Mornington Presbyterian Church in the 1930s, but was the sole opposition in the town to the restoration of the railway passenger service in the 1950s<sup>7</sup>.

---

**DESCRIPTION:**

This is an extensive shop row located at the Blake Street corner which leads to the railway station. As an indication of the railway's patronage in that era, shops extend down Blake street (numbers 1-3) towards the station. The parapet is swagged between piers and the shopfronts (with leadlight transom lights) are generally original with some original tiling, some from c1930 and others from 1940. On the opposite corner is the General Store & Railway Store and to the west is the former bank, forming a major 19th and early 20th century commercial group in the town.

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**CONDITION:**

Generally externally original, except for some alterations to openings and tiles.

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**SIGNIFICANCE:**

These shops are locally significant for their near original external (and part internal) condition and hence their representation of early retailing outlets in Mornington which have now become rare.

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1 D1907  
2 RB1924-5, 76; RB1916-17, 1053  
3 RB1931-2, 1405f; RB1946-7, 409- 11  
4 *ibid.*  
5 FN1, 1400, 06400  
6 *ibid.* 'Leader' 21, 11, 80  
7 Moorhead, p.176, 202, 220

Shire of Mornington Heritage Study  
Significant Sites & Areas

They are associated with many long-term shop keepers such as Wilson & Livock and their construction was linked with one of Mornington's foremost 20th century figures, Samuel Butler. They also contribute to a related commercial group at this intersection.

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**NAME: GRAND COFFEE PALACE, LATER HOTEL**  
**126- 132 MAIN STREET, Mornington**

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TYPE: HOTEL  
MELWAY MAP REFERENCE: 104 E11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA9/22  
LODGED PLAN: 1101

**PRECINCT:**

Mornington Main Street Commercial Precinct

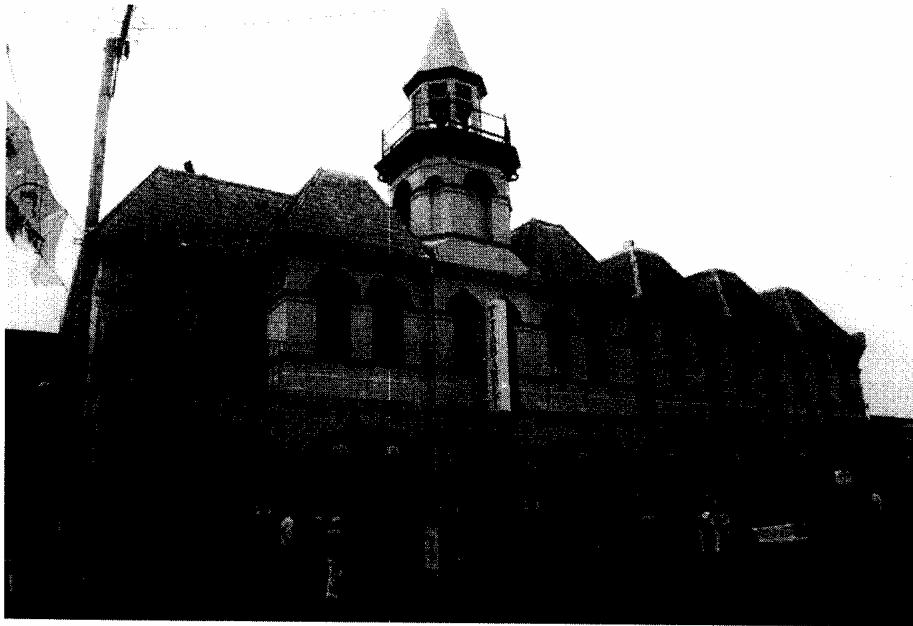
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1889

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

CROWLEY, CORNELIUS

**DESIGNER:**

PITT, WILLIAM

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**HISTORICAL THEMES REPRESENTED: 6,2,4,3**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,2,2,2,3,1,3,3,3,4,3,5,6,2,6,3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

The architect, William Pitt let tenders for the erection of two coffee palaces at Mornington in 1889, one for C Crowley. The style used resembles other Pitt work, hence this building was one of them and the Mornington Coffee Palace further west was the other<sup>2</sup>. The 'Grand Coffee Palace' was marked here on the Mornington plan of c1889<sup>3</sup>.

Cornelius Crowley owned the hotel from construction up to the First War, with licensees consisting of Mrs Strange, James Bowman and Louis Harrison<sup>4</sup>. Charles and later Clarence Robertson owned and occupied this hotel from the first decade of this century, followed by George Emery and JL Nugent<sup>5</sup>.

Crowley, himself, conducted the Cricketers Arms Hotel (once the Mornington Hotel) in Mornington around 1900<sup>6</sup>. This was next to the Grand and reputedly the licence was transferred when the Grand was built but essentially the two operated at the same time<sup>7</sup>.

Early views of the Grand show that it originally consisted of a three bay main facade, with a centred tower. A carriageway went through to the rear yard and Swift's Stables on the west side, with accommodation over in the form of a slightly recessed bay<sup>8</sup>.

Three matching but verandahed bays were added on the east side at some later time to achieve the present elevation (now without verandahs). The verandahs were timber, two level and with a shingled skirt-like balustrade, typical of the 1920s<sup>9</sup>. One licensee in that era was George Emery who advertised a new 'up-to-date bottle department'<sup>10</sup>.

---

**DESCRIPTION:**

The Grand Hotel is a two storey cemented (once polychrome brick) hotel with Mansard French Renaissance revival roofs (once fringed with cast-iron detailing and finials) and a fanciful tower (since rebuilt in a smaller form), look-out and a spire which vaguely resembles that of Frontage House. The first elevation had bands of coloured brick across its walls, a gabled pediment over its door and the upper arched openings served as a loggia. The basket arched windows either side of the door looked into the bar<sup>11</sup>.

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1 Tenders accepted, BEMJ, 8/6/1889, s.p.3

2 ABCN 25/5/1889, p.502

3 no rate books available

4 RB1893-4,174 NAV £200 reduced to £175, indicating new valuation; RB1900-1 137 'Grand Hotel'; RB1915-16, 454

5 RB1916-17,970; RB1926-7,1310; RB1930- 1,1357; RB1932-3,307

6 WD1899-1900

7 *ibid.*; see Moorhead, p.108

8 MPHS collection Book 7 # 3083

9 *ibid.*, Book 1, p.4 c1930

10 *ibid.*, # 3037b

11 see Moorhead, p.54 1914

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**CONDITION:**

The hotel has been expanded both east (three bays) and west (one bay) since construction and detailing removed such as the pediment, window glazing bars, and the roof fringes. The facade has been cemented over and the spire rebuilt in a much modified form. Upper openings have been glazed in and large signs and services added.

---

**SIGNIFICANCE:**

Although considerably changed in detail and finish, the Grand Coffee Palace is significant within the Mornington Peninsula because it still has its distinctive French Renaissance revival form, the Mansard roofs and the lookout tower, which so epitomised the large coffee palaces built throughout the State during the 1880s boom era. The hotel has been the venue for many public gatherings over time and is the largest of the town's notable collection of 19th century resort hotels. It is also the work of the noted boom-era architect, William Pitt.

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**TYPE: FARM COMPLEX (RUIN), TREES**  
**site 11 MALES ROAD, Moorooduc**

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MELWAY MAP REFERENCE: 146 F9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA7/A

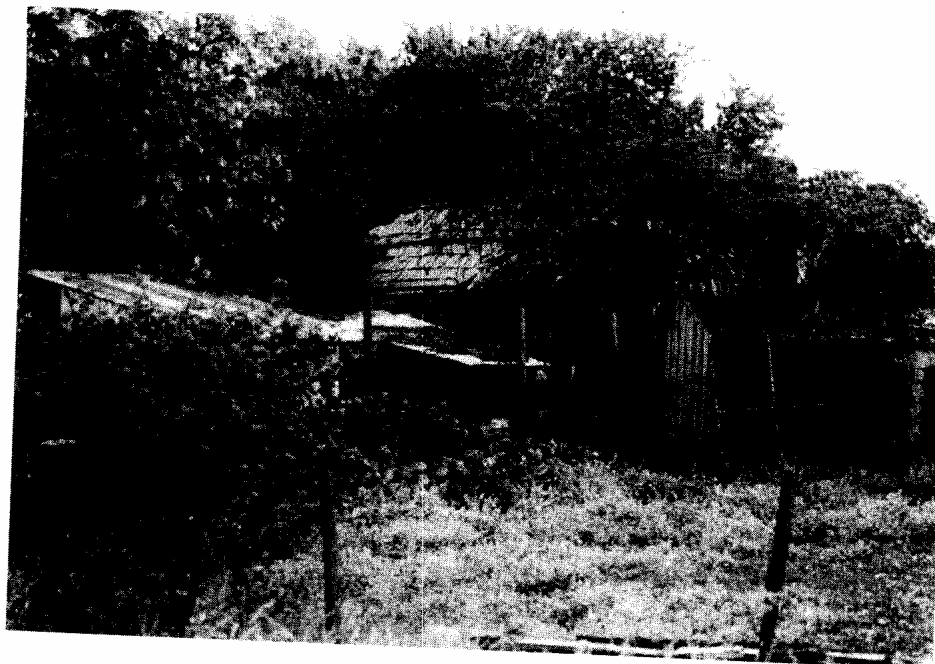
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1860c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

LAZARUS ?

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**HISTORICAL THEMES REPRESENTED: 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE:4.2**

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

This farm complex is reputed to lie on old surveyed road (later bullock track) which preceded the present road system, running north-south parallel to the present Moorooduc Highway<sup>1</sup>.

The original grantee was the local land speculator, Robert Byrne and the combined area some 605 acres<sup>2</sup>. He purchased allotments 6 (292 acres) and 7 (313 acres) of Section A in 1858, paying £1 per acre for each lot<sup>3</sup>. He then created a small farm subdivision with two new roads (Males and Barak), parallel with the government road (Bentons Road) and a north south road, one chain wide, providing rear access to small lots facing the Moorooduc Road. This lot was sold to Felix de Lascazas (Abraham Lazarus?), in 1859, being Block 3, Lots 9-12 as part of a parcel of allotments which extended to the north to Barak Road<sup>4</sup>. Byrne also had dealings with one Sherlock who was also resident in the area, Byrne having been party to engaging Sherlock to strip wattle on Mount Martha Park.

Early farm structures built on this subdivision mark it as one of the early intensive farming areas in the shire.

Byrne was born in Dublin but arrived in the colony via America in 1853. His business was that of an auctioneer at Sandridge and he and an associate, JT O'Callaghan, aided in the move to build a jetty at Schnapper Point, stating that it would greatly assist business. Byrne lived at Shelbourne House in 1858 when he was urging the provision of a school near Mornington on two acres he owned on Strachans Road<sup>5</sup>. Byrne owned many lots throughout the Moorooduc parish and was active in the early development of the shire, eventually experiencing financial difficulties in the 1890s.

More recently the site has been owned by the Maunsley family who acquired it c1892 and lived there until c1960, adding rooms in stone and timber (one gone)<sup>6</sup>.

---

**DESCRIPTION:**

This house faces a lane leading to another early property to the south, which is part of Byrne's original subdivision. The wattle and daub house has a shingle roof and what appears to be an early rubble stone building remnant to the south (added room); both are in ruinous condition<sup>7</sup>.

To the north is a more recent (19th century?) simply gabled house which has been comprehensively renovated and further to the east and north there have been or are remnants of early farm buildings from this old subdivision.

Orchard plantings two elms and pepper trees are near the old house. A large oak is further to the east and robinia is planted near the other house to the north.

---

**CONDITION:**

The house is incomplete and ruinous but obviously old, indicating a higher than expected longevity for this type of construction. Nevertheless every effort should be made to record the structure prior to further disintegration.

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1 W Jones, pers.com.  
2 parish plan: Moorhead, p.70, 87, 88  
3 RGO APP 192  
4 RGO APP 1016; BD1869 no name similar, Lazarus?  
5 Moorhead, loc.cit.  
6 K Maunsley, cites title pers.com.  
7 K Maunsley says father built stone wing

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

This old and ruinous farm house is significant within the Mornington Peninsula because it displays the construction techniques used on the peninsula ("wattle & daub") from the earliest period of permanent settlement, particularly with the use of the then locally prevalent 'Melaleuca sp.' as the 'wattle'.

The siting, relative age of the structure and old trees evoke what was among the earliest farm subdivisions in the study area and parallels with other old structures nearby. Farming has been important at Moorooduc over a long period, this building providing an historic milestone to the breadth of that period.

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**NAME: TWO BAYS ORCHARD PACKING SHEDS, TREES, MOOROODUC  
POST OFFICE  
MOOROODUC HIGHWAY, Moorooduc**

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TYPE: ORCHARD COMPLEX, TREES, POST OFFICE  
MELWAY MAP REFERENCE: 105 K10  
SURVEY DATE: 1993-4

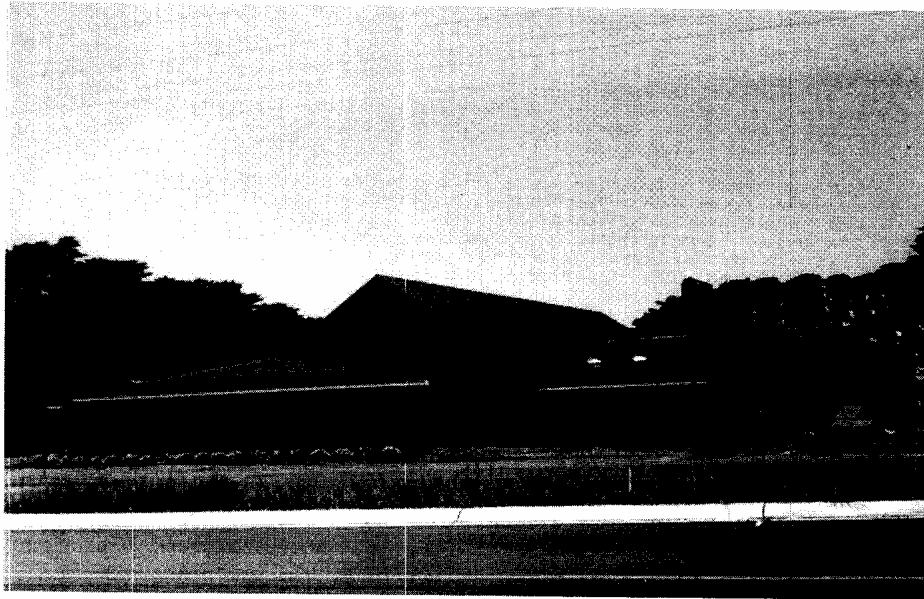
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1910c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: GRIFFETH BROTHERS**

**OTHER ASSOCIATIONS:**

TWO BAYS NURSERY & ORCHARD CO.

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**HISTORICAL THEMES REPRESENTED: 3.3**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.2, 3.2, 3.4, 4.3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

The Two Bays Orchard was claimed to be the largest on the peninsula and its area can still be judged by the extensive Monterey pine rows surrounding the former orchard paddocks on both sides of the Moorooduc Highway. This mainly weatherboarded complex included packing sheds, a siding and cool stores but has been converted to a shopping centre. This orchard complex is shown on a 1939 aerial photograph, adjacent to the railway and extensive pine-lined fields. One of the detached structures (now art shop) is said to have been the Moorooduc Post Office and a branch of the Commonwealth Bank, supposedly on or near that site.

**Background**

The long-term Mornington land holder, WMK Vale, visited the Mornington District in 1855 and noted that fruit trees flourished.<sup>1</sup> By the beginning of the twentieth century orchards and tree nurseries were a significant aspect of the land use of the shire, particularly of Moorooduc, although the centre of orchard country was closer to Tyabb and Somerville than Mornington.

Bailliere's *Gazetteer* reported in 1879 that of the 38,951 acres (15580.9 hectares) occupied in the Mornington Shire, 106 were taken up by orchards. The *Victorian Municipal Directory* continued to list fruit-growing as a major industry of the Shire from 1880 to 1980, emphasising the continuing role of this occupation in the Shire until very recent times.

One firm which exemplifies this continuum is Shepherd's Nursery, which was established near Somerville in 1860, but moved to Moorooduc in 1948. Shepherd's has remained a family company (WA Shepherd & Sons), occupying land that was owned by the present manager's maternal grandfather. Fruit from Shepherd's Nursery was selected for the 1886 Jubilee Exhibition in London. Although the fruit industry within the Shire concentrated on apples and pears, Shepherd's Nursery produced a range of fruit trees, listing in its 1918 catalogue nine varieties of fruit trees. Today a similar range of fruit and exotic trees is raised by the nursery.

In the early decades of the twentieth century several orchardists constructed cool stores to store their fruit for market. The Two Bays Company boasted a cool store that could accommodate 15,000 cases of fruit.<sup>2</sup> Two Bays Cool Store still exists, albeit in a much altered form, as the Moorooduc Cool Store at the corner of Moorooduc and Eramosa Roads. Part of the original orchard is covered by Tully's orchard and packing shed at the corner of Moorooduc Road and Wooralla Drive.

From 1952 to 1967 the Mornington Peninsula Fruitgrower's Club produced a quarterly newsletter, 'Technical Topics', in which subjects such as pest and disease control were discussed. The club held regular meetings, often field days, where such subjects as pruning were discussed, and ran an annual School Project Competition for Peninsula Schools.

Subdivision of rural land in the 1960s and 1970s divided up former orchards and nurseries.

**Two Bays**

A 'Two Bays Nurseries & Orchard Co. P/L.' seed catalogue gave their head office as 346 Flinders Street, Melbourne with another citrus nursery and orchard at Nyah<sup>3</sup>. The catalogue listed many varieties of apples and pears and noted in its introduction that the nursery was selling to many countries in the Southern and Northern Hemispheres, trading on what had become a superior fruit production reputation for Australia as a whole<sup>4</sup>. Off season supply was one important advantage Australia had over local suppliers in the old country.

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1 W. M. K. Vale, quoted in Moorhead, op cit, p. 74

2 ibid

3 Shepherd collection



Shire of Mornington Heritage Study  
Significant Sites & Areas

The company's founders, the importers Griffith Brothers (George & Charles) had built up over a 25 year period what was claimed as 'the biggest retail nursery business in the Southern Hemisphere and the nursery itself was among the largest combined deciduous and citrus nurseries'. As a result, the company was incorporated in 1912 with the Griffiths taking over a managerial role and retaining a major controlling interest. The Moorooduc site held some 2 million nursery trees and 20,000 permanent trees, planted on an easterly slope and 200 feet above sea level.<sup>1</sup>

The orchard and nursery industry expanded in Mornington around the turn of the century, presumably spurred on by export markets. The 'Mornington Standard' of February 18, 1910 reported on the transformation being effected of part of the Sumner Annesleigh Estate by George Griffith who was turning an area 'covered with timber and rubbish' into an orchard.<sup>2</sup> This property, Baymount, the beginnings of Two Bays Nursery, covered over 300 acres (120 hectares), although only 70 acres (28 hectares) of trees were cultivated in 1910. The *Mornington Standard* commented favourably on the 'up-to date manager's cottage, stables and ...the largest packing shed in the southern-hemisphere'.<sup>3</sup>

To complete the picture, Griffith added a picket fence and garden surrounded by cypress and ornamental shrubs around the packing sheds. An added visual attraction was the 'mass of young fruit trees', presenting a 'charming sight' for the observer looking east from Moorooduc Railway Station to Bungower Road.<sup>4</sup> Orchards, as well as being an economic proposition, obviously added to the scenic charm of the district. The Griffiths Brothers & Scott also owned part of the Tuerong estate early this century (658 acres).<sup>5</sup>

By 1931 the Two Bays Property consisted of 500 acres (200 hectares) of orchard and 100 acres (40.5 hectares) of nursery. The Company exported fruit trees, sending some 212,000 trees to Argentina in 1927.<sup>6</sup>

In the early 1930s Two Bays Nursery and Orchard Co. employed 60 workers. At the same time it branched out into cider-making to supplement the fruit and nursery aspects of the business.<sup>7</sup> However, it was offered for sale by subdivision in 1939.

---

**DESCRIPTION:**

The complex is large consisting of many gabled sheds, mainly built of timber with some brick structures and roofed in corrugated iron. The conversion to a shopping centre has added major roof forms and glazing to the main buildings and Edwardian-type bullnose verandahs have been applied to most of the other structures. The interiors of most sheds have been converted. The reputed post office ('Art Expo') appears authentic except for the new verandah. A 1920s timber house lies to the east: this may have been the manager's house for the orchard. Two other Edwardian-era houses are to the north across the railway and until recently had some fine ornamental trees which have been since damaged or removed.

---

**CONDITION:**

Although the coolstore and packing buildings have been converted to a shopping centre and added to, the outward form and finish has been retained. Detail elements such as the yard fencing and hedges have gone. New signs, carparking etc. have been added.

---

**SIGNIFICANCE:**

The Two Bays cool stores, packing sheds and the associated mature Monterey pine rows are significant within the Mornington Peninsula as including the peninsula's most extensive built reminders of what was once a vast orchard and nursery industry. Although modified, this complex is externally among the early orchard complexes in the State and the comparatively large size of this company is clearly expressed by the size of the remaining original buildings and the extent of the pine hedge rows.

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13 ibid.  
1 ibid. p.2  
2 ibid.  
3 MS 18/2/1910  
4 ibid  
5 RB1916-17, 425-6 11c/A, part F  
6 'Sporting Globe' 1 6/12/31  
7 ibid

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**NAME: TWO BAYS NURSERY & ORCHARD HOUSES, MONTEREY PINES  
MOOROODUC HIGHWAY, Moorooduc**

---

TYPE: HOUSES, TREES  
CROWN ALLOTMENT: 14  
PARISH: FRANKSTON  
MELWAY MAP REFERENCE: 106 A9  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1910c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (houses)  
Important to the Mornington Shire (pines, garden remnants)

**FIRST OR MAJOR OWNER/OCCUPIER: GRIFFETH BROTHERS**

**OTHER ASSOCIATIONS:**

TWO BAYS NURSERY & ORCHARD CO.

---

**HISTORICAL THEMES REPRESENTED: 3,3**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1,1,1,3,2,2,3,1,3,2,3,4,3,6,4,1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

---

**HISTORY:**

These houses were built just before 1910 for the Griffeth Brothers, who co-owned the adjoining nursery and orchard complex<sup>1</sup>. Nan Mackintosh (nee Slaney) recalls how her father Henry Slaney, then the owner of The Ranch (later Ups & Downs), called for Mrs Griffeth to aid in the delivery of one of his children when the Griffeths lived in one of these houses<sup>2</sup>.

**SCRIPTION:**

These three near identical hipped roof timber Edwardian houses and are contemporary with the nursery and orchard complex built by the Griffeth brothers next door but resemble more houses built for senior staff rather than the brothers. They have some mature garden remnants and an 'Araucaria bidwillii' once stood near the front boundary of the southern house, perhaps illustrating the choice of planting by this noted orchardist and nurseryman. The remaining Monterey pines are mature. These trees have been severely trimmed, presumably for the SEC.

---

**CONDITION:**

The houses are generally externally original but the trees have been damaged by severe pruning.

---

**SIGNIFICANCE:**

This houses and trees are significant within the Mornington Peninsula for their associations with the noted Two Bays Nursery & Orchard and its co-owner, Charles Griffeth. The houses provide a valuable complement to the cool-store packing shed complex which adjoins and the nearby Moorooduc railway station which was the centre of dispatch to markets, illustrating the lifestyle attached to an orchard undertaking of vast size.

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<sup>1</sup> see Two Bays Nursery & Orchard citation; Nan Mackintosh (nee Slaney) pers.com.  
<sup>2</sup> *ibid.*, confirms still there

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**NAME: TUERONG, LATER TUERONG PARK  
MOOROODUC HIGHWAY, Moorooduc**

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TYPE: SITE & TREE, HOUSE, GARDEN  
CROWN ALLOTMENT: F (west part)  
MELWAY MAP REFERENCE: 105 K9  
SURVEY DATE: 1993.4

**PRECINCT:**

Mount Martha & Moorooduc Preemptive Right Group

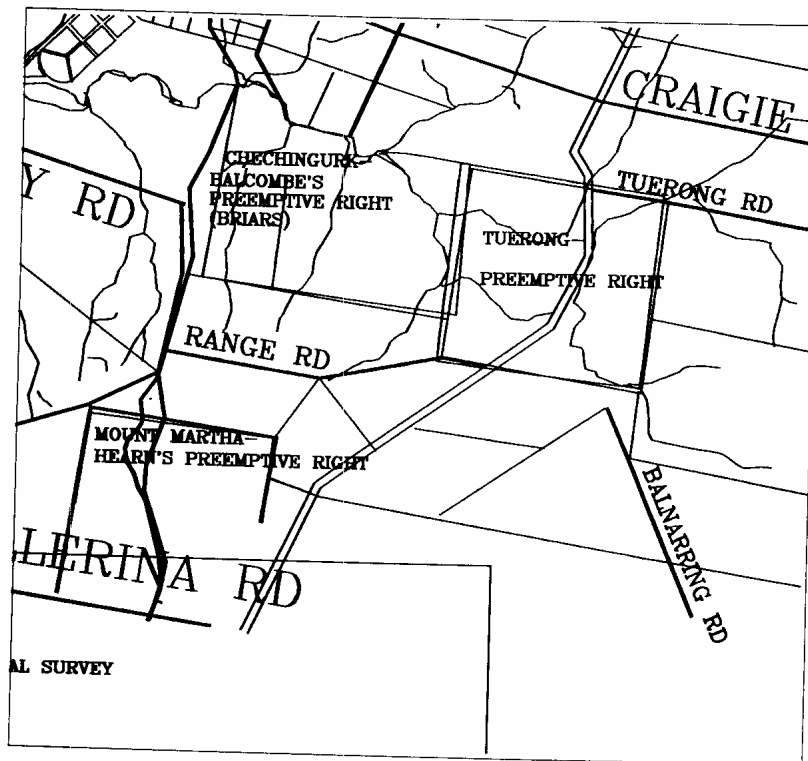
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1839-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S,T,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria (protectorate and station sites, weeping elm)  
Important to the Mornington Shire (pergola, garden terrace to east)  
Typical of type and era but altered (existing house)

**FIRST OR MAJOR OWNER/OCCUPIER: THOMAS, WILLIAM**

**OTHER ASSOCIATIONS:**

RUDELLE, RALPH

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**HISTORICAL THEMES REPRESENTED: 3**

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.1,3.1,3.2,4.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

William Thomas was appointed Assistant Protector of Aborigines with responsibility for the West-ernport people. Thomas travelled a great deal with the local Bonurong tribe and left a map, drawn in 1841, of some of the routes taken by them over the Peninsula<sup>1</sup>. The map includes some of the names used by the Bonurong for places on the Peninsula and locates Thomas' own hut at the station he established called Tuerong. GA Robinson, chief protector, noted that the Waverong and Tar-doon-yen-ong tribes were also represented on the peninsula<sup>2</sup>.

Thomas estimated that 83 Bonurong lived on the peninsula when he arrived in 1839<sup>3</sup>. By the 1850s, he said there were less than 28<sup>4</sup>. Aside from the name of Thomas' original station, there is little known physical evidence left of the encounters between white and black people in Mornington last century. However, a number of shell middens dotted along the coast, are reminders of the Bonurong's (or Bunurong) pre-contact occupation of the land<sup>5</sup>.

The surveyor, Smythe showed the property 'Towarang' (Tuerong) in his 1841 plan as the station belonging to Assistant Aboriginal Protector William Thomas. When government surveyor Permein surveyed Mornington for land sales in the early 1850s very little had changed from the time of Smythe's map. Permein notes a number of buildings and fences at The Briars, and four buildings and fences at Tuerong in the vicinity of the track that became the Three Chain Road. Tuerong remained as a 640 acre Preemptive Right, owned by Ralph Ruddell<sup>6</sup>. Ruddell's farm complex is shown here in 1855 on the recently surveyed 'Road from the Heads' (Moorooduc Highway), surrounded by other crown sections owned by Connell, White and Balcombe<sup>7</sup>. The complex is encircled by tracks and borders a stream with a water hole created to the south-east. Two buildings occupy a northern yard and two more a southern yard.

The properties Tuerong and Tuerong Park (also Nedlands) still exist on parts of this Preemptive Right, the latter once encompassing some of the station's early buildings.

A recent owner, Dr Stubbe, is descended from Thomas, although the property has had many owners since Thomas era. He discovered wattle and daub construction behind more recent linings when renovating his kitchen<sup>8</sup>. The consolidated floor of a hut lies further to the south of the house.

An early photograph of Thomas at his protectorate shows a simple vertical slab hut, with a bark roof and boarded chimney, possibly an earlier stage to that of the wattle and daub<sup>9</sup>. However Mrs

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1 Cannon (ed), 'Historic Records of Victoria' V2B,p578- 9  
2 Canon, p600  
3 Canon, p.607  
4 Gaughwin, Denise and Sullivan, Hillary, 'Aboriginal Boundaries and Movements in Western Port, Victoria', in *Aboriginal History*, Vol 8, 1984  
5 EH, Canon p.600  
6 EH  
7 H Permein, 'Sections at Mount Martha, Parish of Moorooduc' 1855 copy held  
8 Stubbe, pers.com.; see also 'Standard' 14.1.92  
9 Canon, p.584

Shire of Mornington Heritage Study  
Significant Sites & Areas

Thomas became ill from living in a hut at Arthurs Seat which had just been 'mudded' in late 1839<sup>1</sup>. One of Thomas' first acts when he arrived at the station was to make a 'miam' and sleep among the natives, many of which had transferred from the native encampment on the Yarra where there was frequent inter-tribal friction and negative influences from the white settlement<sup>2</sup>. The first main encampment at Arthurs Seat was distributed on both sides of what he called the 'Tubberrubabel' creek where he erected a 'shed of some length... for teaching the children, and ... as a place of worship'<sup>3</sup>. The next encampment was 'at a place called Tuerong (5 miles SE from Mount Martha)'. Thomas held a pastoral lease for 12,000 acres there 1840-2<sup>4</sup>. Later lessees of the run were George Bolton Eagle (1842-6), William Dawson (1846-9), John McKenzie and Joseph Hall (1849-50), John Miller (1850-2), Ralph Ruddell (1852-60), and Vaughan & Wild (1860-4 canceled)<sup>5</sup>. Ruddell acquired the preemptive right. Later history of the site includes its ownership late last century by the land speculator and politician, the Hon. Thomas Bent (1838-1909) who presumably owned (and built?) the late 19th century timber remnants of the present house<sup>6</sup>. During the 1890s depression, Bent reputedly kept solvent by dairy farming at Port Fairy<sup>7</sup>. William and Louisa Crooks (William of the Adelaide firm Brooker & Crooks, retired 1893)<sup>8</sup> spent 9 years there in the early 1900s, eventually relocating to The Uplands property at Vermont<sup>9</sup>. A photograph from c1927 shows the front garden with roses, gravel drive and raised and formed garden beds<sup>10</sup>. Another view of 1934 shows the entrance with a timber picket fence either side of the gate and a double row of trees planted along the drive<sup>10</sup>. Rowland H Richardson and later John Paton of Brighton had it in the 1940s-50s, followed by Vernon Edgar and Charles Kirton, most describing themselves as graziers<sup>11</sup>. Photographs of the site from the 1920-30s show a picketed gateway to the drive, now gone<sup>12</sup>.

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**DESCRIPTION:**

A mature garden and trees surround a timber house set on a hillside overlooking the Devil Bend Creek and situated opposite another property called Tuerong south of the Balnarring Road. The trees at Tuerong Park include both conifers and deciduous exotics such as lillypilly, camellias, 'Arbutus sp.' and the stump of a very large bunya bunya. The timber house is comprised of many construction eras, the dominant ones being late last century and in c1930 when the garden to the east and associated crazy-paved terraces and pergolas were attached to the house. Much of the interior reflects this last period or later and little substantial remains from any one period. The stone terrace and stair with the associated pergolas are of note and apparently were to a landscape design (reputedly Walling). Associated plantings include a pinoak, crepe myrtle and a 'Photinia serrulata'. To the east of the terrace is the remnants of an old orchard and to the north, a weeping elm is thought to be over 100 years old<sup>13</sup>. Farm shed appear to be from early this century and appear externally complete. Other sites exist to the south of the house, one with a cemented floor base as the only evidence, being possibly a consolidated earth floor for an early hut. Given the significance of the site archaeological work should be carried out.

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**CONDITION:**

The house has been renovated extensively, with only the sheds providing expression of a distinct period.

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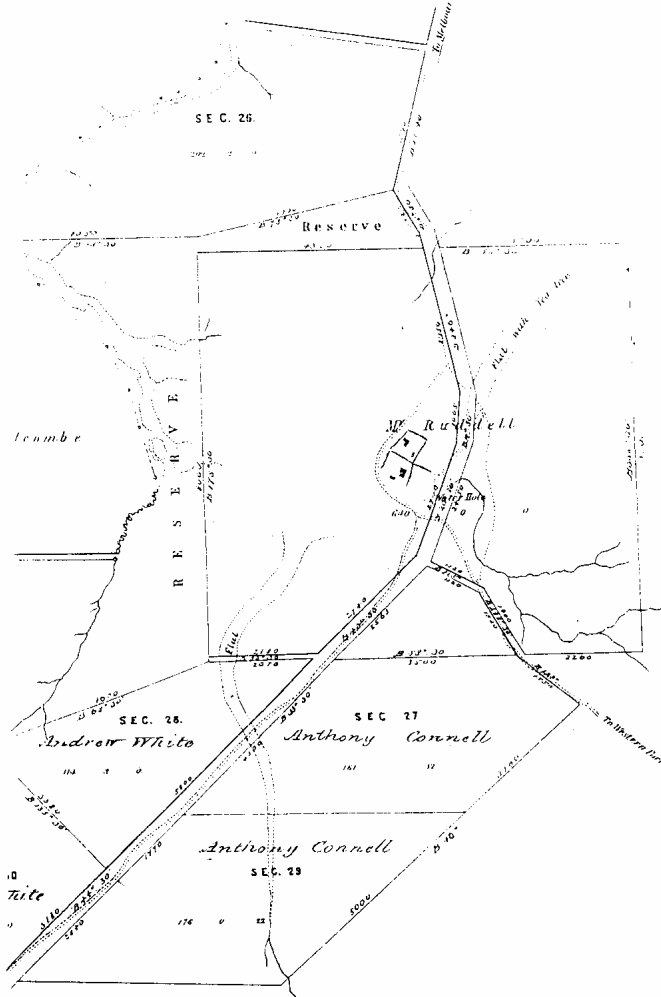
**SIGNIFICANCE:**

Tuerong Park is of State significant as the site of the first aboriginal protectorate on the peninsula, as the site of the later pastoral property, Tuerong and one of the few specific aboriginal early protectorate sites known in the State. It may contain the earliest evidence of white occupation on the

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- 1 see Canon, p608
  - 2 Canon, p619
  - 3 *ibid*
  - 4 Bills & Kenyon, p.292
  - 5 *ibid.*
  - 6 SLV WH Bonney plan; ADB V3, p.144-
  - 7 *ibid.*
  - 8 Rev James Nicholson 'In Memorium of William Crooks', b1840 Edinburgh, died 1914 (Spectator publisher) copy held by Stubbe
  - 9 Copy held by owner
  - 10 *ibid.*
  - 11 titles held by Stubbe, V7119, F1423785 etc.
  - 12 Stubbe
  - 13 claimed by previous owners to the Stubbes to have been planted 1853

Shire of Mornington Heritage Study  
 Significant Sites & Areas

Peninsula and is the vehicle for existing documentation of the protectorate, daily life there and the tribes who inhabited the peninsula. This requires archaeological investigation.  
 The weeping elm is of potential State significance for its reputed great age and rarity, given that age is correct.  
 The garden terraces and associated pergola are significant within the Shire as evidence of a relatively unchanged landscape design from the 1920s-30s.



*Ruddell's preemptive right in 1855, showing tracks and buildings (Permien, 'Sections at Mount Martha..')*

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**NAME: PRESBYTERIAN, NOW UNITING CHURCH FORMER  
MOOROODUC SCHOOL**  
site 12 MOOROODUC HIGHWAY, Moorooduc

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TYPE: CHURCH, HALL, SCHOOL  
MELWAY MAP REFERENCE: 146 F6  
SURVEY DATE: 1993-4

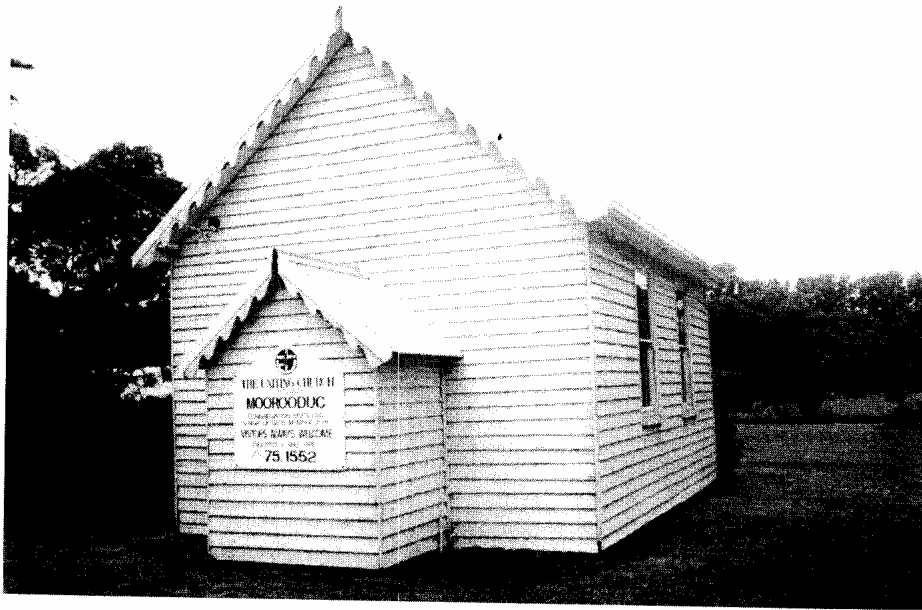
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded);  
NTA FILE NUMBER: 3144

**CREATION DATE:**

1861 ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: PRESBYTERIAN CHURCH**

**OTHER ASSOCIATIONS:**

UNITING CHURCH; GRICE, RICHARD; BALCOMBE, MRS AB; BUTCHART, JAMES

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**HISTORICAL THEMES REPRESENTED: 3.4**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.1, 3.2, 3.3, 3.4, 3.5, 6.1**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This church was reputedly built in c1861 for the Presbyterian congregation in the Moorooduc area<sup>1</sup>. It was financed by local subscription, headed by Richard Grice, James Butchart and Mrs AB Balcombe, and also functioned as the Moorooduc denominational school<sup>2</sup>.

Captain Edward Blake, acting as the secretary to the school community, approached the colonial government in 1865 for financial assistance to provide for a schoolmaster<sup>3</sup>. '...the people in this neighbourhood are so poor that the last teacher was obliged to leave from want of sufficiency to support respectability, and we are in fear that the one now in charge of the school will likewise do the same unless Government assistance is shortly obtained.'<sup>4</sup> The district inspector confirmed that most of the local community were wood cutters, others were labourers and some were farmers but most would be long-term residents here, particularly because of the long-term nature of the firewood trade for Melbourne.

The church/school measured 24 feet by 16 feet, was of wood, and accommodated some 36 children. It was sited on land held in Trust for use for worship and education: the school name board was removed on Sundays. The education department thought the building sound, well lit and well-ventilated and the site central for school use and the grounds suitable as a playground. Hence the church-school became Common School 825, with Miss Margaret Ritchie as the headmistress when it reopened in September 1866<sup>5</sup>. The school committee included John Ricketts snr, William Hull, Tuder Jones, Joseph Perrott, James Flood, Benjamin Benton snr & jnr., Hugh Mackay and Edward Blake<sup>6</sup>.

By the Education Act of 1873, the school was predictably becoming overcrowded as the community developed and parents sought to have its status changed officially to that of a State School under the new act, allowing rent to be charged. This eventually occurred in 1880 but in a new building on the present school site on the Mornington-Tyabb Road. By that date, George Beattie was the head teacher.

The building's church role had meant that the pulpit and other church furniture took up valuable space during the week while the teacher's table took up space on Sundays. Student numbers had also prompted a request in the 1870s for an iron tank to collect water from the roof for those hot summer days when the children suffered badly from thirst. The government was loath to spend on a property which they did not own and eventually the new more central site was chosen and a building erected.

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1 B Jones  
2 'History of the Moorooduc State School', p5 cites school building file PRO  
3 *ibid.*  
4 *ibid.*  
5 *ibid.*  
6 *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

This is an austere gabled timber church with decorative Gothic revival barge boards and an interesting if simple interior. Where most windows are double hung and rectangular, the entry opening is pointed. Monterey cypress from this century enclose the former school yard.

National Trust:

'A humble rural church of timber which nevertheless displays some degree of stylistic pretension in barge boarded gables, the pointed arch of the entry door, the stenciled dado and the minuscule apse'.<sup>1</sup>

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**CONDITION:**

Generally externally original except for the skillion 'apse'.

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**SIGNIFICANCE:**

The Moorooduc Presbyterian Church is significant within the Mornington Peninsula as the earliest church in the shire and among the earliest on the peninsula. Its timber construction, being potentially more fragile than the brick of the district's other early churches, adds significance to that of relative age. Its architectural detailing (barge boards) is unusual for a rural church of this age and the exterior and interior appear relatively unchanged. The church also holds the associations of early community life in the Moorooduc district, both religious and educational.

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<sup>1</sup> NTA FN 8144

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**NAME: MOUNT MARTHA & MOOROODUC PREEMPTIVE RIGHTS  
off MOOROODUC HIGHWAY, Mount Martha**

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TYPE: FARM COMPLEXES, PASTORAL LANDSCAPE  
MELWAY MAP REFERENCE: 145,152  
SURVEY DATE: 1993-4

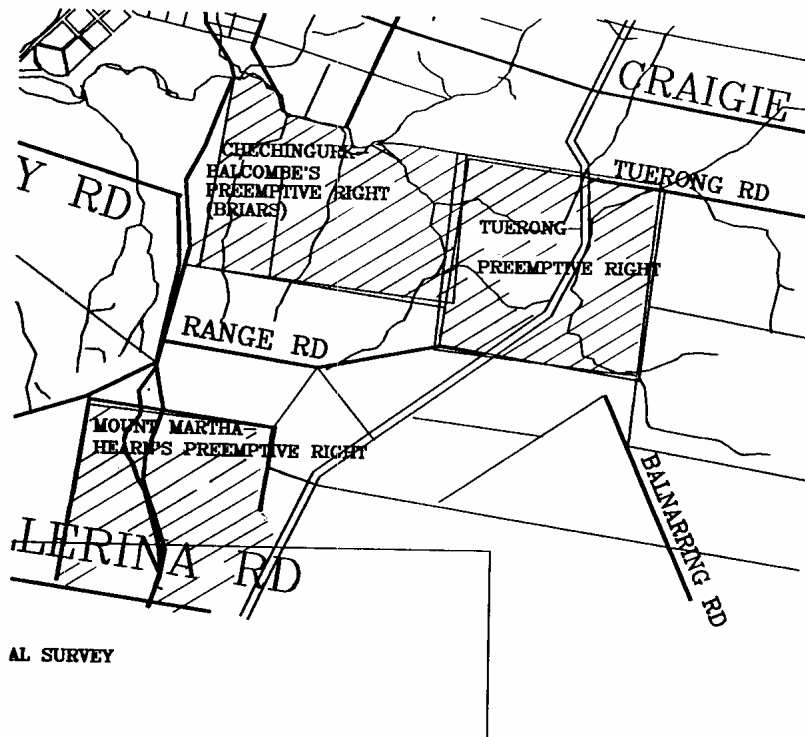
**PRECINCT:**

Mount Martha & Moorooduc Preemptive Right Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**HISTORICAL THEMES REPRESENTED: 1,2,3,1,3.**

EXPLORATION & CULTURE CONTACT (Evidence of contact between Europeans and Aboriginals during exploration and early settlement; early survey; early exploration)  
PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.1, 3.1, 4.1, 6.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

**DESCRIPTION:**

Contributory Sites:

Tuerong (formerly part Tuerong preemptive right), Moorooduc Highway  
Mount Martha & Moorooduc Preemptive Rights, off Moorooduc Highway  
Tuerong, later Tuerong Park, Moorooduc Highway  
Dalkieth, 105 Nepean Highway

Chechingurk, later The Briars farm complex, garden & trees, Nepean Highway

This is a closely spaced group of three preemptive rights (Tuerong, Chechingurk or The Briars, and the former Mount Martha Preemptive Rights) which symbolise the occupation of this part of the peninsula first by squatters and then by pastoralists. All three contain an open pastoral landscape dotted with some indigenous and exotic trees and one, The Briars, has valuable structures which date from the early period of freehold (refer individual sites for histories and descriptions).

**SIGNIFICANCE:**

This group of preemptive rights is significant for the long period of occupation of each by European settlement (both as leasehold and freehold), the close proximity of one to the other as symbolic of the richness of the land among other aspects; the historical documentation available on each; the integrity of the remnant structures and trees; the link of one holding with the aboriginal occupation of the land; and the resulting open farmlands on each preemptive right.



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**NAME: BALCOMBE AIF CAMP, LATER AUSTRALIAN ARMY APPRENTICES  
SCHOOL  
off NEPEAN HIGHWAY, Balcombe**

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TYPE: TREES, SITE  
MELWAY MAP REFERENCE: 145 C12  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1940-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

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**HISTORICAL THEMES REPRESENTED: 7**

DEFENCE OF THE COMMONWEALTH (Evidence of defence installations or encampments)

**CRITERIA SATISFIED BY THE SITE: 1.3, 2.2, 3.2, 3.3, 3.5, 4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

The Annual Militia Camp was staged on Beleura farm and at Mount Martha in 1938 as a precursor to a more permanent occupation for defence forces as a build-up for World War Two. The declaration of war in 1939 meant militia training in many parts of the shire but the future Balcombe camp was the focus from its occupation at the end of 1939 by Melbourne University Rifles and in 1940 the 4th Division arrived with military trainees, altogether numbering around 3000 camped at Mount Martha and further inland. A special Camp Post Office was set up at the Moore Street Bay Road corner to supplement the existing office.

Late in 1940, the Commonwealth Government purchased 209 acres of farming land from the Henty family (Glynt) and R Ostberg (formerly Latta's Nepean Park farm and orchard) and named the site Balcombe Camp. Huts were built and the camp used for AIF reinforcement training.

After Pearl Harbour in 1941 and the consequent American involvement in the war, Balcombe was used as an American headquarters and for rest and rehabilitation of American servicemen in 1942. The American First Marine Division memorial gateway (1954) commemorates this event. As the Australian Army Apprentices School (c1949-), the site received many new buildings and landscaping, becoming one of the largest schools of its kind in the country.

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**DESCRIPTION:**

The camp was located in part on a former large apple orchard which remained in part along gullies. There are few remaining buildings from the 1940s and 1950s (mess, gym) and these appear to have been built for the school rather than the camp. Rows of sugar gums (particularly in Uralla Road) and specimen cypress are possible indicators of the camp landscape but it is more likely they were established during the school tenure. Remnants of mature plantings are sugar gums 'Agonis flexuosa', 'Angophora sp.' and some indigenous manna gum.

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**SIGNIFICANCE:**

The Balcombe AIF Camp site (and any planting remnants which are associated with it) is significant within the Mornington Peninsula for its close association with the preparation of Australian soldiers for the Second War and the rest and recuperation of the American infantry in the same period. The site also had great local significance for the changes its presence in the district brought to the community and the lingering memories which the site can still evoke.

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1 Moorhead, p.203-  
2 ibid.  
3 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: CHATSBURY PARK**  
**1210 NEPEAN HIGHWAY, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 B9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CP15

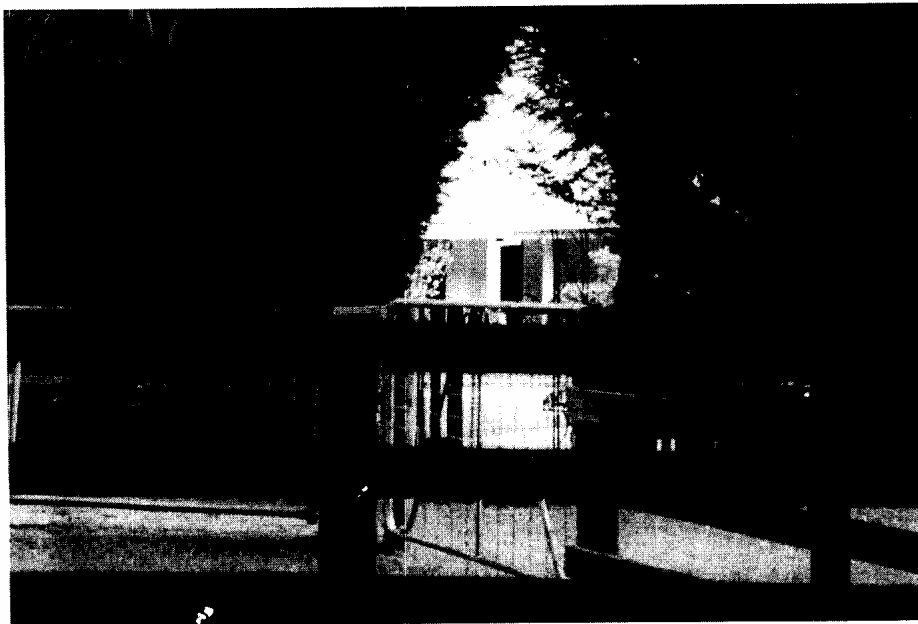
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1925c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

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**HISTORICAL THEMES REPRESENTED: 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1,2,2.2,4,3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

Little is known of the early history of this building complex except for the property's ownership by the speculator, Robert Byrne in the 1880s<sup>1</sup>.

Surveyors JS Watson designed a subdivision of this property in 1971 for the owner JH Stapleton, splitting it into two blocks (11.8 acres), one with a driveway access to the Nepean Highway and a Shotton Road frontage<sup>2</sup>. This was refused by the Western Port Regional Planning Authority but an application was made for the 'Mt Eliza Hotel' on the corner site in 1971 to the design of Bernard Evans Murphy Berg & Hocking P/L which incorporated the existing house as the manager's residence. The proposal was a bold one but needed rezoning from agricultural: it was said to be a better option than housing to maintain the green belt concept desired by the scheme<sup>3</sup>. Council refused the application October 1971 because it would '...affect the amenity and destroy the rural nature of the area' but the proposers, B Gibbs & J Logan appealed. Meanwhile the property was sold to the Frankston builder Thomas & his wife, Julia, Bonnie<sup>4</sup>.

The next proposal was an old people's home made by LU Simon in the mid 1970s and after that a caravan park by SR Raggert in the late 1970s<sup>5</sup>. Even the latter received community objections in defence of the green belt which was soon to become part of the planning scheme as amendment 100 suggested by the Inter-Urban Landscape Protection Zone recommended in a report to council November 1974. Council's consultants, Perrott Lyon Timlock & Kesa recommended against the proposal<sup>6</sup>.

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**DESCRIPTION:**

This is a simple verandahed Bungalow style timber house from c1925 (obscured) which has been extended. It has the characteristic broad gabled form, with shingling in the apex, but the walls, openings and verandah appear to be from earlier dates<sup>7</sup>.

The property is also entered from Shotton Road and is to the south of Shotton's Ramslade. Trees include oaks, Monterey pines, mature golden cypress, sugar gums at driveway. The garden has mature cypress hedges. There are remnant gums in the paddocks.

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**SIGNIFICANCE:**

Chatsbury Park is locally significant for its good representation of a large farm development of the 1920s, with its mature garden and landscape setting and leisure facilities.

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1 Bonney plan c1889  
2 FN1\_3500/71000  
3 ibid. letter to Shire 13.10.71  
4 ibid. 1.6.73 certif.  
5 ibid.  
6 ibid. report 15.2.77  
7 SOM FN 1/3500/71000 photos



Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: MORNINGTON & MOUNT ELIZA BAYSIDE MANSION GROUP  
NEPEAN HIGHWAY, Mornington, Mount Eliza**

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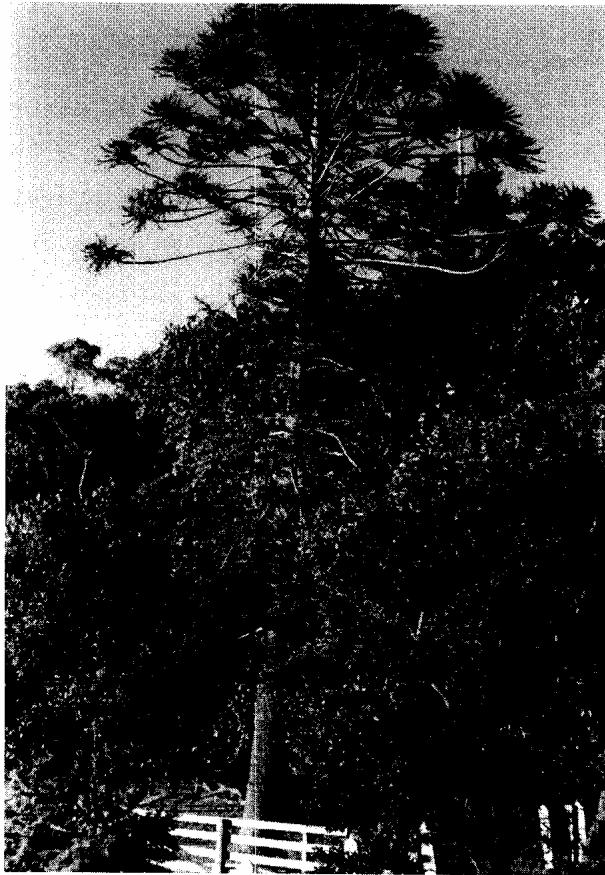
TYPE: HOUSE PRECINCT, GARDENS, TREES  
MELWAY MAP REFERENCE: 105.104  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

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**HISTORICAL THEMES REPRESENTED: 4.1,3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,2.1,3.1,4.1,5.1,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY**

(Refer individual sites histories)

**DESCRIPTION:**

(Refer individual site descriptions)

Contributory Sites/Elements:

Beleura & grounds, 042-044 Kalimna Drive

Moondah & grounds (part CA 3), later Manyung Hotel, Aust. Admin. Management. College, 060

Kunyang Road

Moondah Gatehouse, 060 Kunyang Road

Oaks (5) on CA 6, Nepean Highway

Ramslade & grounds, 1216-32 Nepean Highway

Manyung & grounds (CA 4), later Norman Lodge & Gatehouse, Trees, Garden, 1225 Nepean Highway

Sunnyside & grounds (CA 5), later Morningstar Boys' Home, 001 Sunnyside Road

Nyora (former grounds, part CA 2, divided), 27-35 Rosserdale Cr, Mount Eliza

View to Norman Lodge (across CA 4), Sunnyside Road

These are 19th century houses and mansions which have been or still are the centrepieces of large

pastoral holdings, set in ornamental gardens and functioning as farms as well as seaside residences.

Typically the 19th century landscape setting of each consisted of largely cleared exotic grasses sprinkled with indigenous gums and some exotic tree groups or rows (oaks), some of which remain.

Most buildings were confined to the house complex which by c1900 was surrounded by a mature ornamental garden (typically 'Araucaria sp. ') which shielded it from view.

Today much of that character remains with distant views from the nepean Highway across open pasture to exotic trees grouped around ornamental summer houses and their associated outbuildings,

and behind them the bay. The group is distinguished by the large number of large summer houses,

still set in their grounds, which adjoin along the coast, comparing with other relatively isolated peninsula mansion sites such as Coolart and Barragunda.

---

**SIGNIFICANCE:**

This group of bayside houses and mansions, set in pastoral holdings and surrounded by ornamental gardens, is of State significance as the finest group of 19th century marine residences in the State, being significant for its architectural skill and high state of preservation of both the buildings and the pastoral setting. They have been associated with prominent persons whose influence on and presence in the Mornington district has shaped the historic environment of the shire and the State's perception of the peninsula. The same persons also influenced the social, commercial and political life of the State in both the 19th and 20th centuries.

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<sup>1</sup> see Slater (Dept. Crown Lands & Survey) map c1889; description and photographs in the Ranelagh Estate pamphlets and AHB 8.1922

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**NAME: RAMSLADE**  
**1216-32 NEPEAN HIGHWAY, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 B8  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CP15 pt

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

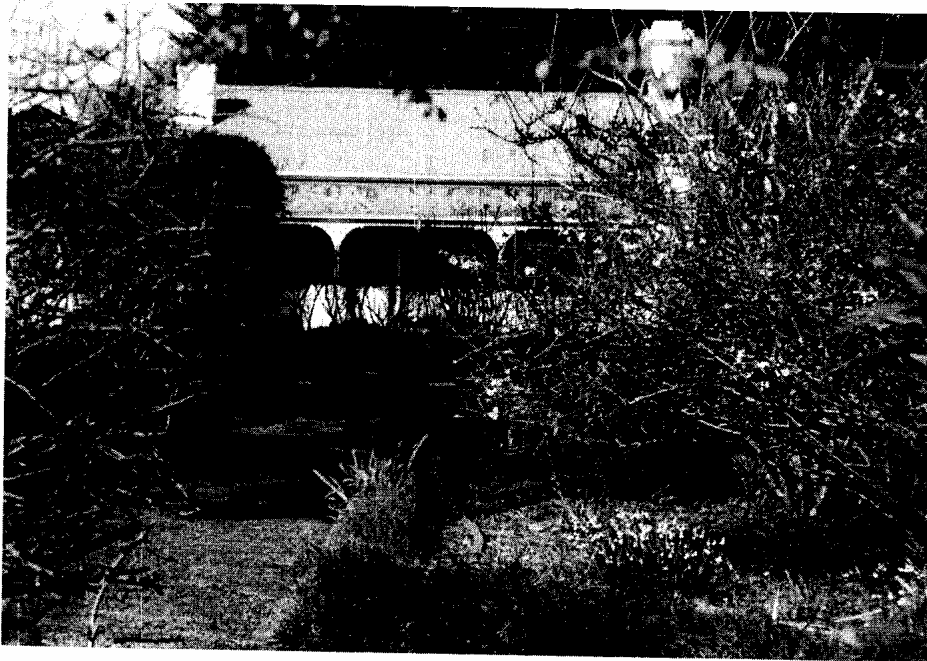
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1879c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: SHOTTON, RICHARD**

**DESIGNER:**

WATTS, THOMAS ??

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**HISTORICAL THEMES REPRESENTED: 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.2,2.1,3.1,3.5,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This property is on Peter Davies CP15, 496 acres purchased from the Crown in 1854<sup>1</sup>. Richard Shotton J.P., friend of Francis Gillett of nearby Sunnyside, purchased 25 acres here in 1875 and, having commissioned a house, was in residence four years later<sup>2</sup>. The c1889 plan shows a small house lot owned by 'R Shotton' on this site adjoining a similar lot occupied by H Martin<sup>3</sup>. Behind and beside them, were the ubiquitous Robert Byrne's holdings. Shotton described himself as 'a native of London, and a freeman and liveryman of the city of London'<sup>4</sup>. He had arrived in the colony in 1856, joining the auctioneers Greig & Murray four years later. He continued with them until 1878 and retired at Ramslade in the following year<sup>5</sup>. Shotton was active in the Mornington St. Peter's Church and Shotton Road on the south of the property is named after him<sup>6</sup>.

A caretakers cottage was erected there for Dennis Warner in the early 1960s using a related style to the house and design by the architect, Walter Mason<sup>7</sup>. At that time the site area was 8.1/2 acres<sup>8</sup>. Dennis Warner nominated his garden for classification to the National Trust in the 1970s, noting the driveway, flower beds and many different species of trees<sup>9</sup>.

---

**DESCRIPTION:**

(Inspection required)

The house appears to be in two major stages: a gabled and verandahed wing with chimneys at or near each end, and a hipped roof Italianate wing, added to the south end of the gabled section, with a cemented chimney perhaps built on the older chimney.

The verandah cast-iron detail is fine and early and the openings in the old wing facing the verandah appear to be full length. The hipped roofs of the added wing are slated and the older section has a corrugated iron roof.

The garden is of note, with a remnant picket gateway (now posts only). The iron rod and flat fence may be from c1910. The garden has mature cypress hedges at the rear.

The planting includes mature Monterey pines and cypress at the frontage, Italian cypress, Canary Island pine, large banana ('Musa sp.'), cotoneasters, 'Viburnum tinus', loquat, Canary Island palm, flowering gums, pampas grass and driveway agapanthus.

- 
- 1 Parish Plan  
2 Moorhead, p.119  
3 M1889  
4 V&M, v2, p.399  
5 ibid.  
6 Moorhead, p.119  
7 FN3.6500,21600  
8 ibid.  
9 NTA nomination form

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**CONDITION:**

(Inspection required)

There is a gabled wing on the north end of the main wing which appears to have been added.

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**SIGNIFICANCE:**

Ramslade is significant within the Mornington Peninsula as a well-preserved intermediate sized house of the 1870s, with fine detailing and a mature and related garden setting, which has been linked over a long period with the locally known Shotton family. The site is an unusual blend of a town (by its size) and rural (by its location) allotment.

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**NAME: MANYUNG, NOW NORMAN LODGE & GATEHOUSE, TREES,  
GARDEN  
1225 NEPEAN HIGHWAY, Mount Eliza**

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TYPE: HOUSE, GARDEN, OUTBUILDINGS, TREES  
MELWAY MAP REFERENCE: 105 A4  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

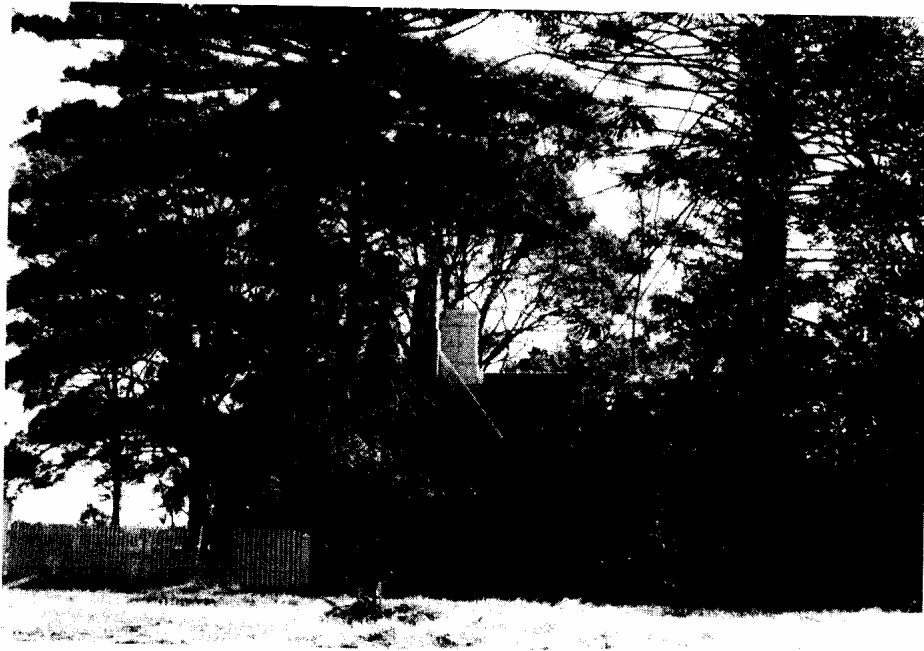
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered): R  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER:

**CREATION DATE:**

1863-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

GRICE, RICHARD

**DESIGNER:**

GILL, JOHN ? GILLET, FA?

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**HISTORICAL THEMES REPRESENTED: 4.1,3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,1.3,2.1,3.1,3.5,3.6,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Richard Grice owned an eight-room brick house with an annual valuation of 100 pounds on this site in 1862. By 1863 another larger house had been added, with an annual value of 400 pounds. This is thought to be the first stage of the current complex<sup>1</sup> Prior to that, the grantee William Robertson had sold the 279 acre allotment to Grice in c1860<sup>2</sup>. After Grice the property was owned by Charles Campbell (c1908), W Cove (c1917?), and Thomas Baker (c1920s-30s) until Norman Myer acquired it as a convalescent home for Myer employees in 1946<sup>3</sup>. The property appears to have never been subdivided<sup>4</sup>.

Australian Heritage Commission

'Norman Lodge.. is a stuccoed two storied house with tower built for Richard Grice in the 1860s to designs, it is believed, by Francis Gullett..'

---

**DESCRIPTION:**

This is a picturesque Gothic revival complex (house, outbuildings, gate house), set in undulating exotic pasture and surrounded by a mature ornamental garden, overlooking the bay. The garden is obscured but has many specimens of mature 'Araucaria heterophylla'. At the gate house there are also notable and mature 'Araucaria' species, picket fence and gate (new tiles to roof).

Australian Heritage Commission

'Asymmetrically composed with a tower over the main entrance, the house has patterned slate roofs with decorated gable ends and an encircling verandah detailed with depressed arches and quatre-foil patterning. The castellated bay window and detailing of the tower are distinctive.'

---

**CONDITION:**

Australian Heritage Commission

'Norman Lodge is in a deteriorated state and unsympathetic alterations have been made'.

---

**SIGNIFICANCE:**

Australian Heritage Commission

'Norman Lodge.. is a particularly distinctive design in the Gothic Revival style and is one of the most notable and important in Victoria. the house typifies the bayside estates which characterised the area and Norman Lodge with its gatehouse is an important building in the landscape of the dis-

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1 RB1862,238; RB1863,p.69  
2 Moorhead,p.102  
3 Shirley Roper, manager 1960s, pers.com.  
4 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

trict. the architectural detailing of the mansion is most notable, especially the detailing of the veran-  
dah. the tower, gable ends and bay window are distinctive.  
Of State Significance.'

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**NAME: DALKIETH**  
**105 NEPEAN HIGHWAY, Mount Martha**

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TYPE: HOUSE, GARDEN, PREEMPTIVE RIGHT  
MELWAY MAP REFERENCE: 151 B7  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1,CS31&E  
LODGED PLAN: 79166

**PRECINCT:**

Mount Martha & Moorooduc Preemptive Right Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1936-40c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: S,R,R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: VALE, WILLIAM**

**OTHER ASSOCIATIONS:**

WATSON, ROBERT

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**HISTORICAL THEMES REPRESENTED: 3.1, 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.1, 3.1, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Dalkeith lies on Dallimore's and later Aitken's Mount Martha pastoral lease (12000 acres) which accommodated some 400 cattle and 2000 sheep from 1840. James Hearn was the eventual owner of the 640 acre preemptive right (c1856) arising from the lease as well as other land in the Mount Martha area<sup>1</sup>.

Once constructed to its present form, the Dalkeith property consisted of the preemptive right plus other lots, perhaps explaining the size of the holding and the visual differences in the landscape due to long-term cultivation and minimal fence lines<sup>2</sup>.

Long-term Mornington landowner and estate agent, William Vale acquired the property in c1901 when AE Adeny leased it. Prior to that it was owned over a long period by the builder of Melrose, Robert Watson<sup>3</sup>.

Watson reputedly came to Mount Martha in 1876 when he purchased 3000 acres between Beach and the Pt Nepean Roads<sup>4</sup>. He had travelled the world in search of 'health and a place of residence' which would meet his needs of 'salubrity of climate, beautiful peace of scenery, quiet retirement, and convenient site for mansions, parks and grounds'<sup>5</sup>. Watson subsequently sold 1300 acres in 1888 for development as the Mt Martha Estate but retained Melrose and pastoral holdings around Dalkieth which he had leased to persons such as Thomas Appleyard and Alfred Head<sup>6</sup>.

Watson was rated as occupier of the property in c1880 some 4 years after he acquired Dalkieth and adjoining lots from David Sterry<sup>7</sup>. Then a house of four rooms and land area of 2985 acres comprised the total holding with an increased annual value, 1874-5<sup>8</sup>. A year earlier, in 1873, the house (or hut?) was two rooms and owned by James B Stout<sup>9</sup>. Frederick Poole preceded him in 1871<sup>10</sup>. Given that the preemptive right was created around the improvements on the lease, it is possible that the house cited was on the Dalkieth property.

Dalkieth house is thought by some to have been built in at least two stages c1886, c1911 but the exterior belies these dates<sup>11</sup>. The name Dalkieth Park was used from c1900 while a house is implied in the rate description of 1916-17<sup>12</sup>.

In fact it appears that William Vale commissioned the final stage of this house in the late 1930s which totally transformed it, if not rebuilt it<sup>13</sup>. Vale was reputedly a big man, some 20 stone, and owned the land both sides of the highway. At that time the house stood in 750 acres and Vale also owned St James Park which adjoined Dalkieth and covered some 536 acres<sup>14</sup>.

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1 Moorhead, p.152; Billis & Kenyon, p.251  
2 see also 1855 parish plan  
3 RB1901-2,24 25; RB1900-1,282 'Dalkeith Park, 740 acres'  
4 Moorhead, p.154f  
5 Moorhead, p.154  
6 ibid., RB1881-2,831  
7 RB1878-9,945 Sterry crossed out, Watson written in  
8 RB1875-6,614  
9 RB1872-3,535  
10 RB1871,509  
11 owners; RB1884-5,831  
12 RB1916-17,1016  
13 RB1940-1,3671; RB1935-6,4067 NAV 270 to 405 pounds  
14 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

The marriage of Miss Vale to Bernard Jackson created the link between the families after the long-term ownership of Dalkieth by the Melbourne estate agent Vale. Mrs Jackson kept race horses and Bernard Jackson was reputedly connected with lighthouse construction<sup>1</sup>. Mrs AH & Phyllis Jackson were the owners in the 1950s when minor additions were made to the stables and hayshed<sup>2</sup>. Herbert A Jackson was the owner in 1963 when another hayshed was built<sup>3</sup>. Then the property was 1286 acres of cattle grazing land, being CS33, part 31 7&E<sup>4</sup>. Jackson was dead by the mid 1970s in the era when the Mount Martha bypass was to cut off part of the property's frontage. The estate's trustees continued to manage the property<sup>5</sup>. Grazier, Norman Vale and solicitor, Jack Richards acted as trustees/executors of the estate after that date, applying for a residential subdivision to JS Watson & Associates' plan which left some 691(?) acres<sup>6</sup>. This was refused late 1977 by the Western Port Regional Planning Authority on the basis of intensification of land use and the resulting loss of landscape amenity as well as being contrary to planning policy and the rezoning of the land for freeway purposes. Entangled with the uncertainty of the bypass construction, the executors' plight inspired public comment by a Mornington councillor on the massive effect on the peninsula environment posed by the bypass, in particular Dalkieth and its like<sup>7</sup>. His voice was the only dissension in Council who believed that the freeway would "...improve the amenity of the existing and proposed urban areas."<sup>8</sup> Meanwhile Dalkieth had been on the market since 1974 without a buyer as road construction threatened to engulf its garden<sup>9</sup>. By the mid 1980s the house and 57 ha were owned by Des (retired estate agent) & Betty Murphy but his death in 1986 meant the end of another tenure<sup>10</sup>. John Herbert applied to use Dalkieth as a guest house and restaurant in the early 1990s<sup>11</sup>.

---

**DESCRIPTION:**

This is a notable Old English style house, well massed, with original half-timbered wall finishes, stone chimneys and notable interiors. The multi-gabled attic form is composed to provide picturesque massing from different viewpoints.

The garden is regionally important, well maintained and notable including a tennis court, hedges, small orchard and large grounds surrounding the house. Planting includes a flowering quince, cypress, deodar cedar, 'Crataegus sp.', stone walling, brick gateway and a gate.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Dalkieth and the surrounding preemptive right, is of State significance, primarily for the architectural importance and high integrity of the Old English or Tudor revival external elevations and its unusual setting in open pastures. Dalkieth is also historically important to the Mornington Peninsula for the early documented history associated with the property, as the centre of one of the peninsula's runs of the 1840s and as the site of the subsequent preemptive right. The link with Vale is also an important one, with the family name extending back to the 1850s to land purchased by the book seller and land speculator WMK Vale<sup>12</sup>.

---

1 Bob Barker, pers.com.  
2 FN4,3500,10500 permit 1179, 1357  
3 *ibid.*  
4 *ibid.*  
5 *ibid.* letter to Shire 12.3.74 re deceased, died 8.1.74  
6 *ibid.*  
7 Cr Cooper in 'The Town Crier' 20.1.78  
8 *ibid.*  
9 *ibid.* letter to Shire 19.11.80 Hedderwick, Fookes.  
10 *ibid.* lot 1/LP79166  
11 *ibid.*  
12 see CAs 7,11 1855; Moorhead,p.71.

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**NAME: CHECHINGURK, LATER THE BRIARS FARM COMPLEX, GARDEN  
& TREES**  
site 17 NEPEAN HIGHWAY, Mount Martha

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TYPE: FARM COMPLEX, TREES, GARDEN  
MELWAY MAP REFERENCE: 145 F11  
SURVEY DATE: 1993-4

**PRECINCT:**

Mount Martha & Moorooduc Preemptive Right Group

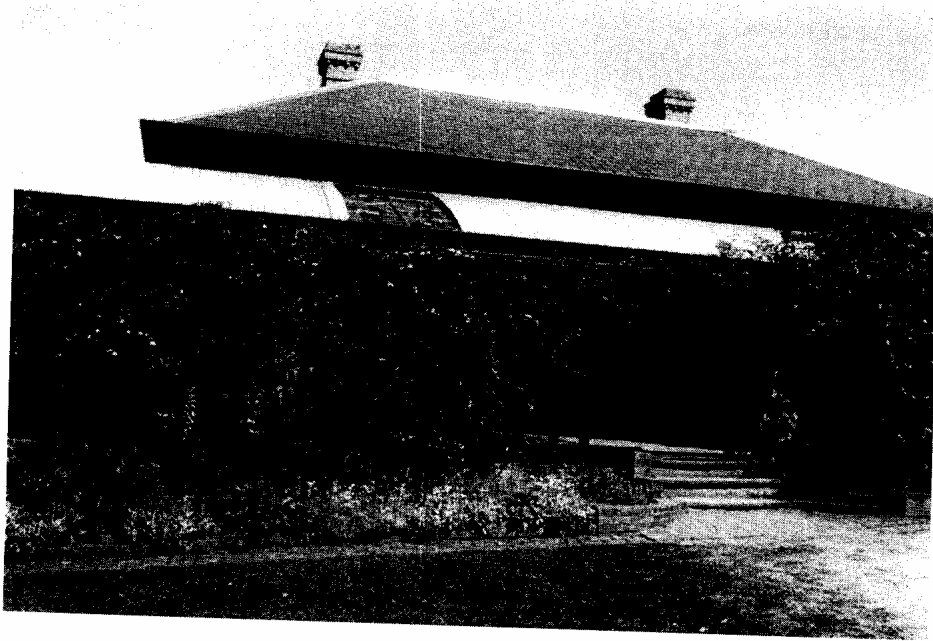
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded): C  
NTA FILE NUMBER:

**CREATION DATE:**

1846c-?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

BALCOMBE, ALEX B

---

**HISTORICAL THEMES REPRESENTED: 3.1,3.2 3**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.2,1.3,2.1,3.1,3.5,4.3,6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

(See also conservation analysis in preparation by Nigel Lewis & Associates)

Variouly known as Capt. Reid's station and 'Tichingorouke' and 'Checkingurk', the site was developed by Alex B Balcombe who named the farm after the St. Helena estate where he was born<sup>1</sup>. The preemptive right survey of 1854 reputedly shows 'a cluster of structures enclosed in a number of fences and on the east side, a long brush fence, at least five wooden huts are indicated along the banks of the Balcombe's creek on the northern boundary...'. Rate books of 1862 list Balcombe as the ratepayer on the preemptive right, CS 8&9, and CAs 23 & 24 of subsections 4,5 (?), being some 1355 acres of pasture and 55 acres in cultivation<sup>3</sup>. He also owned a brick stable but no other improvements are listed<sup>4</sup>.

**Alex Balcombe (1811-1877)**

Born into a East India Company merchant's family on the island of St Helena, Balcombe was only four years old when Napoleon (the deposed French emperor) left his father's estate on the island. The Briars, to live at Longwood. The association with Napoleon led to accusations from the British government of conspiracy and Balcombe's family being brought back to England. Eventually his father was appointed colonial treasurer of NSW and the family arrived in Sydney in 1824<sup>5</sup>. Unfortunately Balcombe's father died in 1829 leaving financial problems for his family. Alex left for Port Phillip with William Rutledge in 1839 and deciding to settle there, returned to NSW where he married Dr Reid's (RN) daughter, Emma, prior to returning to Port Phillip in 1842<sup>6</sup>. Balcombe took over his brother-in-law's (Capt. Reid) pastoral lease at Mornington, changing its native name to The Briars and purchasing 1000 acres freehold in 1854. Balcombe sought gold with little success in the 1850s, returning to Mornington where he was appointed a magistrate in 1855 and was elected first chairman of the Mount Eliza Road Board in 1860<sup>7</sup>. He remained there as a pastoralist, unsuccessfully trying out a vineyard at the Briars. He died in 1877 at his East Melbourne home, Eastcourt.

In the late 1970s, Leslie Moorhead nominated the garden of this property for classification to the National Trust, noting that the trees and plants were from the building's construction date (including two olive trees, wisteria, oak, pine, cypress and banksia rose and an orchard)<sup>8</sup>. Australian Heritage Commission

'The Briars...is located on a pastoral holding established in 1840 and was built possibly c1863 by Alexander Balcombe, with subsequent additions.'

---

**DESCRIPTION:**

This is a brick house complex and outbuildings of various ages, adjoining groves of mature ornamental trees. The trees, native and exotic include pine varieties, cypress, elm and eucalypts. There are also hawthorn hedge remnants which once enclosed the paddocks and an avenue of stone pines.

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1 NTA; see V&M p.390

2 NTA classification report n.d.

3 RB 1862,167,173

4 NTA classification report notes that a 7 room house was mentioned in rate books (as well as the stable)

5 Thomson in ADB V3,78

6 Billis & Kenyon,p.21 say 1846-

7 ibid.

8 NTA nomination

Shire of Mornington Heritage Study  
Significant Sites & Areas

A Chines weeping cypress ('*Cupressus funebris*') on the property has been identified by the National Trust as of State significance.

National Trust:

The sequence of construction was thought to be the west wing (c1846-1850, c1920) '...a simple vernacular cottage form with a hipped roof, skillion rear and dominant chimney.'; the south wing (1854-57? 1862?) '...has a distinctive symmetrical floor plan and an unusual arrangement of a verandah flanked by small rooms to each end.';

'...the north wing was added 1865-6 with a late 19th century verandah; and the east wing was built c1907 (brick) and asbestos clad sections c1947'.

The farm buildings include: a laundry/dairy, a concrete apple cool store with a corrugated iron roof (c1910-24), a brick barn (pre c1865), a brick stable block (c1862) and a stable/store/coach house (early 1900s), and a silo with a finialed roof and a cottage on the hill above the stable built of concrete blocks c1910-24'. They were all considered important in the NTA report.

---

**CONDITION:**

The interior of the main house wing has been recently refurbished to complement the house's use as a museum.

---

**SIGNIFICANCE:**

Australian Heritage Commission

'The Briars... is one of, if not the oldest pastoral stations on the Mornington Peninsula and has historical associations with the early settlement of the district and with Alexander Balcombe, who settled in the area c1843. The homestead is much later although parts of it or the outbuildings may be earlier. In a typical early 'Victorian' style, the buildings are representative of a typical homestead of the period.

Of State Significance'

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1 note: this is not unusual in early Victorian houses  
2 NTA classification report  
3 *ibid.*

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**NAME: PORRITT HOUSE**  
**044 OSBORNE DRIVE, Mount Martha**

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**TYPE: HOUSE**  
MELWAY MAP REFERENCE: 145 B9  
SURVEY DATE: 1993-4

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**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded);  
NTA FILE NUMBER:

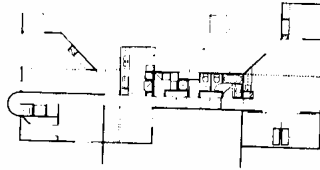
**CREATION DATE:**

1978-

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**K1**

**Project :** Porritt Residence  
**Firm :** Peter Crone Architects  
**Project Team :** Peter Crone, Mick Ross, Ian McDougall  
**Client :** A & D Porritt  
**Completion :** 1978  
**Location :** Osborne Drive, Mount Martha  
**Melway Ref. :** 145 B9  
**Awards :** 1980 RAIA Citation  
**Accessibility :** Private residence, no public access.  
Visible from street.



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L-R ?**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula or  
Important to the Mornington Shire?  
\*Further investigation required

**FIRST OR MAJOR OWNER/OCCUPIER: PORRITT, ALAN & D**

**DESIGNER:**

CRONE, PETER ASSOCIATES ARCHITECTS

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 6.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

This house was built for Alan Porritt, graphics designer, and his wife Dianne who then lived in Pascoe St, Burwood. It was estimated to cost some \$46000 and later won a Citation in the RAlA 1980 residential section awards. The architect project team consisted of Peter Crone, Mick Ross and Ian McDougall.

---

**DESCRIPTION:**

(Inspection required)  
The vertical boarded house (western red cedar) is planned around a central linear service core. Attached large north-facing living areas link to bedrooms at the ends of the two main wings which extend east and west. Semi-parapet walls trim the east and west extents of the house with other angled walls within a rectangular framework, creating dynamic viewpoints and contrasting obtuse-angled with right-angled forms. A semi-circular form at the west end of the main passage offers more contrasting geometry.

---

**CONDITION:**

Generally externally original (inspection required).

---

**SIGNIFICANCE:**

The Porritt House is significant within the Mornington Peninsula for the acclaim it achieved in the annual RAlA (Vic) house design awards and its subsequent recognition in guidebooks for the architectural profession. It is a good example of the work of a noted architectural firm (inspection required).

---



---

**NAME: TORRESDALE, NOW MARMALADE COTTAGE**  
**005 OZONE AVENUE, Mount Martha**

---

TYPE: HOUSE  
MELWAY MAP REFERENCE: 145 B9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 6  
LODGED PLAN: 9909

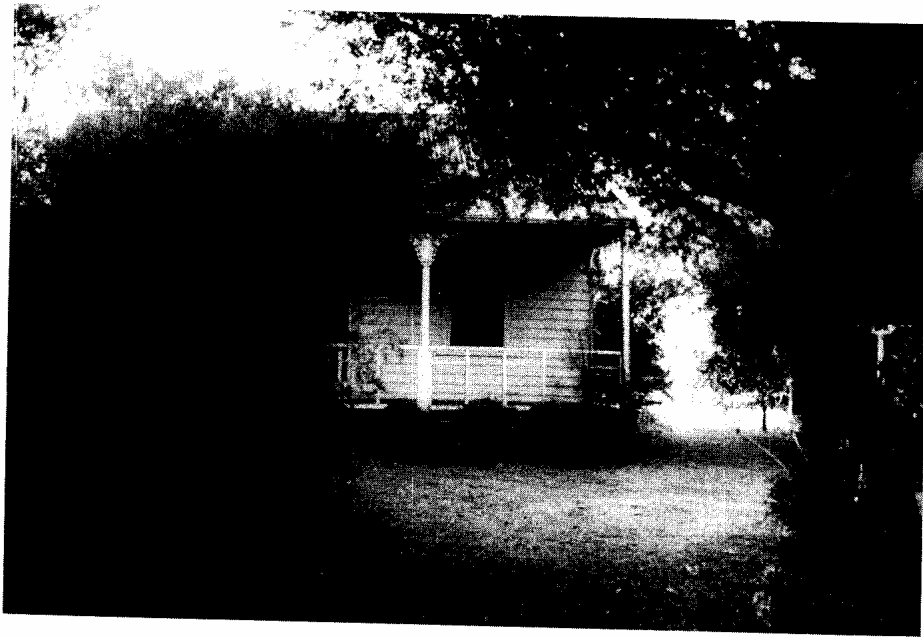
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1890c

---



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

FERGUSON, MISS

---

**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.2, 3.6, 4.3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

---

**HISTORY:**

This lot was reputedly purchased by a Miss Ferguson (lot 5?) who was a Presbyterian missionary in India. Nearby was a Mr S Finlayson who was secretary of the Brighton Gas Co. The Ferguson house was shifted there from Essendon with a ten horse team and it became the home of Grandma Ferguson and her son Ian.

Recent owners include FA Smith (1950s), Darryl Hely (c1979-)

---

**DESCRIPTION:**

This is a small simply gabled weatherboarded cottage with verandah and square section timber posts with capitals and cast-iron detailing. It has a Victorian-era four-panel front door, ric-rac pattern balustrade (1920s), a c1920s fence and wire mesh gates, each element matching the two eras of construction/reconstruction.

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

Torresdale is significant locally as a documented house relocation from the city to a sea-side block, among what is thought to have been once numerous examples of this practice which was eventually stopped by the introduction of local by-laws. Its relocation coincided with the opening up of this estate and the increasing restrictions being placed on local beachfront camp sites by government.

---

<sup>1</sup> G Maggs, letter to SOM 9.10.93

<sup>2</sup> *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

---

**TYPE: HOUSE**  
**007 OZONE AVENUE, Mount Martha**

---

MELWAY MAP REFERENCE: 145 B9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 7  
LODGED PLAN: 9909

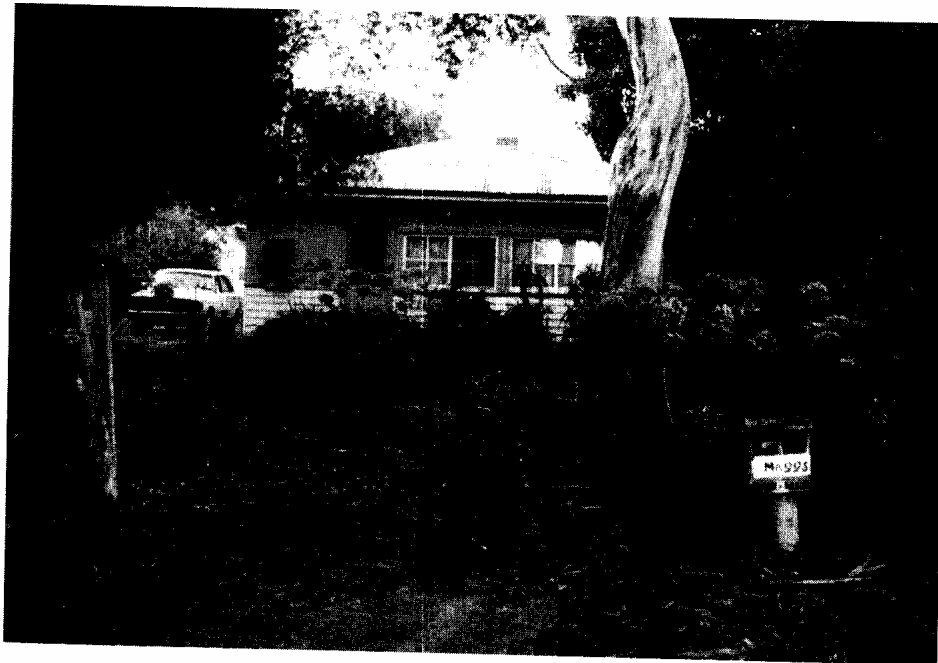
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1930c

---



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

MAGGS, GERALD

---

**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.2, 3.6**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

---

**HISTORY:**

This allotment was purchased by Gerald Maggs, then a sales representative for International Harvester Co. who resided at Murrumbidgee but covered a sales area from Orbost to Sorrento. The family had become attached to the Osborne area after camping there from c1926 (then subject to rumours of closing down camping areas).

Their house was one room and a verandah until 1930, with tents to complement the accommodation. Gerald Maggs' son, Geoff, has many memories of Osborne from the 1920s.

---

**DESCRIPTION:**

This simple unpainted cement sheet and weatherboard lined house has much of the early character of the Osborne area in the 1930s, with trim painted in what may be early colours (green).

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

This house is locally significant as an externally unchanged house from the era when a new wave of low-cost summer houses was built further down the peninsula than before and by ordinary persons who had in this case camped along the foreshore and decided to buy, particularly once camping sites at Mount Martha were restricted. The family who built the house still own it and their memories of its construction and the development of the area around it are potentially valuable for the locality's history.

---

<sup>1</sup> G. Maggs, letter to SOM 9.10.93

<sup>2</sup> *ibid.*

---

**NAME: STUDIO HOUSE**  
**023 PACIFIC TERRACE, Mount Martha**

---

**TYPE: HOUSE**  
MELWAY MAP REFERENCE: 150 D6  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1989

---



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: JONES-EVANS, DALE ?**

**DESIGNER:**

DALE JONES-EVANS P/L

---

**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 4.4, 6.1, 6.2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

The architect is quoted: "Some buildings are indecent obsessions. This is mine. A beach house made of weatherboard infill panels fixed between a prefabricated galvanised steel frame"<sup>1</sup>. The building was illustrated in a guide to Melbourne's contemporary architecture. The owner designer was Dale Jones-Evans and the date 1989: it was called Studio House<sup>2</sup>.

---

**DESCRIPTION:**

The 'Studio' of this two-level beach house is on one side of a transverse passage. The bedroom, entry and kitchen are on the other, all rectangular in plan, in a typical beach house fashion. What is atypical however is the 'gull-wing' roof profile which takes the design into the 1980s and the era's preoccupation with curved corrugated iron adopting symbolic forms (Phillip Cox). The use of steel framing has probably aided the creation of large spaces internally.

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

The Studio House is significant for its recognition by the architectural profession in a guidebook to contemporary architecture, for its distinctive roof form which is a hall mark of the 1980s and for its intact state. The house provides a link in the continuum of beach house design on the peninsula, the recognised breeding ground for beach house designs in the State.

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<sup>1</sup> 'Aardvark' 141  
<sup>2</sup> *ibid.*

---

**NAME: ST. PETER'S CHURCH OF ENGLAND**  
**003A QUEEN STREET, Mornington**

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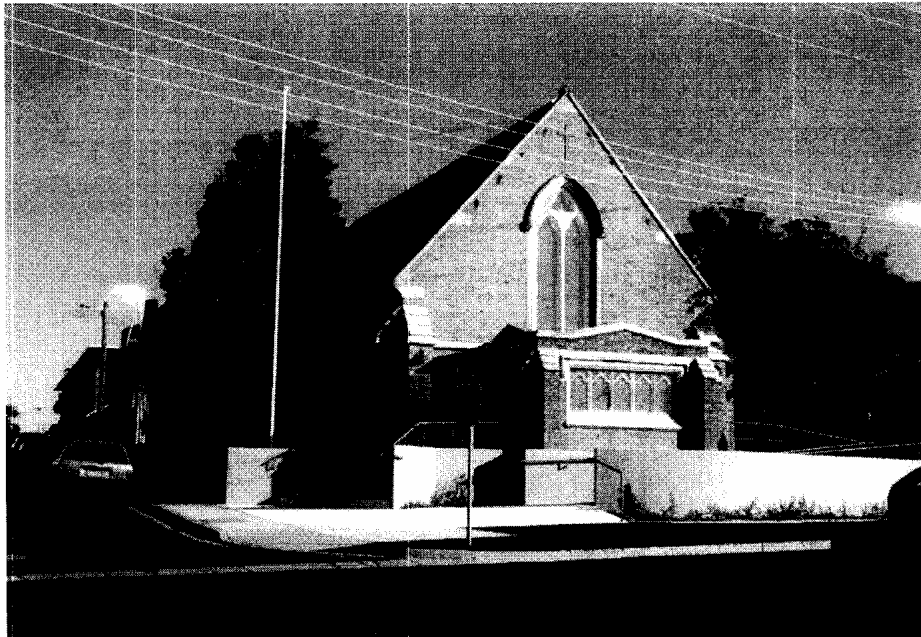
**TYPE:** CHURCH  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt.CA28

**PRECINCT:**  
Mornington Main Street & Esplanade Civic Group,

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 1244

**CREATION DATE:**  
1861-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

CHURCH OF ENGLAND

**DESIGNER:**

TERRY, LEONARD

---

**HISTORICAL THEMES REPRESENTED: 6.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.1, 3.3, 3.4, 3.5, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

After erecting a timber church-school in Ross Street during 1856, this site was acquired by Alex B Balcombe, Edward Lintott and Harley Goodall (church trustees) in 1860 for 70 pounds from John & Rebecca Armstrong<sup>1</sup>. Reputedly Armstrong donated the land cost back to the trustees to allow them a greater claim from Bishop Perry's building funds. Meanwhile a subscription had been mounted and had raised some 262 pounds by 1860 and this was augmented by a government grant<sup>2</sup>. The Church of England 'Record' noted that Mornington was a much favoured resort, even as early as 1860, when it stressed the need for a church there to 'enable those who may be desirous of temporary sojourn in the midst of rural and marine scenery, to look forward to the enjoyment of such bodily recreation without fear of being deprived... from the ordinances of the church.'<sup>3</sup>

The first section of St Peters (part nave) was built by Mornington contractor, William Glover, in 1860-1 to the design of Leonard Terry.<sup>4</sup> Glover's price was 579 pounds and the bricks were made locally by R Brown: the church opened 19 May 1861 with a service by the first vicar, Rev. James Glover<sup>5</sup>. Terry called for tenders again in 1864 for additions to the church, possibly the rest of the nave, and received a favourable price, again from Glover.<sup>6</sup>

Architects, Wharton & Vickers call tenders for a new chancel and vestry in 1874 and report from the Church of England Assembly in 1875 noted that the church had been considerably enlarged.<sup>7</sup> The porch five-light porch window was donated by Caleb Jenner MLC for the area 1863-86 and many other memorials lie inside from different eras, commemorating many important Mornington identities.<sup>8</sup>

A photograph from 1908 shows the church with a picket front fence, swagged gates and with matching tree guards in the roadside<sup>9</sup>.

A choir robing room was added as a brick skillion to the north side of the church in 1965 and general renovations were designed for the interior in 1991- to the design of Geof Sargeant (of Kerr Lewis Clark & Kidd.) and later, internally and externally by Kerr Lewis Clark & Kidd which include an unrelated reinforced concrete pedestrian ramp to the front of the church<sup>10</sup>. The front George Stone memorial fence was also demolished for this work; Stone was a gardener and warden of the church over many years<sup>11</sup>.

---

1 title 97/802  
2 'St Peters Church Mornington 100 Years, 1861-1986', p.6-7  
3 Moorhead, p.78  
4 ibid. p. 9  
5 ibid.  
6 ibid; MUA1 cite 'Argus', 1/6/1864, p.3  
7 'Argus', 13/10/1875, p.6; Tenders wanted - erection 'Argus', 8/6/1874, p.3  
8 'St Peters Church Mornington 100 Years, 1861-1986', p.19  
9 MPHS collection, book 7, p.1  
10 FN1, 1570,00301  
11 'St Peters Church Mornington 100 Years, 1861-1986', p.19



Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

This is a gabled simple Decorated Gothic Revival brick church with corner buttressing and a large west window. The parapeted porch appears to have been added at an early date but recent construction of a pedestrian ramp to it has reduced the period expression of the building. The National Trust has noted that it "...gains considerable character from the colour and texture of the early brickwork".<sup>1</sup>

---

**CONDITION:**

Additions have been made to the rear and the interior redeveloped. A concrete pedestrian ramp has been built to the entry and the picket (later stone) fence removed.

---

**SIGNIFICANCE:**

Australian Heritage Commission

'St Peter's Church of England...is an early church important in the local history and townscape of Mornington and is architecturally notable both within the largely commercial work of Leonard Terry and for its detailing, particularly with respect to the use of face brickwork. Fairly typically detailed, the church is distinguished by the west lancet window and the gable and buttress details. The porch is of note'.<sup>2</sup>

---

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1 NTA FN1244  
2 AHC citation-local significance

Shire of Mornington Heritage Study  
Significant Sites & Areas

---

**NAME: ROMA**  
**006-008 QUEEN STREET, Mornington**

---

TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt. CA18/23

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1922c

---



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (house)  
Important to the Mornington Shire (garden)

**FIRST OR MAJOR OWNER/OCCUPIER: HARTRIDGE, DR.O K**

---

**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,2.2,3.1,6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

Annie Bucher of Mornington sold this land (100x200') to Dr. OK Hartridge who had this house built by 1922<sup>1</sup>. The valuation rose in 1925-6 and may indicate later work<sup>2</sup>.

Recent owners include Gladys Robertson (c1949), Ellesmere P/L (c1950, new garage) Ellen P Tyers (of Main St, Mornington, attic rooms completed by Alex Moody 1954), James R Walker (c1967-), M&G Costello (tennis court, c1979), Neville & Christine Eckersley (c1981-) and Hamish & Joan Hughes. Boat shed 37 on Shire Hall beach goes with the property.<sup>3</sup>

---

**DESCRIPTION:**

This large house has rough-cast stucco and weatherboard wall cladding with picturesque terra-cotta clad roof massing, unusual chimney treatment, and an arched porch. It is angled on the block for the views.

The ground level held a large living area, set between two verandahs, adjoining dining and kitchen plus a bedroom with service rooms down the rear side<sup>4</sup>.

The tea-tree fence is from the 1950s while mature planting includes flowering gum, tamarisk and cotoneasters and a flowering cherry.

---

**CONDITION:**

Generally externally original, except for the fence replacement and bathroom addition.

---

**SIGNIFICANCE:**

Roma is significant architecturally within the era and the Mornington Peninsula, with its comparatively distinctive architectural form and detailing. It is externally near original, set in a mature and related garden, and may have important associations as a former doctor's residence.

---

1 RB1920-1,146; RB1921- 2,525

2 RB195-6,888 50 to 85 pounds

3 FN1,1570,50600

4 SOM property file

---

**NAME: MOUNT ELIZA PRESCHOOL CENTRE, LATER ALSO INFANT WELFARE  
RANELAGH DRIVE, Mount Eliza**

---

TYPE: INFANT WELFARE CENTRE  
MELWAY MAP REFERENCE: 105 F1  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1955-9

---



Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**DESIGNER:**

CHANCELLOR & PATRICK

---

**HISTORICAL THEMES REPRESENTED: 6.3**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.2, 3.3, 6.2, 6.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

This building was presented as one of the best recent school related designs by the Royal Victorian Institute of Architects in a guidebook of Melbourne's architecture for the 1956 Olympic Games visitors. It was given a full page picture, showing the characteristic deep gabled roof overhang of its designers, Chancellor & Patrick, dated 1955, and labeled as the kindergarten on the Ranelagh Estate "...Typical Victorian preschool centres. A free service jointly financed by State Government, municipality and parents".

The gabled roof overlapped a brick-walled courtyard and adjoined a vertical boarded wing to one side. The wall beneath the gable was almost all glazed.

The foundation stone of this preschool centre was laid in June 1955 by Col. Hon W Leggatt and the stone for the next infant welfare stage was laid October 1959 by Dr Barbara Meredith.

---

**DESCRIPTION:**

This complex appears to be in two major stages, the first 1955 section being concealed partially beneath a later layer. The deep overhanging gable has been trimmed back and the former entry recess filled in with a covered way. The natural timber of the vertical boarded skillion wing on the south has been painted over and this no longer engages the main gabled roof as it did in 1955. The brick walled courtyard to the north has been filled in with the next stage of the design, albeit with what appears to be a design by the same architects.

---

**CONDITION:**

(see description)

The alterations appear to have a consistent approach although the structure pictured in 1956 is barely recognisable and hence this removes some of the associations of this important era.

---

**SIGNIFICANCE:**

This preschool and infant welfare centre is significant within the Mornington Peninsula as evidence of the rapid growth of Mount Eliza after the Second War and the necessary infrastructure built to service it. The building is from two design eras of the noted architects, Chancellor & Patrick, and the stage promoted by the architectural profession in 1956 as the model kindergarten, is still recognisable, lending further significance.

---

1 Overall et al, 'Guide to Victorian Architecture 1956'

**NAME: RANELAGH ESTATE  
RANELAGH DRIVE, Mount Eliza**

**TYPE: HOUSING ESTATE**  
MELWAY MAP REFERENCE: 105 E2  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1924

**RANELAGH**

**FRANKSTON**

**For Private Sale**

**RESIDENTIAL SITES AND RECREATION CLUB**

Designed and laid out by  
**MR. W. HURLEY GRIFFIN**,  
Designer of the Federal Capital,  
co-operating with Mr. Tooten,  
Surveyor.

**Magnificently Elevated**  
Practically in all instances  
**Overlooking the Whole  
of Port Phillip Bay**  
from Melbourne to the Heads,  
and having particularly fine views  
stretching nearly to the Ten Yards and  
Mount Macedon.  
On Point Nepean Road, about three and  
one-half miles from Frankston Station.  
Motor Services pass the property.  
Plot 1/18  
All Subdivisional Roads 50 Feet Wide,  
except Warrickton Avenue 100 Feet.

**BEACH**  
"RANELAGH" has frontages  
to half-a-mile of Perfect  
Bathing Beach, sheltered in  
a Pretty Cove with excellent  
opportunities for Boating  
and Fishing.  
"RANELAGH" provides the  
opportunity for City  
Dwellers to participate  
regularly and with easy  
facilities in fresh air  
and healthy sport, as the  
Club embraces the large  
total areas comprising  
all these portions  
colored Green, upon

**FOR PURCHASERS IN THIS  
DELIGHTFUL AREA**  
A Guest House and Cafeteria  
is to be provided where all  
Meals can be obtained by  
house-owners, if so desired  
by them.  
There will thus be facilities  
for indulging in a perfect  
holiday to be enjoyed by  
all members of a family.  
THERE WILL BE WATER  
and ELECTRIC LIGHT  
available. A beautiful  
road from the City  
provides an ideal run  
for Motorists right to  
"Ranelagh."

**TERMS**  
Exceptionally Easy  
**£10**  
DEPOSIT  
Balance in Twenty equal Quarterly  
Payments bearing Interest at  
the rate of Six Pounds  
per Cent. per Annum

**TITLE CERTIFICATE**  
**JOHN W. McCOMAS, Solicitor**  
450 Collins St., Melbourne

Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

TAYLOR, JOHN E OF SEQUOIA ESTATE P/L

**OTHER ASSOCIATIONS: RANELAGH CLUB**

**DESIGNER:**

GRIFFIN, WALTER BURLEY

**BUILDER/CONTRACTOR: TUXEN (SURVEYOR)**

---

**HISTORICAL THEMES REPRESENTED: 6.3,4.1**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.3,2.2,3.1,3.5,6.1,6.2,6.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

This was once the site of JT Smith's Nyora summer house and farm (1855-), later called the Nyora Estate. The house Nyora, in Rosserdale Drive, is a reminder of that era and remained in private hands until purchased from the Slaney family in c1928 by the development company, Sequoia Estate P/L and later the Ranelagh Club.

After Henry Slaney's death, the land around Nyora was sold to John E Taylor an investor of Lansell Road, Toorak, in early 1923 who in turn had formed the Sequoia Estate Co. P/L.<sup>12</sup> Taylor owned some 770 acres of unsold lots in the estate by c1924.<sup>13</sup>

The noted architect and planner, Walter Burley Griffin designed the Ranelagh estate (1924) about the same time as his Millera estate (Croydon Hills, 1923). It resembled the Jervis Bay design (1919) while the other was thought to be more like the Mount Eagle estate of 1916.<sup>14</sup> The unique (to Griffin) private communal parks behind each of the main frontages were used in the Mt Eagle Estate, Ranelagh and Castlecrag, with the stated intention of use for 'various purposes of recreation, play, child education, training and social gatherings'.<sup>15</sup> They were to be managed by a 'local council committee of the residents using them, to afford all the opportunity of individual initiative and neighbourhood emulation'.<sup>16</sup>

The plan of subdivision for the Ranelagh estate was lodged by the solicitor of the Sequoia Estate P/L company, J W McComas, and declared by GL Miller in March 1924. It was stamped as approved in 1925, with consent of Mornington Shire in April 1924.<sup>17</sup>

The 'Australian Home Builder' promoted the concept of the Ranelagh Estate in an article entitled "Ranelagh - Miniature Seaside Garden City", stating the following:

*'In a beautiful grassy glade with scattered eucalypts giving it the quality of a private park falling gently to the sea, Ranelagh, the new holiday club settlement for 400 professional men and their families at Mornington, promises to be a little gem of a garden city planning. Every resident will have a block so situated that from his house he will have a view of the Bay through a lane of foliage. His holiday home will not be costly but it will be of equal quality, and no ugly shack or makeshift will be permitted to mar the surroundings. There are*

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1 see SLV Bonney plan c1889, Moorooduc parish plan; M McMahon  
2 RB1922-3, 1055; RB1924-5, 1532; NTA submission for AAT Appeal P87/1384 1987; Slaney died March or April 1923 Nan MacKintosh pers.com.  
3 ibid.  
4 Johnson p.33  
5 AHB 8.1922  
6 ibid.  
7 CPO LP10716-18

Shire of Mornington Heritage Study  
Significant Sites & Areas

*to be a club house, golf course, bowling green, croquet lawns, cricket ground, children's playgrounds, parks and gardens and the residents will have access to lovely secluded beaches, with facilities for boating and fishing*<sup>1</sup>.

Sales brochures outlined the benefits of residing on the estate:

*'each purchaser of a residential site will be entitled to become a member of (the) club, in accordance with its terms and conditions.. it is trusted that it will commend itself particularly to professional men generally, and to other persons who, without necessarily erecting extravagant buildings, will prevent the erection of nondescript seaside shacks'..The design was laid out by Mr W Burley Griffin, designer of the Federal Capital, cooperating with Mr (Saxil) Tuxen surveyor*<sup>2</sup>.

The brochure pictured Nyora house as that recently owned by J.L. Purves KC and its intended use as a first class guest house. The beach was shown with bathing boxes<sup>3</sup>. 'The Idea of Ranelagh' was expounded in a lengthy brochure noting that a club had been set up under the Companies Act which enabled each lot purchaser to become members and in so doing allow the club to acquire and manage all of the recreational facilities on the promotional plan. This was to be achieved by a fund which was to be administered by Raynes Dickson, solicitor, and William Daish, accountant. A sum from each purchase would be directed towards the fund and development of communal facilities<sup>4</sup>. This was the era of growing motor car ownership and hence new seaside resorts were within driving distance from Melbourne. One MJS MacDonald described the success of the concept further in the brochure (as achieved by):

*'The proper planning of it according to its natural contours. With this is view Mr Walter Burley Griffin has provided a plan that in the future will be a monument to his genius. He has overlooked nothing that can enhance the natural beauty of the property. His roadways will not merely be easy, but beautiful to walk along, and will include a main thoroughfare of 100 ft. width...there is a minimum of cross roads..the entrance to the "Ranelagh" estate has the advantage of being immediately opposite where the fine cut-off road from Frankston joins the Point Nepean Road on its way to Mornington*<sup>5</sup>*...The upper reaches of the property, near the main high road, boast a number of fine trees, most of which, it is hoped, will be preserved. On the lower seaward slopes, and especially near the cliffs, the ti-tree (sic), she-oak, and honeysuckle combine with the sea to produce a land-seascape that is unique in the world and which is commented on from visitors overseas. In the old Purves homestead enclosure, the flower garden gives proof of being able to grow enough varieties of floral specimens to satisfy the greediest horticulturist and the vegetable garden would excite the culinary envy of a Lucullus or Brillat-Savarin*<sup>6</sup>.

This handbill (issued by H V Palmer & Co, Collins Street Melbourne and one of the Sequoia company directors, John W McComas, solicitor) noted the exceptionally easy terms, with only £10 deposit required<sup>8</sup>.

*'Ranelagh provides the opportunity for City Dwellers to participate regularly and with easy facilities in fresh air and healthy sport. A Guest House and Cafeteria is to be provided where all Meals can be obtained by house-owners if so desired by them.. There will thus be facilities for indulging in a perfect holiday to be enjoyed by all members of the family... THERE WILL BE WATER and ELECTRIC LIGHT available. A beautiful road from the City provides an ideal run for Motorists right to "Ranelagh".*

There were bay views and beyond to Mount Macedon and the You Yangs. The plan showed Griffin's characteristic private (inboard parks) and private-public open space 'Private Recreation Reserve'. The roads on the estate were wide (50 feet), with one street (Wimbledon Avenue) a vast 100 feet width which led to the recreation reserve with its grass courts<sup>7</sup>. Today one of these inboard parks is the John Butler Reserve which by occupation of some of its perimeter with a carpark, commercial sites and public buildings appears more like a local park than a private one. The eight grass courts provided at Ranelagh were played upon by many famous identities and were reputed as the best outside of Kooyong<sup>10</sup>. Today the bowling club (c1967-) has half what was the

1 AHB 8.1924  
2 cited by M McMahon from 'The Australian Home Builder' 15.8.1924 and HV Palmer P/L 'Sales Pamphlet' c1924, copy held  
3 ibid.  
4 ibid.; see Freestone, 'Model Communities' p.192-3  
5 ibid.  
6 ibid.  
7 ibid.  
8 copy held  
9 ibid.  
10 B Hobart pers.com.



Shire of Mornington Heritage Study  
Significant Sites & Areas

Ranelagh Club's grass tennis court group, the other half is owned by the shire and used as scoria surface courts<sup>1</sup>.

Following the creation of the ideal estate and the belated construction on many of its lots by the late 1950s, there was now a sizable resident community who had invested in the area and wished to maintain its value. They were horrified when they found that the Ranelagh Club were intending to subdivide the private parks ('quite small but most pleasant') in the estate, particularly along the cliff-top<sup>2</sup>. One resident wrote: 'This estate was most skillfully and expertly designed by that World renowned Town Planner and architect, Burley Griffin... These interspersing of parklands are most desirable and help to prevent too much of a suburban atmosphere. They also give cover to Koala Bears and numerous lovely Native Birds...<sup>3</sup>. They pointed out that there were still many unsold building blocks in the area but no parks except a sporting oval.

---

**DESCRIPTION:**

Typical of Griffin's 'community plans', this estate has gently curving road alignments which follow the direction of the Earimil Creek on the west and the contours generally. Intersections also had provision for plantations and private parks lay at the rear of many properties<sup>4</sup>. It has a distinctive curvilinear street layout but has little built evidence of its creation period and the landscaping is diverse.

---

**CONDITION:**

The alignment of the roads and the private parks are still generally as they were planned, with one park (Butler reserve) having been compromised by the construction of a carpark on the part of the park and the recent creation of commercial sites along part of the perimeter. Although planned with small allotments, covenants reputedly deterred use of one per house but encouraged, instead, two lots per dwelling<sup>5</sup>. This intention has reputedly not been adhered to over time.

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**SIGNIFICANCE:**

The Ranelagh estate is of State significance as the design of the noted architect and planner, Walter Burley Griffin, with all of the elements which made his estates distinctive among others planned in Australia at that time. These include the curvilinear streets which followed the contours of the land, affording views of one house over the other, the private parks which embodied the idealised garden city philosophy espoused by Griffin and others internationally; and the communal facilities which included both social and sporting venues. The last aspect distinguishes the estate from Griffin's previous Mt Eagle and Glenard Estates where the complete concept of a miniature, near self-contained garden city was never realised.

The estate layout and private parks survive, near complete.

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1    ibid.  
2    RS 5207 Grace Newell letter 28.4.59  
3    ibid.  
4    see sale plan  
5    B Hobart, pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: NITHSDALE**  
**030-034 RANNOCH AVENUE, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 160C(-164  
LODGED PLAN: 10718

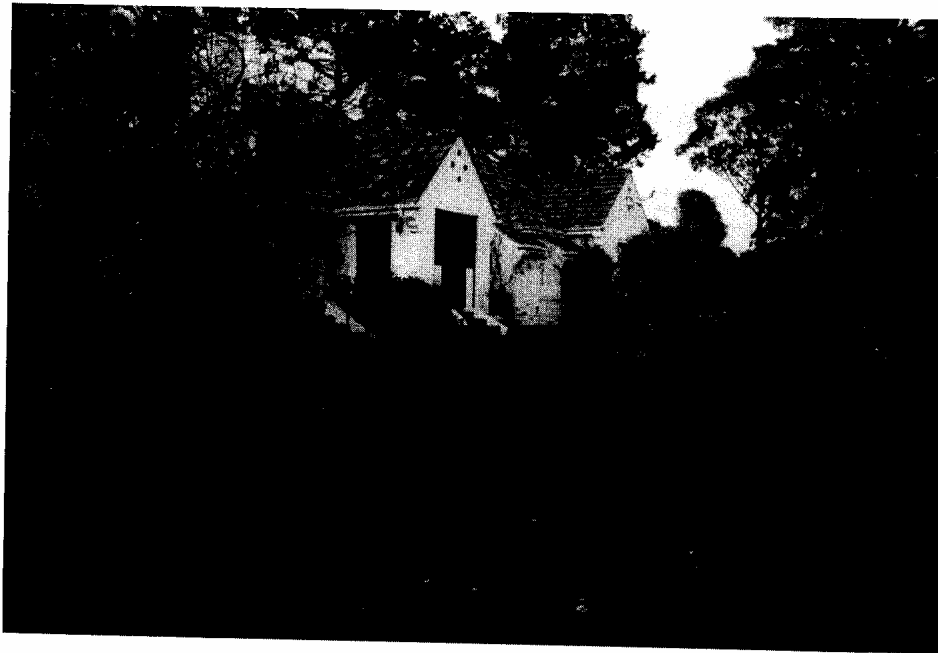
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered);  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1934-5

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: ROBINSON, COMMANDER LIONEL & JEAN**

**OTHER ASSOCIATIONS: WILLIAMS, CLARENCE**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1, 2, 2.3, 1.3, 5, 6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The land was acquired as lot 160 by Gwen J Robinson, Kew 1932, lots 160 A&B by Mary K & Lawrence Lawrence, grazier Albury 1930 and C Rene Chaley, Collins Street merchant 1930<sup>1</sup>. By 1954-5, Jean Robinson of Nithsdale in Molesworth Street, Kew, owned a new house on lots 160abc, 160<sup>2</sup>. She had acquired lots 161-162 by c1936 and lot 163 by c1939 when her address was care of GL Robinson, Ranelagh Club<sup>3</sup>. She sold to Otto Prouse Fluck c1942 and he sold to Clarence Williams c1946<sup>4</sup>.

**Lionel & Jean Robinson**

Mrs Jean Robinson (nee Hinder) was the wife of Commander Lionel Frederick Robinson MVO, DSC, RN ret (1888-). He had a distinguished and extensive naval career, serving in the First War as Lieutenant and later Lt. Commander and rising to the rank of Commander by 1923<sup>5</sup>. He then joined Austral Silk & Cotton Mills Ltd. Victoria. His father was Frederick F Robinson, vice-chairman and managing director of Yarra Falls Ltd.<sup>6</sup> By the 1940s, Lionel was described as living at Frankston<sup>7</sup>. John Pruscino (hospital director) was a later owner<sup>8</sup>. Recent owners include Bruce & Jean Martin (managing dir.), Lionel & Ivy Glenn and Barmote P/L, who commissioned John Kartick to design renovations in the late 1980s and a new garage in c1992<sup>9</sup>. It is thought by many residents in the area to be among the best built houses in Mount Eliza and the cypress hedge which surrounds it is a local landmark<sup>10</sup>.

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**DESCRIPTION:**

This is a Spanish style, large stuccoed house set in a period garden and is one of the small group of houses which is of a similar era to the estate in which they are sited. The house roof has multiple gables, with corbeled eaves and projecting bays adding visual variety, and the cladding is Marseilles pattern terra-cotta tiles. The circular gable vents underscore the style's origin but the stained timber archway at the porch suggest an Old English inspiration.

The landscape setting (cypress hedge, camellia, wisteria, stone pines, and Monterey pines, agapanthus and a scoria drive) is related to the house construction date. The rubble stone gateway, with its iron gates and archway, and the notable cypress hedge are all fine examples of the type and scale.

The garden is of regional significance, compared to others of a similar date and scale.

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- 1 titles
  - 2 RB1934-5, 2371-2 'house' written in
  - 3 RB1936-7, 3841f; RB1939-40, 2452
  - 4 RB1942-3, 2418; RB1944-5, 2052
  - 5 WWA 1935, 401
  - 6 WWA 1944, 702
  - 7 WWA 1944
  - 8 see WWA 1983, p.703
  - 9 FN3, 1620, 53000
  - 10 B Hobart pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Nithsdale is significant within the Mornington Peninsula as the home of Comm. Lionel and Jean Robinson, Lionel having distinguished himself in the navy and later in the textile industry. The house, with its distinctive custom design, high external integrity, large scale and extensive garden, clearly expresses the rank, tastes and wealth of its owners, being extensive both in area and grounds for a beach house of this era in the Ranelagh estate.

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**NAME: THE SHIP ?**  
**035 RANNOCH AVENUE, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 25  
LODGED PLAN: 10718

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1934-5

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

GROUNDS, ROY & VIRGINIA

**DESIGNER:**

MEWTON & GROUNDS (GROUNDS, ROY)

---

**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1,1,2,2,3,1,6,1,6,2,6,3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The "Ranelagh Estate" at Mount Eliza is commonly credited with being the birthplace of Melbourne's modern movement'. So said the guide to Melbourne architecture produced for the 1956 Olympic Games. It went on to mention Roy Grounds among the modernist designers who worked there. Grounds had joined the firm of Mewton & Grounds in 1933, after returning from an overseas tour of the European and American modernists among other works.

The firm's work became known almost immediately for its modernist work, where other architects were still producing Spanish Mission, just as Grounds himself had in the 1920s.

*The public became conscious of the low roof, the open plan, the large window and the plain wall; and it was astonished. The profession which had known of these things, was surprised not at the designs, but the ability to get them built...A legend developed that he had ruled his clients mercilessly forcing his theories always against their sentimental judgment.<sup>1</sup>*

JR Bowen owned the land prior to its purchase by Roy and Virginia Grounds in c1934 when a house was built'. Within three years the property was sold to Mrs Margaret Cooke (then c/o 357 Little Collins St) for 1200 pounds when Grounds had built another beach house on the estate, this time with a private beach aspect (see 29 Rendelsham)<sup>3</sup>. Almost immediately, it was purchased by Mrs Edith Bayne who appears to have resided there for a time as a permanent home'. Mrs Kathleen Elford was the next owner<sup>5</sup>.

More recent owners include Helen Marshall (Kew) and Graeme Lowe (Mentone) who added a pre-fabricated garage there c1969. The house is called The Ship<sup>6</sup>.

---

**DESCRIPTION:**

This flat-roof house was an early Modernist design for its time. It was clad in cement sheet and rope was employed as a balustrade to suggest a nautical but minimalist theme. The massing was cubist, with one and two storey geometric elements juxtaposed for simple visual variety. Openings were grouped for composition within the otherwise bland wall faces or whole walls were glazed.

There are locally notable plantings with native trees including swamp gum and tuart tree, also the exotic poplar and Italian cypress.

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1 Boyd, 'Victorian Modern' p.19  
2 RB1934-5, 1506 house written in  
3 RB1937-8, 2351  
4 RB1939-40, 1722  
5 RB1944-5, 1688  
6 current owner to SOM 9.93

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

This, the first of two beach houses built for and designed by Roy Grounds on the Ranelagh estate, is of State significance for its close association with Grounds (more than any other house of the era) who was then regarded as the leading designer of the new Modernist architecture and was later knighted for his service to architecture in Australia. This house, built in 1934, is perhaps the earliest surviving house to adopt the Modernist style which was to pervade all peninsula beach house construction after the Second War.

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**NAME: RANELAGH ?**  
**029 RENDLESHAM AVENUE, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 121,120  
LODGED PLAN: 10718

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1937-8

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria (house)  
Important to the Mornington Shire (garden)

**FIRST OR MAJOR OWNER/OCCUPIER:**

RAMSAY, MRS TOM (ALICE B)

**DESIGNER:**

MEWTON & GROUNDS (GROUNDS, ROY)

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.2, 3.1, 6.1, 6.2, 6.3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This house was built in 1938 for Mrs Alice Ramsay (nee James), then of Struan Street, Toorak<sup>1</sup>. In the following year her Melbourne address was care of WH James, St Georges Road, Toorak. In the same year an adjoining lot (120) had been acquired next to the house from Alfred Woodfall<sup>2</sup>. By 1941 she had married the designer of the house, Roy Grounds, and owned the site as Mrs Alice Grounds<sup>3</sup>.

**Roy Grounds**

'The "Ranelagh Estate" at Mount Eliza is commonly credited with being the birthplace of Melbourne's modern movement'. So said the guide to Melbourne architecture produced for the Olympic games in 1956. It went on to mention Roy Grounds among the modernist designers who worked there. Grounds had joined the firm of Mewton & Grounds in 1933, after returning from an overseas tour of the European and American modernists among other works.

As the economy recovered and architectural commissions multiplied, the firm's work became known almost immediately for its modernist work, where other architects were still producing Spanish Mission.

*The public became conscious of the low roof, the open plan, the large window and the plain wall; and it was astonished. The profession which had known of these things, was surprised not at the designs, but the ability to get them built...A legend developed that he (Grounds) had ruled his clients mercilessly forcing his theories always against their sentimental*

judgment.<sup>4</sup>

Grounds' work was pictured throughout this seminal work on Modernist design, with the man himself leaning on the boarded balcony of this house which was also equipped with 'nautical' rope balustrades (see 35 Rannoch). Internally there was also a circular 'nautical' stair.

*'Crazily twisted ti-trees (sic) crowd round the weathered grey boards at Ranelagh, Mount Eliza. They press through the loose bricks of the terraces and thread between the wood shingles of the roof. Roy Grounds sits on the bedroom balcony which is upstairs but still on ground level, for the house is cut into the top of a steep fall to a private beach. Below him is the living room terrace, hanging high above the still water of Port Phillip Bay<sup>5</sup>.*

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1 RB1937-8,2815 4.2.38 revalue; BA 59.9.11.37  
2 RB1939-40,2406  
3 RB1942-3,1895  
4 Boyd, 'Victorian Modern', p.19  
5 Boyd, 'Victorian Modern', 40

**DESCRIPTION:**

This house is concealed from view and can only be described using illustrations and some recent photographs (see also history section)<sup>1</sup>. Unlike the first Grounds house, it has a pitched (gabled) roof and weatherboards, departing from the cubist machine-like form of the other more European Modern-inspired design and opting instead for an American character. However like the first house it has open balconies which add to the massing of the design, in the contrast of rectangle with gable, and the rope balustrade used in both allowed a continuation of the weathered natural look of this design while giving visual transparency through the balustrade.

The house has a slate roof, recently stained woodwork (Grounds intention was to weather the boards), double-hung window groups, French doors and the characteristic Grounds circular door pull on the flush-panel front door.

The locally important garden contains 'Cupressus sempervirens', 'Grevillea robusta', oak, casuarina and recent planting overlaid. The tea-tree fence appears original and is typical of the house era.

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**CONDITION:**

(inspection required)

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**SIGNIFICANCE:**

More so than the first innovatory but international Modernist Grounds design at Ranelagh, this house is of State significance for the extensive publicity it received as a distinctly local Modernist product, developed in this house by Grounds and later in his flat designs. It was held up by the architectural profession as the model house design. Like the other house it is also significant for its close link with both Grounds' personal and creative life and appears to still externally reflect that period.

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<sup>1</sup> R AIA 20th century survey, 1983 photograph

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: HADLOW**  
**033 RENDLESHAM AVENUE, Mount Eliza**

---

TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 118-119  
LODGED PLAN: 10718

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1935

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (house)  
Important to the Mornington Shire (hedge, garden)

**FIRST OR MAJOR OWNER/OCCUPIER: PHILLIPS, ALFRED J**

**OTHER ASSOCIATIONS:**

MORRIS, JAMES & HERBERT

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.2, 3.5, 6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Mrs Gertrude Duncan of Toorak, owned this land prior to its sale to legal manager, Alfred J Phillips (422 Collins Street) in c1935<sup>1</sup>.

The house and adjoining lots were purchased by James S & Herbert N Morris of Cremorne Street, Richmond, in c1939 and by c1942-3 another house was built on the adjoining land (lots 116-117)<sup>2</sup>.

The main house is thought to have been then owned by Miss Morris over a long period as a permanent home. She sold to Vaughan Marshall<sup>3</sup>. The house is said to be prominent, viewed from the bay.

---

**DESCRIPTION:**

This a Neo-Georgian style two-storey gabled roof house, clad with weatherboards and Marseilles pattern terra-cotta roof tiles. It appears to have been architect designed. Details include the round vents in each main gable, the entry porch, and the multi-pane windows. The garage matches in style and materials.

The style was popular in America during this period and many designs followed their lead, particularly in the middle suburbs of Melbourne and particularly in Toorak.

The garden is typical but the extensive cypress hedge and swagged gates are locally notable.

---

**CONDITION:**

Generally externally original.

---

**SIGNIFICANCE:**

Hadlow is significant within the Mornington Peninsula for its Georgian revival architectural stylism, relatively large size, location and external integrity to its construction date. It is set in a related garden setting which has some notable elements such as the cypress hedge and gates, and relates in style to the adjoining house and garage, creating a minor Georgian precinct in this part of the important Ranelagh Estate.

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1 RB1934-5,1740  
2 RB1942-3,2212f  
3 B Hobart pers.com., son is a doctor in a Mount Eliza clinic

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**NAME: ST. PETER'S VICARAGE**  
**001 ROSS STREET, Mornington**

---

TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993.4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group.

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): C  
NTA FILE NUMBER: 18

**CREATION DATE:**

1861c, 1880

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: CHURCH OF ENGLAND**

**DESIGNER:**

TERRY, LEONARD? BILLING & SON (1880)

**BUILDER/CONTRACTOR:**

GLOVER, WILLIAM ?

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**HISTORICAL THEMES REPRESENTED: 6.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.1, 3.1, 3.5, 4.1, 6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

After erecting a timber church-school in Ross Street during 1856, another church site was acquired by Alex B Balcombe, Edward Lintott and Harley Goodall (church trustees) in 1860 for 70 pounds from John & Rebecca Armstrong<sup>1</sup>. Meanwhile a subscription had been mounted and had raised some 262 pounds by 1860 and this was augmented by a government grant<sup>2</sup>. The first section of St Peters (part nave) was built by Mornington contractor, William Glover, in 1860-1 to the design of Leonard Terry<sup>3</sup>. The church opened 19 May 1861 with a service by the first vicar, Rev. James Glover, who had been appointed a day earlier<sup>4</sup>. It is likely that Leonard Terry designed this building for the new vicar, either in 1861 or, less likely, when the next tenders were called in 1863. It is also likely that Grover built the vicarage and that the bricks were the same glowing red, hand moulded type still seen in the church. Nathaniel Billing & Son called tenders for additions to the vicarage in 1880 (south gabled bay)<sup>5</sup>. Renovations were carried out in 1979 designed by Ralph Andrews; these included a new side entry doorway and porch plus a services upgrade<sup>6</sup>.

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**DESCRIPTION:**

The commemoration plaque in front of the building notes that the vicarage was between 1863-1867, with 4 bedrooms and a kitchen, as a gift from the Balcombe family of the Briars<sup>7</sup>. The house is stuccoed and has many gabled room bays, with the first section presumably being the L-shape plan around the entrance door. The fret-sawn gable fascias and rare early details of the Gothic Revival Style are notable, as are the pattern-book form of the first stage of the house, the Tudor arched entry, and the chimney form and detail. Subsequent stages have bayed windows but are in a similar style. The garden has little period planting ('Eucalyptus ficifolia' and Monterey cypress) and there are picket fence remnants. The vicarage relates historically to the nearby civic precinct (court house, post office, bank).

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1 title 97/802  
2 'St Peters Church Mornington 100 Years, 1861-1986', p.6-7  
3 *ibid.* p. 9  
4 *ibid.*  
5 'Argus', 1/6/1880, p.3  
6 FN1.1600.00100  
7 Mornington Chamber of Commerce

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original, given the 19th century additions and probable stuccoing of the face brickwork. An unrelated porch has been added at the entry and most of the surrounding picket fence has been removed/replaced.

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**SIGNIFICANCE:**

Australian Heritage Commission  
'St Peter's Vicarage...is an early building notable as an example of the Picturesque Gothic style, for its relationship to the Anglican Church (sic) of St Peter and for its place in the townscape of Mornington. The house is an interesting and fairly typical example of a villa in the comparatively rare Picturesque Gothic Revival style, a style of which there are several examples in the area. The vicarage is contemporary with the construction of the church and is part of the history of the early town of Mornington'<sup>1</sup>.

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1 AHC citation- local significance

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**NAME: RANELAGH CLUB GUEST HOUSE DORMITORY & GARDEN  
021 ROSSERDALE CRESCENT, Mount Eliza**

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TYPE: GUEST HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D 11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 106  
LODGED PLAN: 10718

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1925c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: TAYLOR, JOHN E (SEQUOIA ESTATES P/L)**

**OTHER ASSOCIATIONS:**

RANELAGH CLUB

**DESIGNER:**

ANNEAR, H. DESBROWE ?

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,2,2.2,3,2,3,4,4.1,6,2,6,3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

(refer to Ranelagh Estate citation)

This house was once owned by the Ranelagh Country Club and reputedly used as an annexe to Ranelagh House for the sleeping accommodation of club member's guests, containing some 20 bedrooms<sup>1</sup>. This was, as explained in the first sales brochures, part of the communal facilities provided by the club for members. Survey plans of the estate show this lot as much larger (3 acres) and separate from the other new lots, confirming the existence of improvements on the site<sup>2</sup>.

John Taylor an investor of Lansell Road, Toorak, was the rated owner of this and a number of houses plus land on the estate early this century<sup>3</sup>. His is said to have been a bachelor and linked with a timber company with holdings at Tullarook. There was reputedly a camp there which was visited by artists linked with the Ranelagh Estate such as Trenerry and Wheeler<sup>4</sup>. Taylor died in 1943<sup>5</sup>.

Taylor's company, Sequoia P/L, of 5th Melbourne, took over the tenure in 1935 when this house was still one of a number unsold on the estate and used in conjunction with Nyora as the guest house<sup>6</sup>. The three Sequoia directors were Sharp, J E Taylor and J W McComas<sup>7</sup>. It is thought that one of the Sequoia company directors, Sharp, was responsible for the construction of this and the other dormitory behind it<sup>8</sup>.

Sequoia P/L sold out to Mrs Eliza Winn.cott in 1945 when the property consisted of the club, two houses and a guest house on lots 106- 109 of the estate<sup>9</sup>. She met trouble with the Crown Lands Department over encroachment on the foreshore reserve by two of her buildings in 1949, one was a small building erected c1948 at the back of lot 2 (this site) and another larger one was from c1925 at the back of lot 1 (Nyora), despite many letters and warnings she refused to remove either one<sup>10</sup>.

More recent owners include Charles Butler, John & Sharne Wall of Brighton, Ron Gray (c1980s, lot 2 at rear) and Peter Chaplin (new garage, 1990s)<sup>11</sup>. When Charles Butler purchased the house it had long row of bedrooms in the roof space which prompted his term for the house as a dormer (dormitory) for the club guest house (Nyora)<sup>12</sup>.

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1 BH; M McMahon pers.com. cites C Butler  
2 see LP10717-8 lodged 1924  
3 RB1925-6, 1985  
4 M McMahon, pers.com.  
5 M McMahon, pers.com.  
6 RB1934-5, 2525  
7 M McMahon notes held  
8 M McMahon, pers.com. from Gordon McComas  
9 RB1944-5, 2730  
10 see R S 5207 30, 11.49  
11 FN3, 1740, 02100; M McMahon pers.com. re Butler pre 1959  
12 M McMahon pers.com. cites C Butler, South Yarra

**DESCRIPTION:**

This unusual Chalet style, two-storey former guest house is clad with timber and roofed with shingle-pattern tiles with terra-cotta ridge cappings. The tea-house like hipped and gabled roof has deep (stuccoed?) eaves, with each room or balcony (some enclosed?) element having its own roof form, promoting a picturesque form. However the most notable elements are the semi circular window bays, cut into the wall corner and propped from below, with shingled skirt-like fascias above. The roof gables have trellised vents at the apex and the chimneys are angled in the plan of the house. The Harold Desbrowe Annear 1920s design for the Grimwade family near Baxter has similarities with this design, particularly the use of propped window bays at each upper corner of the house<sup>1</sup>.

There is another former guest house behind (now used as a house and extended in stone?) on 19 Rosserdale Cr.  
The garden appears to have mature cypress and palm specimens (obscured) typical of the presumed period of the house (c1925).

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**CONDITION:**

Sleep-out balconies may have been enclosed, the fence has been replaced but otherwise, generally externally original<sup>2</sup>.

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**SIGNIFICANCE:**

This former guest house is significant within the Mornington Peninsula for its early and long associations with the developers of the notable Ranelagh estate (Sequoia) and later the Ranelagh Club, serving as a public focus for the promotion of this novel estate concept. The design is also unusual and notable, with distinctive elements such as the circular window bays and the picturesque roof form, making it architecturally significant within the region. It may be of further significance as the work of Harold Desbrowe Annear.

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<sup>1</sup> see Butler, Frankston Heritage Study  
<sup>2</sup> further inspection required

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**NAME: NYORA, LATER RANELAGH HOUSE**  
**027-035 ROSSERDALE CRESCENT, Mount Eliza**

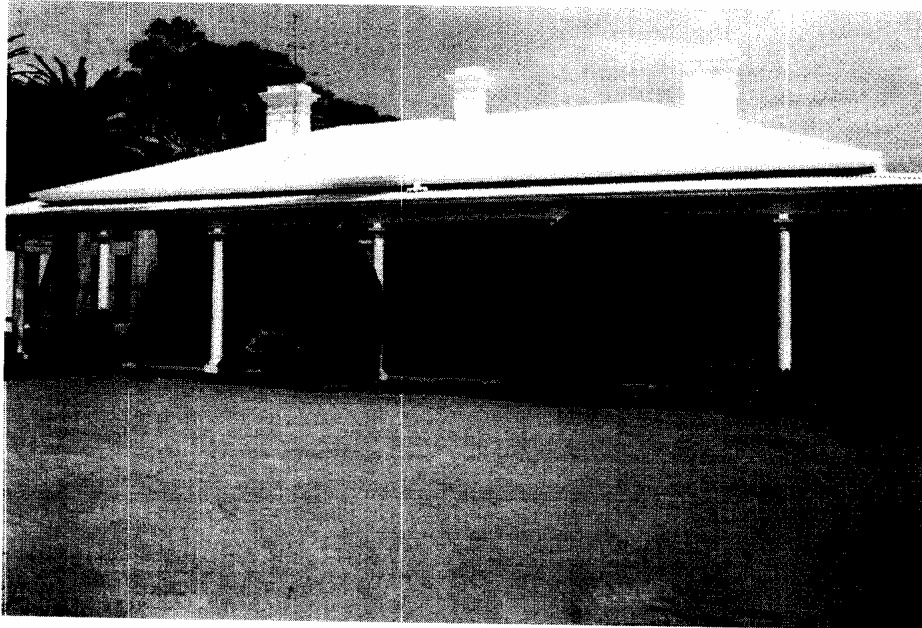
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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 101 D11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 106pt  
LODGED PLAN: 10718

**CREATION DATE:**

1888c ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER: SMITH, SYDNEY ?**

**OTHER ASSOCIATIONS: SLANEY, HENRY**

**DESIGNER: SMITH, SYDNEY ?**

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**HISTORICAL THEMES REPRESENTED: 3.2,4.1,4.3**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.2,3.1,3.4,3.5,4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

This was reputedly the site of J T Smith's summer house, later the Ranelagh Guest House run by the Ranelagh Country Club, and, later still, the home of A V Jennings from c1959. It is now occupied by his son Vic Jennings.

JT Smith (1816-1879) purchased 282 acres here in the 1850s, building a small house which was occupied by his overseer, Knight and later the Wells family<sup>1</sup>. Smith then built the first part of Nyora for his own use, reputedly with bricks made by one Sandy McCoy<sup>2</sup>. The name Sydney Smith is shown on 'Nyora' and 282 acres on a map c1889<sup>3</sup>. As John and Ellen Smith's son, Sydney had inherited the land from Smith's estate in c1888 when Sydney's town address was Fitzroy Street, St Kilda<sup>4</sup>. This may have been the Sydney Smith of Sydney Smith & Ogg, a successful architectural firm. However he was listed as Princes Street, St Kilda in c1889<sup>5</sup>. Smith may have designed stage two of this house for his own use c1888 prior to selling in 1892 to Grice<sup>6</sup>.

Nyora was reputedly occupied by the renowned barrister and MLA for Mornington, JL Purves, (lessee only?), with the title dating Grice's tenure from the early 1890s and the Trustees & Agency, from early this century<sup>7</sup>.

Henry Slaney (a merchant c/o Haymarket, Elizabeth Street) owned it from 1904 until his death in c1923 when the property was sold and subdivided<sup>8</sup>. His oldest son Henry B Slaney, had by then purchased a 560 acre property on the Moorooduc Highway (then 3-chain Road) which he called The Ranch (now Hill & Dale)<sup>9</sup>. He later served as a shire councillor.

Nyora was leased from the Sequoia Estate P/L by the exclusive Ranelagh Club when it was used as a guest house under managers such as Mrs & Mrs Winnicott<sup>10</sup>. It was reputedly purchased from the Slaney family by the Sequoia Estate P/L in 1928 and sold, after Taylor's death, in 1945 to the Ranelagh Club members, Winnicott and WE Spencer<sup>11</sup>. The 'annexe' (two buildings) at number 21 was reputedly added to Nyora c1925-30 to take the overflow from the guest house<sup>12</sup>.

Albert (later Sir Albert) V Jennings purchased Nyora from the Lattimer family in c1959 and built a number of additional structures at the rear of this lot in the late 1960s early 1970s. General internal renovations were carried out in the early 1980s<sup>13</sup>.

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1 Moorhead, p.73, 100, 101, 212

2 ibid.

3 SLV Bonney plan c1889

4 M McMahon pers.com. cites title; 'Pioneers Index' Sydney b.1846

5 D1890; more likely Sydney Smith at Ascot Vale, also Sydney Smith at Carlton and Chusan Street, St Kilda

6 M McMahon comments on draft

7 M McMahon comments on draft cites title

8 ibid. cites title; letter to SOM from Slaney family 27.11.93 death 1922; N Mackintosh (nee Slaney) 1923

9 pers.com.; RB1916-17, 870 Nyora and 283 acres

10 ibid.

11 ibid.; Roger-Genersh, Frost 'Frankston & Mount Eliza Sketchbook', p.42

12 M McMahon, loc.cit.

13 B Hobart pers.com.

14 ibid.; FN3,1740,02700

**DESCRIPTION:**

The staged nature of the construction is suggested by the chimney placement, two main chimneys (1880s?) either end of the main roof hip and a lesser corniced chimney approximately half way between. An arched entry (with top and side lights), appears to have been once central to the street facade and is possibly linked to the middle chimney. Other openings and window bays in the front elevation appear to have accumulated at different times, with the added Tuscan order skillion-form verandah extending around the house and visually uniting the various stages. The house appears to have gone from Colonial Georgian to Italianate to another Georgian revival, perhaps from the 1920s.

The locally important garden includes cypress, 'Prunus sp.' and cordyline as remnant 19th cent. plantings also two 'Phoenix canariensis' of a later period (1920s?), 'Eucalyptus ficifolia', a gravel drive, and golden cypress.

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**CONDITION:**

The concrete Tuscan order verandah columns have replaced earlier timber posts; and a roof gable has been removed from the front roof. The early boarded ceilings have been recently revealed in the library, sitting room and entrance hall while the others remain covered with plaster sheet.

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**SIGNIFICANCE**

Nyora is significant within the Mornington Peninsula for its historical links with important figures such as JT and Sydney Smith and, in turn the pastoral beginnings of the shire and the peninsula. Its later roles, as the home of other important families and as the Ranelagh Estate guest house, link it with the formation and running of this highly significant estate, as well as the historical theme of tourism on the peninsula.

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<sup>1</sup> see Ranelagh estate poster; also Slaney photo, copy held  
<sup>2</sup> V Jennings pers.com. 11.10.93

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: TAL TAL**  
**051 ROSSERDALE CRESCENT, Mount Eliza**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 101 D11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 50  
LODGED PLAN: 10718

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1951

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

WADE, ELIZABETH

**OTHER ASSOCIATIONS: THOMAS, NEIL**

**DESIGNER:**

BOYD, ROBIN

**BUILDER/CONTRACTOR: PETERS, R & SONS**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2, 1.3, 2.2, 3.6, 6.2, 6.3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This site was vacant land in the mid 1940s when the ownership changed from Leonard Wade to Dora E Wade and the forwarding address from the Commercial Travellers Association building in Flinders street to a flat at 600 St Kilda Road<sup>1</sup>.

This house was built soon afterwards, in 1950-1, for Miss Elizabeth Wade (of the St Kilda Road address) to the design of noted architect, Robin Boyd, then of Riversdale Road, Camberwell, his office and home<sup>2</sup>. The builder was R Peters & Sons of Frankston, and the estimated cost £3200. Another stage of the house construction was in 1964 when architect, R E Hopkins (Rhys Hopkins) designed additions for Neil Thomas at an estimated cost of £4500<sup>3</sup>. The builder was J S Hall of Mount Eliza.

The Boyd plan showed the house at the south-east end of a tapering block with 'ti-tree scrub' (sic) at the other end<sup>4</sup>. The main floor plan had a combined dining room and kitchen at the rear, entry point of the house and a connecting living area facing the north-west and the bay. Bedrooms and a bathroom were at the end of the dining room and the laundry was on the ground level next to the car bays.

The end elevation showed a vertical boarded wall with a skillion roof sloping up to the west and a boarded and sloping stair balustrade. The bay elevation was glass but surprisingly only above dado level with adjustable louvres at the roof line. A similar elevation faced the street.

The 1964 addition was a sizable one but did not alter the street view greatly. An L-shaped bay was added on the west, more than doubling the house floor area and adding a deep balcony on the bay side with full-height glazing either side of a stone faced chimney. The old kitchen was demolished and a new one placed at the intersection of new and old. The new wing's roof was gabled.

Local knowledge has it that the house was once owned by a lady from Tasmania (Wade?) and leased to its eventual owner (Thomas?) who used it as a holiday house<sup>5</sup>.

---

**DESCRIPTION:**

The street view of this house has changed only a little since Boyd's design, with the added wing visible beyond the stair. This house now has combined skillion and gabled roofs, vertical boarded walls, horizontal window strips and louvered window shading panels. The original house was ele-

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1 RB1946-7,1926  
2 SOM BA1639 7.51: 'Transition' Boyd special.p. 198  
3 SOM BA7538  
4 SOM BA1639  
5 B Hobart pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

vated for the views above a double car space with tea-tree panels (once diagonal boarding) screening off some of the lower area. (see history).

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**CONDITION:**

(see History)

Apart from the added wing to the north and new paving, the original wing is externally little changed in the street view.

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**SIGNIFICANCE:**

Although added to, Tal Tal is still significant within the region as one of the first wave of beach houses after the war and shows a simple skillion-roof design approach which was to be repeated on many projects to come. It is also significant as the work of the noted architect Robin Boyd and, later, Rhys Hopkins (also a noted designer) whose addition leaves Boyd's work clearly perceptible from the exterior view.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: NYORA**  
**057 ROSSERDALE CRESCENT, Mount Eliza**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 101 D11  
SURVEY DATE: 1993.4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 47  
LODGED PLAN: 10718

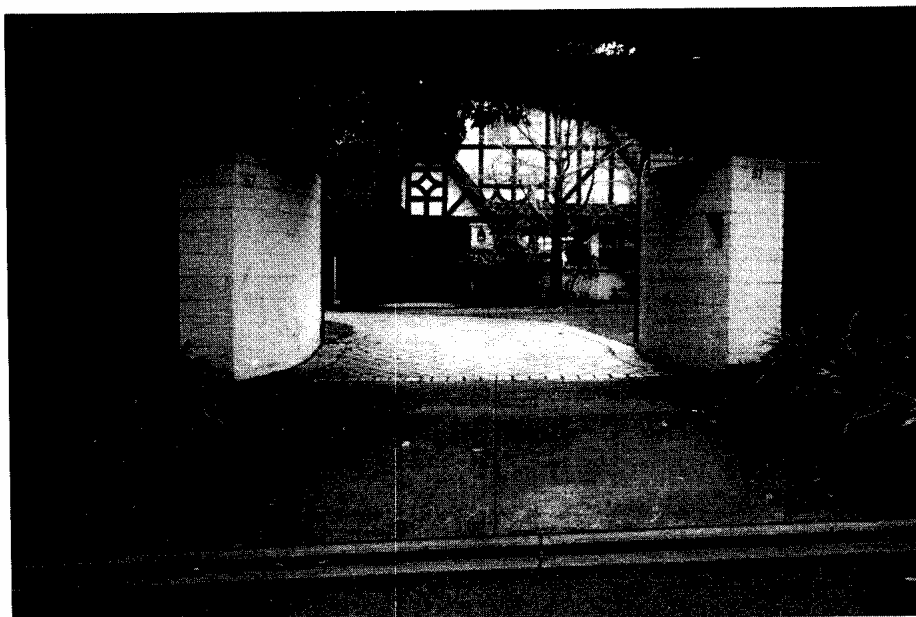
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1928c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

DARE, COL. CM

**OTHER ASSOCIATIONS: ADAMS, CLIFFORD**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 3.1<sup>2</sup>, 6.2**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Owned by Colonel CM Dare of Bay Street, Brighton, since its construction in c1928, Nyora's more recent owners include Clifford Adams (of Herbert Adams)<sup>1</sup>. It still has three blocks (lots 46-8) of land and a cottage<sup>2</sup>.

Other owners include Merran & Ernest Clark, retired company director, Cowley Thomas (c1960s, minor internal renovations added carport), and William & Thelma Russell (c1970s, extended carport, porch, new dormer, veneering with Conite in place of boards; added sunroom mid 1980s)<sup>3</sup>.

---

**DESCRIPTION:**

The house is a Tudor Revival style, with multi-gabled roof forms, intricate half-timbering, and window bays.

Internally there was the entry porch and hall, with stair, and an adjoining lounge, sunroom and den. On the other side of the lounge was the kitchen which connected with the dining room. Upstairs were the bedrooms.

The extensive cypress hedge is part of this period but the tea- tree fence is later.

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**CONDITION:**

Generally externally original in the street view, except for the addition of car ports to one side, partial resurfacing with Conite in that area, and the addition of a court yard at one corner (see History).

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**SIGNIFICANCE:**

Nyora is locally significant for its distinctive architectural Tudor styling, compared to other beach houses in the area, and its relatively high integrity to its construction era. It also forms a complementary pair with the similarly styled adjoining house.

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1 Hobart pers.com.; no entries for Dare SLVBI or WWA 1944,p.50  
2 B Hobart pers.com.  
3 FN3,1740,05700

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: PARSONS HOUSE**  
**008 ROTHESAY AVENUE, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 H9  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1973

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: PARSONS**

**DESIGNER:**

JACKSON & WALKER P/L

**BUILDER/CONTRACTOR: GUTHRIDGE, LEWIS**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 6.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The architectural critic, Norman Day wrote of this house:

*The newer suburbs along the Mornington Peninsula continue to expand. Generally the requirements for houses are similar.*

*Living/dining/family/utility areas/three or four bedrooms and two bathrooms.*

*The success of an innovative approach to these types of problems depends upon originality from the designer to arrange normal functions differently.*

*The house shows how a careful, economic solution, unpretentious and inexpensive, can be had by correct analysis and sensitive planning.*

*All the building methods are traditional, the roof is corrugated iron the living spaces rigid although capable of allowing flexibility with and outside the building.*

*This house looks impressive and expensive when in fact it is built of common materials using standard techniques but uncommonly conceived<sup>1</sup>.*

---

**DESCRIPTION:**

This two storey vertical boarded house is composed as a combination of angular geometric shapes, the skillion and the rectangle. The skillion forms provide clerestory lighting over the top of the building and the rectangles make up the basic room volumes, sometimes elevated from the ground, sometimes on supports over car bays. The timber is still a natural finish and the trim colours still primary, all hallmarks of the era's housing. The house is set in native bush which was considered an ideal setting for an organic, naturally finished design such as this.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

The Parsons House is significant within the Mornington Peninsula for its externally complete and skillful evocation of an architectural era and as a good example of the work of the most renowned

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<sup>1</sup> Day, p.168-9

Shire of Mornington Heritage Study  
Significant Sites & Areas

house designers of that period, Jackson & Walker. The house was published in a professional guide-book of the State's housing and hence has been recognised by the profession for its design excellence.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: MORNINGTON PIER**  
**SCHNAPPER POINT DRIVE, Mornington**

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**TYPE: PIER**  
MELWAY MAP REFERENCE: 104 C9  
SURVEY DATE: 1993-4

**PRECINCT:**  
Esplanade Mornington Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**  
HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1857-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER: VICTORIAN COLONIAL GOVERNMENT**

**HISTORICAL THEMES REPRESENTED: 4.0,6.0,3.**

**CRITERIA SATISFIED BY THE SITE:1,2,1,3,2,1,3,2,3,3,3,4,3,5,3,6**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

**HISTORY:**

The Ports & Harbours Commission (1854-) deliberated on the need for piers, wharves and jetties in the new Colony of the 1850s. Among the potential projects was Mornington's 1856 submission on provision of a pier or a breakwater.

The submission was initiated at a public meeting in the Tanti Hotel, chaired by Alex Balcombe J.P. This coincided with a survey of the harbour by R.Adams which resulted in a proposal to 'give early relief to the inhabitants by providing an outlet for their produce'.. and a shelter for bay shipping during storms.

The design included an 116 feet rock embankment to protect the pier from storms and possibly two breakwaters, east and west. Further meetings were held with strong support from local shopkeepers, dealers and would-be hoteliers, as well as the pastoral lessees who desired market outlets for their stock.

Some £4000 was spent on the new jetty in 1857, with more expenditure following to 1861, Mornington's jetty being one of eleven of the first piers and wharves built for the new Colonial Government.

A view of 1858 shows one steam-powered paddle steamer berthed on the new jetty along with several rigged vessels, presumably fishing boats. A sandy beach and sparse trees extend along the base of the point towards the mainland.

A deputation to the government sought a 100 feet extension in 1877 and in the next year tenders were invited for the construction of a jetty. A year later the tender of Blackstone & Morrison was accepted for the erection of a goods shed on the pier for 247 pounds. A view in c1880 shows the old section of the jetty with firewood stacked in the foreground and a post-and-three-rail fence with nets hanging on it drying. A small gabled (goods?) shed is to the west of the pier entry and a wide gravelled roadway extended around the foreshore to the south (now the yacht club).

Other views from early this century show the north arm in place and one of the bay steamers moored on the south side of the old remaining section. Crowds disembarked from the steamer and advanced up the hill. An alternative gravelled path was around the beach to the north, where white-painted post and rail fences guarded any accidental drop into the creeklet (later filled in). The 1939 aerial view shows the pier has been extended and the northern arm attached.

In 1906 the Cooperative Fishermen's Association of Vic. Ltd. wanted to erect a 'small iron shed' on the foreshore near the jetty as somewhere to keep their fish baskets. They noted that there was a shed there already owned by G Foss who wanted to sell it but that it was too old to use. Foss himself claimed that he had erected the shed for the free use of other fishermen but could not afford the £7 per year rent demanded by the Crown Lands Department. The shire had no objection to the new shed and the old one was demolished.

In 1946 the yacht club was formed and soon afterward obtained a site for a clubhouse near Fishermen's Jetty. In the early 1950s the club house stood next to the fishermen's shed and between it and the jetty was a change room erected during World War Two for servicemen who wished to swim there. VBD Watson proposed a kiosk in this location in 1954. In 1962 land was reclaimed for Mother's Beach, near the new clubhouse.

- 1 Moorhead, p.71
- 2 ibid
- 3 Moorhead, pl.12
- 4 MUA1 cites 'Argus', 5/4/1878, p.3. cites 'Argus' 1877
- 5 Argus, 18/4/1879, p.5
- 6 Moorhead, facing p.65
- 7 Moorhead, pl.44 1908; postcard copy held
- 8 Armstrong Collection copy held c1907
- 9 aerial photo
- 10 RS 5921 14.5.06

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**DESCRIPTION:**

The timber pier appears to be in two main sections, the older section near the shore and the other, with its new decking and steel balustrade, at another level further east. New steel bollards have been installed (PMA?) and early basalt walling and paving exists on the pier's north side. Some of this walling may relate to widespread (and recent?) sea wall construction carried out further south along the foreshore. Another element is an electricity supply department cast-iron junction box/pillar at the approach to the pier, the initials 'CMC' are on the side and a crest.

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**CONDITION:**

The pier has been through many stages of development but the original arm remains, albeit probably replaced in part over time.

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**SIGNIFICANCE:**

The Schnapper Point pier is significant (in part) on a State-wide basis as one of a small group of piers built in the 1850s by the new Colonial Government to open up the carriage of produce to and from the remote parts of the colony. It has a high local significance as the major point of entry into the shire from the earliest period of the district's permanent settlement, aiding in the development of markets and the hinterland, and the berthing point for fisherman, another early industry. Via the bay cruisers, the pier soon also became the entry point for another major industry in the district, that of tourism, which continued well into this century, prior to the impact of the motor car in the 1920s. Subsequently it has served both leisure and business activities although on a lesser scale.

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15 RS 5207 letter, plan 9.3.54  
16 Moorhead, p.229, pl.68



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**TYPE: HOUSE**  
**009 SHELLEY STREET, Mornington**

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MELWAY MAP REFERENCE: 104 D12  
SURVEY DATE: 1993.4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 43  
LODGED PLAN: 5712

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1918

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

HALFORD, MRS HELENA

**OTHER ASSOCIATIONS: BEAUMONT, LLEWELYN D**

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,2.2,3.6,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The site (then Marine Avenue) was owned by Helen F Halford of Wattletree Road, Malvern when it was sold as lot 43 of lodged plan 5712 in 1916<sup>1</sup>. She had a house built there c1918. A later long-term owner was Llewelyn Beaumont (gentleman)<sup>2</sup>. Recent owners include Misses Mary & Elizabeth McAllister (extended porch 1950, added carport 1961) and Barrie & Willa Reiffel (late 1960s)<sup>3</sup>.

---

**DESCRIPTION:**

This is an attic style Bungalow, with stained timber walls, half-timbered walls (cement sheet?), original fence multi-paned windows and strutted eaves. The gabled roof forms are clad with Marseilles pattern terra-cotta tiles.

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**CONDITION:**

The side porch has been enclosed but otherwise the house is generally externally original.

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**SIGNIFICANCE:**

The house is significant locally for its faithful and successful representation of an era and a particular architectural style within the district, with valuable early finishes such as the stained timber.

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1 FN2 1680.00900 title  
2 RB1924-5.104; RB1939-40.644  
3 owner 1993 son-in-law of EM Gilbert, related to Hiron family

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: WARRAWEE**  
**026 STRACHANS ROAD, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 145 B2  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 45

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1860c

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**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: BYRNE, ROBERT ?**

**OTHER ASSOCIATIONS:**

NUNN, ROBERT

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**HISTORICAL THEMES REPRESENTED: 6.2,5.2**

TRAVEL & TRANSPORT (Evidence of track, sea, road and rail transport)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.3,2.1,3.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

This house is sited on the 1854 Schnapper Point government subdivision, on a lot purchased by speculator Robert Byrne in c1854 (lot 45, 28 acres)<sup>1</sup>. A plan prepared by Commander Henry Cox in 1862 shows a building on this site, set at a similar set-back to the present house and hence it is likely that it was built between 1855-1862<sup>2</sup>.

Mr Board, then Mrs Lewis, were later residents last century. A Captain Robert Parry acquired Warrawee in c1900 bringing his family to Mornington on the 60 feet ketch *Enid*. Parry reputedly served the coastal cartage trade with this boat and later the *Helen Moor*, carrying fruit and vegetables, firewood and general cargo up the bay to Melbourne<sup>3</sup>.

The next major phase of the house tenure was its owner-occupation by Mornington businessman, environmentalist and councillor Robert Nunn and his wife Adah, from 1913 to 1931. Nunn's Walk (a cliff-top walk to Mount Martha) and Nunn's Road (formerly Brewery Road) are named after him<sup>4</sup>.

The next owner was Henrietta Wilson 1931-51 and her daughter, Hettie Mullarvie. Dr David Angus, Melbourne University botanist, owned the house in the 1960s, until acquisition by David Francis in 1969<sup>5</sup>.

**DESCRIPTION:**

This house has a characteristically early high hipped roof form (slated) with old corbel-top brick chimneys and is built from brick. The verandah has been renovated c1913, presumably when it was purchased by Nunn. Warrawee is one of the area's oldest urban houses. Reputedly the interior also reflects Nunn's occupation with pressed metalwork and retains early joinery such as mantels and timber ceilings<sup>6</sup>.

---

**CONDITION:**

The front fence has been replaced and possibly the original face brick stuccoed over(?).

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**SIGNIFICANCE:**

Warrawee is significant within the Mornington Peninsula as one of the oldest urban/suburban group of houses on the peninsula, retaining the distinctive simple hipped roof form and symmetrical elevation. The house has links with the bay cartage trade through one of its owners, Cpt. Parry, and a near 20 year association with the well known local figure, Robert Nunn whose subtle alterations to the house can still be seen.

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1 Mornington Township, Moorooduc parish  
2 CPO CS 22: Port Phillip Davy Point to Martha Cliff  
3 D Francis 'History of Warrawee,' typescript 1993  
4 *ibid.*  
5 *ibid.*  
6 *ibid.*

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**NAME: MANYUNG YMCA CAMP, NOW MANYUNG RECREATION CAMP  
(YS&R)  
SUNNYSIDE ROAD, Mornington**

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TYPE: RECREATION COMPLEX, CHAPEL, TREES, VEGETATION (NATIVE)  
MELWAY MAP REFERENCE: 105 A6  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt.CP4

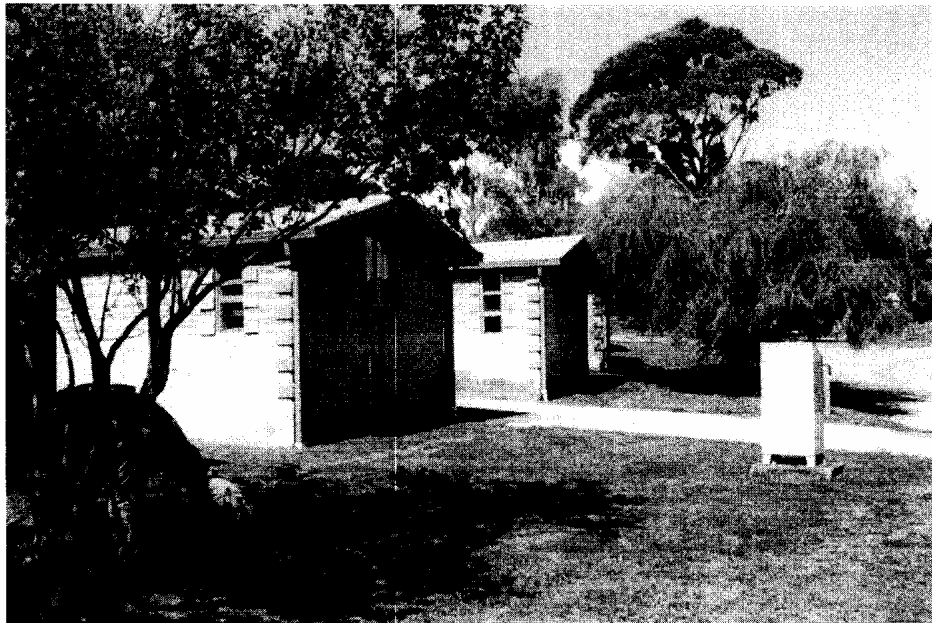
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1931-8c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

YOUNG MENS CHRISTIAN ASSOCIATION

**OTHER ASSOCIATIONS: VICTORIAN GOVERNMENT**

**DESIGNER:**

NICHOLLS, ERIC

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**HISTORICAL THEMES REPRESENTED: 4.1,4.2,4.2**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.2,3.1,3.3,3.6,6.2,6.3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

In the late 1920s Thomas Baker (founder of Kodak Aust. and the Alice & Thomas Baker Medical Inst.) allowed use of some of his large land holdings at Mount Eliza for a YMCA camp. Impressed by the programme offered at the camp, he donated a 13 acre site and money for a timber hall. The YMCA purchased the site in 1941<sup>1</sup>.

Ivor C. Burge (Dir. of Phys. Educ., Queensland Univ., 1941-70) gained physical education training (a 'basket ball degree' - one of the 1st in Aust.) from Springfield College Massachusetts (USA) and became director of physical education at the Melbourne YMCA (1928-40) where he instigated the development of this site<sup>2</sup>.

He was a friend of the architect Eric Nicholls who materialised Burge's plans (gratis). Also the American designer, Burley Griffin visited the site and aided in the design of a concrete block making machine for the bunk houses as well as their cement roof tiles (allowing use of his Knitlock tile system?). Unfortunately, these tiles were recently replaced with Colorbond steel roofing and the distinctive Griffin roof form modified, to the direction of government officers.

Nicholls laid out the camp c1932, designing the masonry structures and the Charles F Crosbie (1865-1938, Pres. YMCA 1911-38) outdoor chapel (c1938). He also initiated a 'miniature botanical gardens' in which every plant was of a different species so that campers could study them<sup>3</sup>.

In the Second War the camp was used by American soldiers for rest and relaxation and after that by the YMCA up until its sale to the government in 1981<sup>4</sup>. The Camp Buxton YMCA Shoreham camp is thought to be the only camp older than Manyung.

A cement-sheet laundry and garage were added c1949; additions were made to the hall (designed by Donald C Ward, built by JW Terrill) in 1953; a garage was converted to a cottage in 1957 (Ward, c/o Myer Emp., built by boys); the mess hall kitchen extended in c1961; an ablution block added c1963; a leader's conference room c1964; the former Kingsville camp hall (new) relocated there after the other camp closed; and the log cabin bunk houses added c1975 (design John Wallace)<sup>5</sup>.

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**DESCRIPTION:**

This complex consists of gabled concrete block bunk houses laid out in an arc on the hill contour and located to the south-east of the manager's residence which is also concrete block. These are all to Eric Nicholls' design.

To the west of the bunk houses is the Crosbie Outdoor Chapel which consists of unusual form seating with stepped ends set on tiers radiating from a dais.

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1 title V6483.F1296582  
2 pers.com. David Strickland deriving from letter held from Burge of c1989; WWA 1971 p.154  
3 The Argus' 5.11.1932  
4 Strickland  
5 FN3.3700.03500

Shire of Mornington Heritage Study  
Significant Sites & Areas

The landscape presumably follows in part from Nicholl's plan and possibly from the influence of D Matthews (Footscray Park curator) who visited the site to assist in working bees<sup>1</sup>. However, today there is mixed native and exotic planting (banksia, moonah, sheoak, drosera and orchids and typical exotics such as 'Pinus canariensis', red box, 'Raphiolepis indica', cordyline, 'Cedrus atlantica f. glauca'<sup>(2)</sup>, and a rare and mature 'Syncarpia glomulifera'. This mixture may be the result of Nicholls' 'botanical garden' or this may refer to the adjoining bushland area to the north<sup>2</sup>.

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**CONDITION:**

Sadly the significant parts of this unique complex (bunk houses, chapel and caretaker's house) have all been altered although the original Nicholls concept is still readily seen.

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**SIGNIFICANCE:**

The Manyung YMCA Camp is of State significance as the second oldest YMCA camp known in the State and as a distinctive concept of Eric Nicholls, a noted architect from the 'Burley Griffin school' of designers. It was the vehicle for youth programmes considered to be innovative in a State context and these have been documented by their instigator, Burge, and YMCA annual reports. The architectural concept was a unique combination of the Griffin design vocabulary, the inspiration from his patented concrete block technology which was directed at cheap housing, and the unusual layout of the complex with its outdoor chapel and semi circle of bunk houses. Added to this is the association of wartime occupation, during the Second War.

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<sup>1</sup> F Gilfedder pers.com.; see photos of main figures in camp's development in camp cafeteria  
<sup>2</sup> more work required

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**NAME: SUNNYSIDE, LATER MORNINGSTAR BOYS' HOME  
001 SUNNYSIDE ROAD, Mornington**

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TYPE: HOUSE, GARDEN?  
MELWAY MAP REFERENCE: 105 A6  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CP5

**PRECINCT:**

Mornington & Mount Eliza Bayside Mansion Group

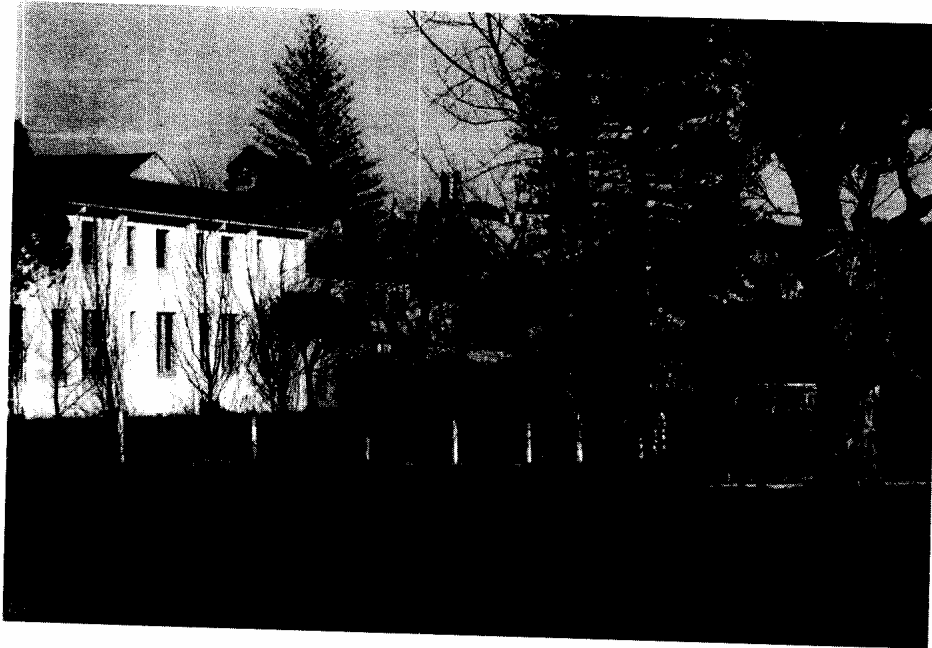
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process); R  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded); C  
NTA FILE NUMBER: 3004

**CREATION DATE:**

1867-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

GILLETT, FRANCIS A

**OTHER ASSOCIATIONS:**

FRANCISCAN FATHERS, CATHOLIC

**DESIGNER:**

BARRY, JOHN M

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**HISTORICAL THEMES REPRESENTED: 4.1,3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.1,3.1,3.5,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Francis A Gillett arrived in the colony from London in 1853. After travelling back and forth between Britain and Australia, Gillett purchased Sunnyside in 1865, married in 1866 and had completed the new house there, in 1867, reputedly to his own design<sup>1</sup>. The architect, John M Barry had nevertheless called tenders on Gillett's behalf for the work<sup>2</sup>. RP Whitworth reputedly wrote in 1888:

*'...This edifice stands in a commanding position having a splendid view of the bay. The carriage drive appertaining thereto, and the orchard attached, are most magnificent, constituting in fact one of the sights of the neighbourhood.'*<sup>3</sup>

A bequest made under the wills of Elizabeth Hannan and Patrick Lawler, late of Camberwell, (dated 13.4.1932) provided the basis for establishing a country training centre at Sunnyside for delinquent boys to expose them to rural life<sup>4</sup>.

Under the Catholic Church ownership, further work was done for the Society of St Vincent de Paul in 1936 when a dormitory wing was added while the Franciscan fathers sought permission to do renovations and extensions for a summer school there in the period 1944-6<sup>5</sup>. Reputedly the property had an almost identical gate house to that of Moorhead but this was destroyed in 1955<sup>6</sup>. Associated with the complex was the tall concrete pillar supporting a flood-lit statue erected by Bro. Crispin on the Nepean Highway frontage<sup>7</sup>. This has been partially dismantled with the departure of the church.

Leslie Moorhead, author of 'History of Mornington' nominated this garden to the National Trust, noting that in the 1870s it was considered 'the showpiece of the peninsula'<sup>8</sup>. An aerial view from the 1950s shows a walled or hedged garden, with geometric beds, in front of the old section of the house<sup>9</sup>.

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- 1 V&M v2,p.394
- 2 MUA1 cites 'Argus' 19.8.67
- 3 Moorhead,p.119
- 4 Catholic Diocesan Historical Commission archives
- 5 SOM BAs
- 6 N.Taylor pers.com.
- 7 ibid.
- 8 NTA nomination form
- 9 1957 aerial

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

The original buildings are Gothic Revival in style, using cemented brick construction but extensive additions have been carried for the Morningstar Boys' Home use, albeit in matching materials, both to the house and as free-standing buildings.

Australian Heritage Commission:

'The two storey stuccoed house is asymmetrically composed with a single storied timber verandah and stucco porch. Steeply pitched slate roofs, prominent chimneys and decorated gable ends with finials, characterise the design. There are stepped eaves, cornices, string courses, quoins, hood moulds and castellated parapets<sup>1</sup>

The landscape setting includes mature trees in surrounding grass paddocks.

---

**SIGNIFICANCE:**

Australian Heritage Commission:

'Morning Star Boys Home...is an important building both in the context of the surrounding areas and architecturally as a very rare example of domestic Gothic Revival building in a Tudor style. The house forms one of several large houses on estates bordering Port Phillip Bay and is an important example of this idiom. Architecturally the house is unusual by virtue of its rare style and is particularly to be noted for its detailing exemplified by the verandah, gabled and eaves treatment'.  
'Morning Star Boys Home...has been used as a boys home for many years and alterations and additions have been made<sup>2</sup>.

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<sup>1</sup> AHC citation  
<sup>2</sup> AHC citation-state significance

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: SUTTON GRANGE**  
**012-14 TANTI AVENUE, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 E10  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process): I  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded): R  
NTA FILE NUMBER:

**CREATION DATE:**

1878

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

ALLCHIN, THOMAS

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.3,2.1,3.1,4.1,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Thomas Cogger Allchin, pioneer Mornington settler, builder, storekeeper and brickmaker, built and lived in this house 1877- 1901<sup>1</sup>. He purchased the site (over 6 acres) in 1872 from George Calvert, for 366 pounds, and was listed for the first time in the 1878-9 shire rate books as the owner-occupier of 'mansion, tower and outbuildings'<sup>2</sup>. Allchin's bricks were also used in the Church of England and Presbyterian churches at Mornington<sup>3</sup>.

Thomas Allchin (1825-1901) was born at Chart Sutton, County of Maidstone, England, in 1825 and was active in Mornington by the 1850s, supplying sleepers for the Geelong railway construction and firewood for the military barracks in William Street<sup>4</sup>. His purchase of the ketch 'Governor La Trobe' aided in his supply of the Melbourne markets. He held property in Main Street during the 1860s which included a baker's shop, 11 room house and store which he leased to IG Jones after constructing Sutton Grange<sup>5</sup>. Allchin's brickfield was part of CA11 (2.1/4 acres) and was reputedly at the end of Sutton Street at Blake Street (lot 24 Sutton Grange Estate)<sup>6</sup>.

After Thomas's death in 1901, his widow Sarah lived on at Sutton Grange and other cottages on the estate until she died in 1918<sup>7</sup>. Harry Sargood, the Toorak merchant owned this house and many lots carved from the estate c1920<sup>8</sup>.

During the 1940s, Sutton Grange was used as a guest house, conducted by Mrs L O Rice who commissioned additions to the building in 1939<sup>9</sup>. It was then in a park-like setting and boasted the usual 'every modern convenience', its own bathing box, and an 'unique' form of self service, with rooms having hot and cold water but the kitchen being communal<sup>10</sup>.

The Social Welfare Department purchased Sutton Grange in 1957 and conducted a children's home there until 1977<sup>11</sup>.

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**DESCRIPTION:**

Sutton Grange is distinguished by its early use of coloured face brick on the peninsula and by its balustraded three-level tower. The brickwork is particularly pertinent to its owner, the brick maker, Thomas Allchin, as is the cantilevering balcony in the tower which was used to observe the owner's shipments to and from Melbourne<sup>12</sup>.

- 
- 1 Kellaway in NTA FN 5333 cites rate books
  - 2 *ibid.* cites RB1878-9,630
  - 3 Moorhead,p.60-1
  - 4 *ibid.* p.58f
  - 5 *ibid.* cites RB1877-8, 485 and RB1863,132 part lot 6
  - 6 plan held
  - 7 *ibid.* p.61
  - 8 RB1920, 915- 6
  - 9 MPHS collection, Beach & Bay photo book, p.32; SOM BA
  - 10 *ibid.*
  - 11 *ibid.*
  - 12 Moorhead,p.60

Shire of Mornington Heritage Study  
Significant Sites & Areas

The house is two-storey with an elegant one level concave-roof verandah abutting the square tower, with iron posts and friezes. The main roof is hipped, with the general stylistic influence being the Italian Renaissance, with details including eaves brackets. There are locally important to typical plantings include 'Ficus macrophylla', two palms, and Italian cypress but otherwise little period garden remains.

---

**CONDITION:**

Generally externally original except for removal of the front fence and extensive additions at the rear, facing a residential court.

---

**SIGNIFICANCE:**

National Trust of Australia:

This two-storey brick house of 1878, with central passage/stair hall, four rooms on each floor with service rooms at two levels at the rear, is distinguished by a fine tower and cream brick quoins. The brickwork is a mellow and particularly attractive example of the bricks made by the owner/builder, Thomas C Allchin, at his own brickyard elsewhere in Mornington.  
The tower is unusual in that originally there was a projecting balcony at the top level and for the fact that it was not built solely as a decorative feature or for pleasure but served as an observation point for Allchin to survey the sea for his bay trading ships.  
The house is architecturally distinguished within the State for the rare combination of a tower with coloured brickwork, further embellished in this case by the elegant iron verandah.

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1 NTA FN 5333 citation 1983

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: MORVEN MANOR**  
**077 TANTI AVENUE, Mornington**

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TYPE: HOUSE, TREES  
MELWAY MAP REFERENCE: 104 E12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA4/22?

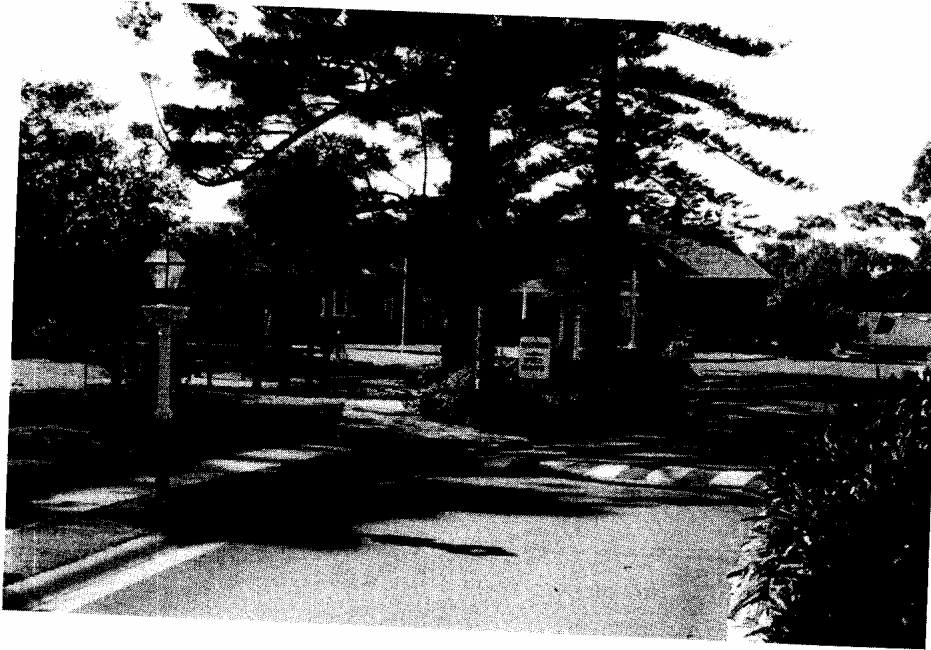
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1889

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (house)  
Important to the Mornington Shire (trees)

**FIRST OR MAJOR OWNER/OCCUPIER: COOK, ARCHIBALD**

**OTHER ASSOCIATIONS:**

COOK, WILLIAM S

**DESIGNER:**

REED HENDERSON & SMART

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.1,1.3,2.2,3.1,3.5,6.1,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

Morven Manor was built for Archibald Cook, Mornington ferry operator on a 432' frontage to the Tanti Road<sup>1</sup>. Papers held at the house show that the noted Melbourne firm Reed Henderson & Smart were the architects, issuing a final certificate in 6.8.1889 to A.Cook Esqu. that J.D.Grover (builder, undertaker & timber merchant) had completed the final construction stage<sup>2</sup>. The total payment was £1606/0/6. Another specification notes the installation of Cyclone brand gates in an existing timber fence, presumably early this century.

Archibald Cook operated the Victoria Ferry Service over the Yarra River in Melbourne. Archibald's son, the solicitor, William S Cook owned and occupied 'Morven' after its construction well into this century, the house being set on some 8 acres of grounds<sup>3</sup>. William who had begun his professional career with the Victorian Railways, eventually became a partner in the firm Edwards & Cook, of Melbourne and Mornington. Cook commuted to Melbourne by train every week day and conducted his practice in Mornington every Saturday. He married Ella Allchin (Sutton Grange) and together they played an active part in Mornington's civic affairs<sup>4</sup>. Reputedly the Cooks were interested in gardening, the grounds being the vehicle for many Australian plants and shrubs. The Norfolk Island pines are thought to be the tallest on the peninsula<sup>5</sup>.

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**DESCRIPTION:**

The house has Queen Anne revival attributes which are some 15 years ahead of the popular use of this style. The house is the only example of this style in the study area and parallels with a former doctor's house in Davey Street, Frankston, since redeveloped<sup>6</sup>.

This large single-storey and verandahed house is built from coloured brickwork, has a hipped and slated roof, separately roofed window bays and protruding king-post trussed and helm-hipped gables. The style marks a departure from the prevailing cemented Italian Renaissance provincial villa styles. It uses instead the Italian Romanesque among other medieval-based styles, such as Queen Anne, to provide richly coloured brickwork, ceramic wall tiling, label moulds, turned timber verandah posts, segment arched openings and formerly, coloured glass in window casement toplights.

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1 RB1893-4.167  
2 see also RB1893-4.167  
3 RB1916-17.189; RB1913-14.160; RB1940-1.96; Moorhead, p.122  
4 ibid.  
5 ibid.  
6 see G Butler & Associates, Frankston Conservation Study

Shire of Mornington Heritage Study  
Significant Sites & Areas

The brick is in three colours with encaustic tiles to the verandah. Many internal rooms have been united but the entry hall has a fair integrity with Kauri pine boarded ceilings, overdoors, and dado moulds. There are also marble fire places.

Internally the hall has original elements and some marble fireplaces survive but little else survives in the form of detailing.

Early views show a Gardenesque series of geometric bordered beds and gravel pathways, all replaced with asphalt, concrete and grass<sup>1</sup>. Locally important trees include two mature 'Araucaria sp.' (planted 1888?) but otherwise the garden has been altered<sup>2</sup>.

---

**CONDITION:**

The house has been added to at the rear and altered internally with the exception of the hall which has impressive pediment overdoors, coved kauri pine lined ceiling and a dado moulding. The street view of the house remains all but unchanged but the boundary fence has been changed and mock-period lamp standards installed in the grounds.

---

**SIGNIFICANCE:**

Morven Manor is significant within the Mornington Peninsula as a large and rare example (on the peninsula) of the late 19th century face-brick departure from the prevailing cemented Italianate villa styles. The house demonstrates the style's favoured attributes including coloured brickwork, turned timber posts, and coloured glass, precursing the widespread Edwardian house styles, and underscores the design skill of the noted architects, Reed Henderson & Smart.

Morven Manor is also significant for its long association with the locally prominent Cook Family whose occupation (ferry boat proprietor) is closely matched to the major historical themes active on the peninsula. The evidence of their residency is supported by surviving documentation and photographs of that era.

The two Norfolk Island pines are of local significance as reputed guiding markers for bay boating from the 19th century onwards.

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<sup>1</sup> MPHS collection Book 3, p.65-6  
<sup>2</sup> Mrs L. Brough pers.com.



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**NAME: TUBBARUBBA CREEK GOLDFIELD**  
**TUBBARUBBA CREEK, Moorooduc South**

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**TYPE: MINING SITE**  
MELWAY MAP REFERENCE: 151 H 10  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1862c-94

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**STUDY HERITAGE VALUE: R ?**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Further investigation required

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**HISTORICAL THEMES REPRESENTED: 2.5**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)

**CRITERIA SATISFIED BY THE SITE:1,3,2,2,4,1,4,4**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

A small gold find was thought to have been discovered at this field in 1851 but E.Permezel and others sought a discovery reward from the Colonial Govt. as late as 1862 when the Minister for Lands was notified of the find by local people such as A.B.Balcombe<sup>1</sup>. In 1864 reef gold was worked on the Bulldog Creek<sup>2</sup>. The 1870s also saw a minor rush, followed by Chinese who also left after a murder<sup>3</sup>. Bill Jones recalls that his uncle George was mining there, with Willy Horton, when the murder occurred. George described the detective who was investigating the case as only recognisable as a policeman by his gold watch chain. In 1894, William Barnes started mining there (Alfred Downward's land) near the junction of the Bulldog & Tubba Rubba Creeks, building a small dam. His ten pieces of rich quartz comprised perhaps the richest documented find on the peninsula: the reef tapped was linked with the gold-bearing strata of the distant Bendigo field, found here in a rare outcrop. Other lease applicants were William Moody, James Worrell, A Paton, H Varley, and W Howard<sup>4</sup>. *Views in & Information About Mornington* stated in 1902 that: @QUOTE = ".Gold has been found at Tubba Rubba about 9 miles from Mornington and though up to the present the little work has been done on the reefs has not proved them payable, miners state that a living can be made from the alluvial in the creek."<sup>5</sup>. Reputedly there were also shafts sunk (unsuccessfully) at Mount Eliza which have since fallen in<sup>6</sup>.

---

**DESCRIPTION:**

Inspection could not be arranged for this site which lies at the creek in open exotic pasture.

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**SIGNIFICANCE:**

The Tubbarubba Creek gold field is potentially significant within the Mornington Peninsula as the only gold find on the peninsula which has been documented in detail. Gold seeking is no longer carried out on the peninsula and as such the reputed evidence of the activity may be regionally significant.

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1 Flett,pp 18,39  
2 ibid.  
3 see Moorhead,p.143 cites G Byrne 'Victorian Historical Magazine' 12,1932  
4 Moorhead,p.143  
5 MPH\$ collection p.15  
6 Moorhead, p.144 but not cited in mining journals or reports  
7 inspection required

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**NAME: MORNINGTON HOTEL, LATER WOLFDENE**  
**038 WILSONS ROAD, Mornington**

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TYPE: HOTEL, HOUSE  
MELWAY MAP REFERENCE: 145 D1  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt46/22 78  
LODGED PLAN: 7814

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1858c-?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

GOODALL, HARLEY ?

**OTHER ASSOCIATIONS: STOOKE, GEORGE F**

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**HISTORICAL THEMES REPRESENTED: 4**

**CRITERIA SATISFIED BY THE SITE: 1,2,2.1,3,1,3,4,3,5**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

This site held the Mornington Hotel from 1858 for some ten years with people like Harley Goodall as the licensee<sup>1</sup>. Next door in Brewery Road, was the brewery<sup>2</sup>. When the license was transferred to the new Mornington Hotel in Main Street (next to the Grand), the property was renamed Wolfdene and used as a school<sup>3</sup>. The Cox Mornington plan of 1862 shows the site as an 'Hotel', the building as facing three sides of a rectangular courtyard open to the street, with an adjoining detached building on the south and small cottages to the west and east<sup>4</sup>.

Goodall (1818-65) had come to the colony in 1856-7, only to return to Britain soon after where he died in 1865 (Nth Brixton)<sup>5</sup>. His family history tells of the construction of a house on this site while living in a tent. The nearby beach is reputedly named after him<sup>6</sup>.

The painter, Harley Griffith, was a descendent of Goodalls who tutored Norman Lindsay on oil painting, among other things<sup>7</sup>.

This house was described in rate books as a 'Mansion' with outbuildings and 27 acres of grounds in the 1870s when it was owned by Col. William Wilson. Wilson then leased it to HF Bolton and later a teacher, Benjamin Backhouse, whose sons reputedly conducted a boys grammar school there for day students and boarders in a detached building on the east of the house<sup>8</sup>.

Leslie Moorhead notes that the Backhouse brothers, Tolworth and Edward (c1853-1929), were the teachers there and later at Beleura which they leased for a few years. Their father, the Rev. Benjamin Backhouse was the Director of the British & Foreign Bible Society in Australasia and had arrived in the colony with his family in 1871<sup>9</sup>. Edward Backhouse was the proprietor and head of the Alma Road Grammar School and from 1886 the St Kilda Road Grammar school. He also practised law in Yea and Terang<sup>10</sup>.

George Stooke, a retired butcher, acquired the property c1882 and held it into the 1890s, on a reduced area of 4 acres with 18 acres adjoining<sup>11 12</sup>. Wolfdene is shown as such on the c1889 Bonney plan of Mornington, in an L-form.

The Mornington (and also Ballarat) doctor, Ziehy Woinnarski owned the house early this century, followed by a merchant, John T & Priscilla Howlett and a motor camp proprietor, Paul Fogarty<sup>13</sup>. This was when the site was lot 78 of the Wolfdene Estate and some 2 acres<sup>14</sup>. More recent owners include JS Handyside (c1950), CD & MF Warner (estate agent, c1960) and former Mornington Shire president (1966) Ron Fallaw (c1980-94...)<sup>15</sup>.

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1 Moorhead, p.103,108,127 cites survey plan 18.11.58

2 ibid.

3 ibid.

4 CPO CS22

5 Fallaw (owner) pers.com. cites 'Durban Times'

6 see 'Centenary Gift Book' 1934, p.158

7 see 'Encyclopedia of Australian Art' p.246: Lindsay, 'The Leafy Tree' p.163

8 RB1877-8,510; Moorhead, p.127

9 ibid.; Gibbney & Smith, p.25

10 ibid.

11 RB1881-2,747; RB1893-4,496-7 'Wolfdene'

12 Moorhead, p.108,127

13 RB1905-6,587; RB1916-17,1092; RB1928-9,1837; RB1935-6,1059; RB1939-40,789

14 MSC estate plans LP2964

15 FN2,1930,35600; P Bergman pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

The former hotel is set on an L-plan, is weatherboarded with a multi-gabled roof form, and has an encircling skillion form verandah. The roof is clad with corrugated iron and by its form suggests staged construction in what remains of the complex. The duplex verandah posts appear early<sup>1</sup>.

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**CONDITION:**

Many alterations, deduction and additions have been made over the years, particularly in 1990 when extensive works were done at the rear and side of the old building. Nevertheless the building retains its basic external form and some early details.

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**SIGNIFICANCE:**

The former Mornington Hotel is significant within the Mornington Peninsula as perhaps the oldest hotel structure on the peninsula and in Mornington, hotel accommodation being central to the early development of the town. The building has served other public and private purposes, each major use being associated with locally or regionally notable occupiers.

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<sup>1</sup> inspection required

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: DENDRON  
WOORALLA DRIVE, Mount Eliza**

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**TYPE: HOUSES, GARDEN**  
MELWAY MAP REFERENCE: 105 G5  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1934-5

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

ALLEN, PERCY A & VERA

**DESIGNER:**

ALLEN, PERCY

**BUILDER/CONTRACTOR: ALLEN, PERCY A ?**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.2, 3.1, 3.3, 3.5, 6.2, 6.3**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Over twelve acres of land were owned here, on Payne's estate, by architect and traveller, Percy A Allen in 1934-5 but within the year a house had been erected and six acres added to the grounds<sup>1</sup>. Allen designed and supervised the construction of the house. By the early 1940s Allen also leased about half an acre plus a house from George Wheeler<sup>2</sup>.

Mrs M Lowe recalls that Dendron was built in 1934, the year of a severe fire which swept Mount Eliza. She remembers Allen as a businessman who travelled overseas to gather plants and trees for the garden<sup>3</sup>. Other sources confirm that he went to Russia, Egypt, Africa and Asia<sup>4</sup>. She also notes that Allen built a second timber house on Tower Road, to live in while Dendron was being built. His gardener later occupied this house. Monterey pines and other conifers nearby were planted by Allen<sup>5</sup>.

Allen also travelled to new Zealand where he inspected new work being done with reinforced concrete. He then reputedly designed a theatre in Sydney Road, Brunswick (dem.) being the first in Victoria to use these principles<sup>6</sup>. He may have been the 'P Allan' who published 'The Medlow Dam, NSW' in *Commercial Engineer* 1916<sup>7</sup>.

He also designed a house for his parents in Malvern and his sister's country and city houses which are reputedly architecturally interesting and well-detailed<sup>8</sup>.

His wife was Vera who reputedly had a daughter, Margaret, from a previous marriage. She married a doctor<sup>9</sup>. His wife predeceased him, Percy having died in c1966<sup>10</sup>. The house has been owned since that date by the Forster family<sup>11</sup>.

---

**DESCRIPTION:**

This large property of around 19 acres is enclosed by a mature Monterey cypress hedge (and a chain wire fence) and is entered via a gravel drive past a clinker brick gatehouse and extensive garden. The garden design follows in part the layout of Allan's private golf course on the property with large areas of lawn contained within evergreen shrubberies. A section of the garden follows a Japanese theme, including a small lake and a bridge: the whole garden is notable.

---

1 RB1935-6,1829-30

2 RB1943-4,1402A

3 M Lowe, pers.com. to SOM

4 Robyn Mullens conversation with Margaret Murray, Allen's niece, 1992

5 Lowe

6 Mullens

7 see Vol.III, 1916,pp.224-7

8 *ibid.*

9 *ibid.*

10 *ibid.*

11 S Calder, pers.com.

Shire of Mornington Heritage Study  
Significant Sites & Areas

The house (and the garden) resemble the Grimwade Mount Macedon house, Drusilla, being in the Old English or Tudor revival style, with the clinker brickwork half-timbering and medieval details. It is by far the largest and most substantial 20th century house in the study area. Inside the house follows the Arts & Crafts principles hinted at by the exterior with stained and polished timber (Tasmanian oak?), a large minstrel gallery-type living area and exposed clinker brick on the inside to promote the natural finishes implied by the style. The extensive stable block and yard to the west of the house has been recycled for residential use but retains the original character of the complex. Tree specimens include Italian cypress, 'Ulmus parvifolia', weeping elm, green and golden Monterey cypress, Bhutan cypress, and a large specimen planting of 'Raphiolepis indica' (white Indian hawthorn).

---

**CONDITION:**

A sunroom has been added at the rear using similar external materials and garden elements have been added, again in the same manner and materials as the house. The stable block has been converted to a residence. The swimming pool and tennis courts are additions to the grounds, on the western side of the house.

---

**SIGNIFICANCE:**

Dendron is significant on a Statewide basis for its complete representation of a large Old English style house, designed by an architect for his own use and set in an extensive and notable garden with significant tree groups and specimens. The external massing is notable as is the Arts & Crafts interior which is exceptionally well-preserved. Dendron has a long association with its creator, Percy Allen who reputedly achieved fame in the innovative use of reinforced concrete in theatre design. The house, like Combe Martin (Ruwolt house, Esplanade) is among the largest and most complete 20th century houses in the study area.

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**NAME: RANELAGH CLUB GOLF COURSE, NOW PENINSULA SCHOOL  
WOORALLA DRIVE, Mount Eliza**

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TYPE: TREES, GOLF COURSE SITE  
MELWAY MAP REFERENCE: 105 F-G  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1925-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

SEQUOIA ESTATES P/L

**OTHER ASSOCIATIONS: RANELAGH CLUB**

**DESIGNER:**

BANKS, DICK

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**HISTORICAL THEMES REPRESENTED: 4,2,6,3**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3,4,3,5**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

This golf course was acquired by Sequoia Estates 1924-5 and ceded to the Ranelagh Club 1929. It was sold to Peninsula Grammar in 1960<sup>1</sup>. A golf club house was built at the corner of the Pt Nepean Road in 1938<sup>2</sup>. The directors of Sequoia Estates were Sharp (retired 1931), J E Taylor (died 1943) and J W McComas, the former two being timber merchants<sup>3</sup>. The 40 acre course was extolled by one MJS MacDonald in the Palmer sales brochure as the work of Dick Banks who was renowned as a golf course architect<sup>4</sup>.

---

**DESCRIPTION:**

This site is reputed to be the former Ranelagh Country Club 9-hole golf course with some fairway trees surviving ('Eucalyptus paucifolia', 'Bursaria spinosa'). There is also a Monterey pine row on south boundary which probably links with the previous farming use of the property. There are also some old remnant white sallee and swamp gum. These are under threat as asphalt paving has been taken up to their bases.

---

**SIGNIFICANCE:**

The former Ranelagh Golf Course (tree groups) is locally significant for its link with Burley Griffin's nationally known Ranelagh Estate, although it was not part of the subdivision plan. It is remembered as a golf course by many long-term Mount Eliza residents and as such has social value to the local community as a site (albeit altered) and (the trees) as evidence of fairways.

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1 M McMahon comments on draft EH  
2 SOM BA  
3 McMahon loc.cit.  
4 HV Palmer brochure, copy held

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: HARTLEY COTTAGE**  
**060 WOORALLA DRIVE, Mount Eliza**

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TYPE: HOUSE, TREES, STABLE, WELL  
MELWAY MAP REFERENCE: 105 G6  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CP17

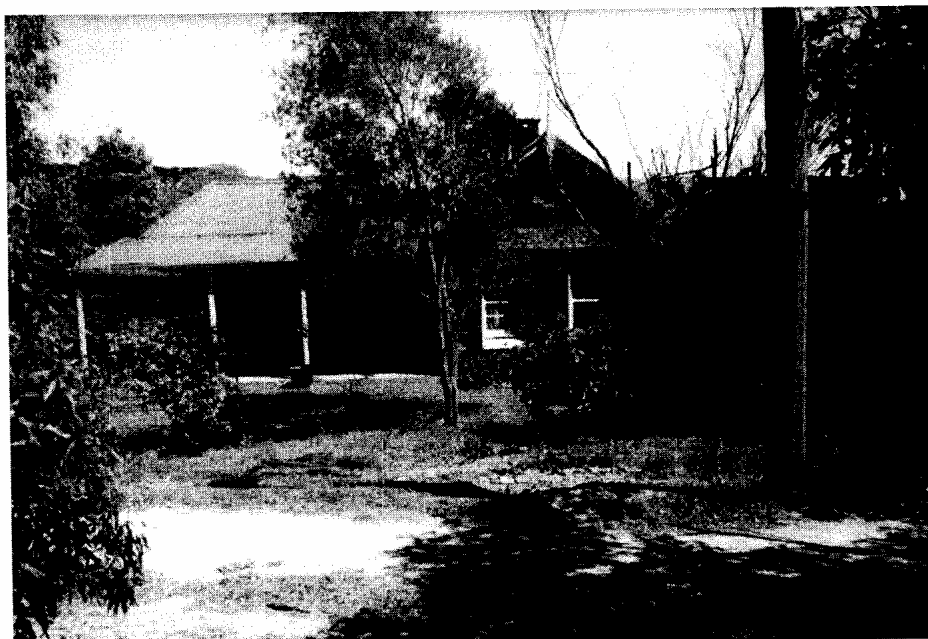
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

c1866,1886c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: WOOD, JAMES**

**OTHER ASSOCIATIONS:**

WOOD, JAMES T

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**HISTORICAL THEMES REPRESENTED: 3?**

**CRITERIA SATISFIED BY THE SITE: 1,2,2.1,3,1,3.5,3.6**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Thomas Fulton (and others) were the 1850s grantees of the original 210 acre allotment on which this house and the Peninsula School stand today<sup>1</sup>. John Thomas Smith was the first owner of the allotment opposite which included Mt Eliza and the wooden trigonometric survey tower put there in the 1850s.

Reputedly land near this site was bought by Mrs & Mrs James Wood in the mid 1850s where they established a vineyard, orchard and vegetable plots. The first timber part of this cottage is thought to have been erected in 1866, after an older structure built on the Point Nepean Road, opposite the entrance to a lane dividing the Earimil and Moondah properties<sup>2</sup>. The remnants of this cottage were described by Mann in 1926 as a 'few old exotic trees and a mound of old broken bricks'<sup>3</sup>.

Mrs Wood continued the farm after her husband's death until c1880<sup>4</sup>. Her son, John Thomas Wood, took up this site and built the brick wing (c1886?) to this timber former farm complex, including house and stables<sup>5</sup>. He also reputedly planted the many rows of Monterey pines around his boundaries<sup>6</sup>. His name was shown on the shire map of c1889<sup>7</sup>.

The Ranelagh Club obtained some of the land in 1926 for a golf course and in 1960 the Peninsula School was commenced there, using the house as a master's residence and the stables as the boarder's recreation block<sup>8</sup>. Descendants from the Wood family include Mrs LJ Bradbury who, with her husband, ran the Mount Eliza store and post office<sup>9</sup>.

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**DESCRIPTION:**

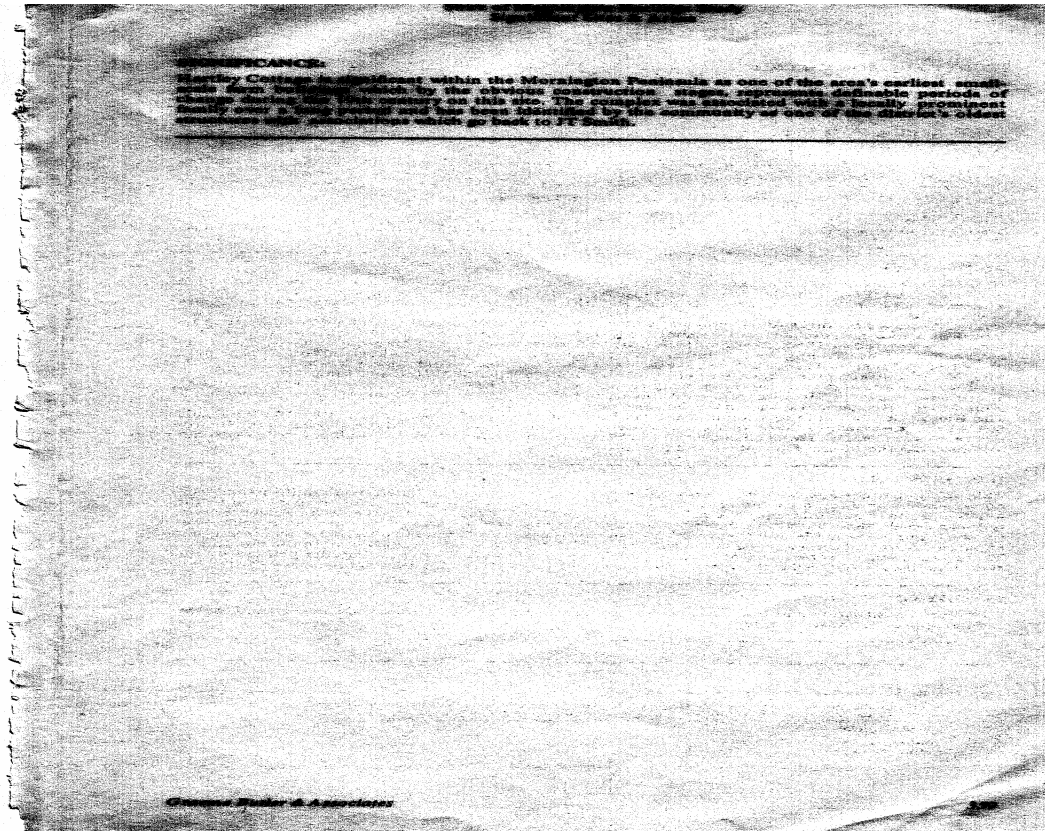
This old timber cottage, with its steeply pitched hipped roof (once shingled?) and multi-paned windows, adjoins an altered gabled brick wing (c1886? or later) with a further timber extension to the north and other outbuildings. The brickwork in the centre wing is in three colours a deep brown, red and cream, distributed in a band (cream), at corners (cream and brown) around a gable vent (cream) and in the gable wall (brown). The typical cream brick trimming of window openings is not apparent. A fretted timber gable fascia and turned finial add valuable period detail to the building. There are mature cypress and Monterey pine rows nearby which were reputedly planted by the Wood family. An old well is thought to survive on the property, and is now metal encased<sup>10</sup>.

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**CONDITION:**

Given the construction stages already noted, the front fence has been removed (picket), and the verandah appears to have been replaced.

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- 1 parish plan
  - 2 Mann, 'Mt Eliza, Its Early History & Settlement', p.14
  - 3 *ibid.*
  - 4 'Views from the mount of old' recent newspaper article nd. provided by the Peninsula School
  - 5 'Views from the mount of old, Hartley Cottage' press cutting supplied by SOM
  - 6 *ibid.*; see also Mann, these trees may have been planted around an orchard this century
  - 7 SLV Bonney plan
  - 8 *ibid.*
  - 9 Mcorhead, p.213
  - 10 M Lowe, pers.com.



Hartley Cottage is significant within the Mornington Peninsula as one of the area's earliest small scale farms buildings which by obvious construction stages, represents definable periods of change during the 19<sup>th</sup> century on this site. The complex was associated with the locality prominent family over a long period and has been identified by the community as one of the districts oldest structures with the associations which go back to JT Smith.