

Garden of the Moon Café and Peninsula Heights residential estate, Statement of Significance

Heritage Place: 757,759,765,767, & 777 Arthurs Seat Road and 26 Steane Avenue, Arthurs Seat	PS ref no: HO401
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What is significant?

Located on the summit of Arthur's Seat, the former *Garden of the Moon* and the nearby *Peninsula Heights* residential estate represent two distinct components of an ambitious tourist-oriented precinct created by property developer, builder and designer Howard Ratcliff Lawson (1885-1946) between 1931 and 1941. The *Garden of The Moon*, opened in 1931 as a dance hall known as the *Hollywood Inn*, was subsequently extended and refurbished before re-opening under its new name in 1939. A rendered brick and concrete building of whimsical appearance and Spanish Mission character, it included a cylindrical tower (with *camera obscura*), roof terraces (with telescopes and throne-like bench) and enclosed courtyard (with swimming pool, fish-pond, hexagonal kiosk and wishing well). The residential estate commenced in 1938 with Lawson's own double-storey Functionalist-style dwelling (now 26 Steane Avenue), followed over the next few years by five more dwellings (of smaller scale but similar design) fronting Arthur's Seat Road (Nos 757, 759, 765, 767 and 777). While the Second World War (and Lawson's death in 1946) prevented further houses being built on the estate, the *Garden of the Moon* remained a popular tourist attraction for many years; it was extensively remodelled in 1960 (to coincide with the opening of the new Arthur's Seat chairlift) which removed much of Lawson's original decorative detailing. The *camera obscura*, still in operation in the 1980s, is no longer evident, and the roof terraces have been concealed. The enclosed courtyard still remains, although, except for the hexagonal kiosk, its array of tourist attractions (pool, pond, wishing well, etc) are no longer evident. The main building remains in operation as a restaurant.

How is it significant?

Howard Lawson's development at Arthur's Seat, comprising the former *Garden of the Moon* and the six nearby houses, is of historical, aesthetic and architectural significance to the State of Victoria.

Why is it significant?

Historically, Lawson's development is significant as a rare or even unique attempt by a local property developer to create a glamorous hillside tourist attraction of a type that, while extremely common in the United States (and especially Southern California) during the inter-war period, was virtually unknown in Australia. Individually, both the *Garden of the Moon* (as an example of tourist-oriented roadside attraction, with exotic architecture and whimsical novelties) and the adjacent residential subdivision (as a hilltop estate specifically created for seasonal holiday occupation) have few direct comparators in Australia; when considered collectively as a cohesive development by a single visionary, they are almost certainly unique in this country. More broadly, the complex is significant for associations with the early development of Arthur's Seat, both as a tourist destination and prestige residential address, which followed the opening of the new roadway in 1929. The *Garden of the Moon*, part of which dates back to 1931, is the earliest surviving piece of tourist related infrastructure on the summit, pre-dated only by the long-demolished timber lookout tower (relocated to Arthur's Seat in 1883) and the original kiosk (also since razed) that opened on the south side of the road in 1930. Aesthetically, Lawson's development is significant as a group of highly distinctive elements in a unique mountaintop setting. Although its individual buildings are visually separated by distance and vegetation (and thus not perceived as a cohesive streetscape in the traditional sense), their unusual forms and idiosyncratic style nevertheless resulted in a significant presence at the summit. While the main part of the former *Garden of the Moon* has been altered, its eye-catching tower remains legible, while the adjacent courtyard (and its north frontage) retain enough original Spanish-style detailing (including open stairs, hexagonal kiosk, and some of Lawson's trademark circle/diagonal cross motif in the balustrade walls) to demonstrate something of the building's whimsical appeal to the tourists of the 1940s and '50s. Despite alterations, the six Functionalist-style houses have many distinct elements in

common (flat roofs, stark walls, curved window bays, cantilevered sunhoods) and can still be interpreted as part of a single development. A row of European deciduous trees along Seal Rock Avenue, planted in the 1940s, form a notable element in the landscape.

Architecturally, Lawson's development is significant as an example of the work of Howard Ratcliffe Lawson, a prolific designer, builder and developer who, while not a qualified architect, maintained a flourishing career from the 1910s to the 1940s. Best known as a designer of glamorous American-style apartment blocks in South Yarra, the same influences are apparent in his unique development at Arthur's Seat, which, in combining a residential estate of holiday houses with an entertainment facility for tourists, simultaneously represents the most ambitious and unusual project of his career.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Dromana Cemetery, Statement of Significance

Heritage Place: Dromana Cemetery, 1065 Arthurs Seat Road, Arthurs Seat	PS ref no: HO402
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What is significant?

The Dromana Cemetery dating from 1863, located at 1065 Arthurs Seat Road, Arthurs Seat; including the gravestones, the cast iron surrounds, the setting and stone retaining walls. The modern lawn cemetery graves are not considered contributory.

How is it significant?

The Dromana Cemetery is of local historical, social and aesthetic significance to the Mornington Peninsula Shire

Why is it significant?

The Dromana Cemetery is of local historical significance as an enduring record of those who have lived and died in the community, as a reflection of passing phases, ways of life and death, particular events, and as a source of documentary evidence. The cemetery has further historical and social significance for the burials of individuals and families who made important contributions to their community. (Criterion A)

The Dromana Cemetery is of aesthetic significance for early and unusual cemetery design and setting, located above the town with views out over the township to the bay, and its location within a natural amphitheatre. Of further aesthetic significance is the range of tombstones, memorials and iconography reflecting the aesthetics of different periods and groups within the community. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Houses, Statement of Significance

Heritage Place: 4, 8 & 12 Atunga Terrace, Dromana	PS ref no: HO404
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What is significant?

The three houses at 4, 8 and 12 Atunga Terrace Dromana, developed by Gerald and Ellen McCraith between 1955 and 1957 are significant. Alterations to each of the houses since 1957 are not significant. Significant features include:

- . The original form of each house
- . Clerestory glazing
- . Vertical timber wall cladding

How is it significant?

4, 8 and 12 Atunga Terrace are of local historic and aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

The development of three houses at 4, 8 and 12 Atunga Terrace is historically significant for their association with Gerald and Ellen McCraith whose Butterfly House at 1-3 Atunga Terrace is recognised as one of the finest examples of modern architecture on the Peninsula. The co-ordinated development of three houses for rent and sale were planned at the same time as the Butterfly House and represents part of a development of six houses originally planned for the site between 2-12 Atunga Terrace. In developing this group and the Butterfly House, the McCraiths made a significant contribution to Dromana.

The enduring legacy of the architectural practice; started by David Chancellor in 1952 and continuing as Chancellor and Patrick from 1954 is exemplified by over 200 buildings designed on the Mornington Peninsula, forming a significant element of the built environment and a major part of the theme of 'designing and building mansions, houses and holiday shacks'. Through employees of the practice who later undertook architectural commissions of their own, a number of later buildings can also be traced back to the influence of Chancellor and Patrick, forming an even larger family of modern architecture in the region. (Criterion A)

The three houses at 4, 8 and 12 Atunga Terrace are aesthetically significant as an unusual group of holiday houses designed by prominent Mornington Peninsula architects Chancellor and Patrick in 1955. The houses make a contribution to residential architecture in Mornington Peninsula Shire through their architectural design, one that is both modernist and grounded in the regional identity of the peninsula. The group of three houses demonstrate a co-ordinated approach to holiday house development and use design elements such as the wide overhanging eaves, walls of glass, and interesting roof compositions employed by the architects in some of their larger houses. Although each house has experienced some alteration, the original design concept of central gable with flanking wings and contrasting roof pitch is still evident in each one, as is the predominant wall material of vertical timber. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Mounts Bay, Statement of Significance

Heritage Place: Mounts Bay, 51-53 Devon Street, Dromana	PS ref no: HO405
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What is significant?

Mount's Bay, also known as Devonly, at 51-53 Devon Street, Dromana, is significant. It was built as the retirement residence of Rosebud shopkeeper, Ernest Rudduck, in 1929-30. The house is a large rendered masonry California Bungalow with a hipped roof and return verandah to three sides. It retains two rendered chimneys with brick coping. A small projecting gable marks the entrance at the centre of the front facade. The gable is supported on paired timber posts with simple bracing, and timber shingles in the gable. The verandah itself is supported on similar paired posts which rest on rendered piers. The piers are continuous with recessed balustrade panels, also rendered, articulated with roughcast panels. The front entrance is reached via a flight of steps on either side, which have a similar rendered balustrade. The c1980s garage is not significant.

How is it significant?

Mount's Bay is of local architectural and historical (associative) significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, Mount's Bay is significant as one of the most substantial interwar houses in Dromana, which is made even more visually imposing by its generous return verandah and position atop a steeply sloping front garden. It is also an intact example of the California Bungalow style so popular in the 1920s and early 1930s, with typical including the shingled entrance gable, paired timber posts to the verandah, and the articulation of the rendered balustrade. (Criterion D)

Historically, Mount's Bay is significant for its associations with the Rudduck family. Nelson Rudduck was a shopkeeper and early resident of Dromana. The family resided in the grand Italianate mansion 'Piawola'. Nelson's son, Ernest, was born in Dromana in 1884. He took over the family's 'Jetty store' around 1910, and was successful enough to buy another two stores in the area. In 1929-30 Ernest had Mount's Bay built as his retirement home, but he remained active in the area, serving as a Councillor and District Commissioner in the 1940s and 1950s. (Criterion H)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Granite Sea Wall, Statement of Significance

Heritage Place: Anthony's Nose, Dromana	PS ref no: HO461
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What is significant?

The Sea Walls at Anthony's Nose, Dromana are significant.

How is it significant?

The Sea Walls are of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it significant?

The sea walls are of historic significance for their construction in 1939 to prevent the further erosion of Anthony's Nose, an important holiday destination for Victorians. (Criterion A)

The sea wall is of aesthetic significance as it defines the whole Anthony's Nose area, extending for a significant distance, and providing an important aesthetic contribution to the area. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

House, Statement of Significance

Heritage Place: House, 20 Grant Street, Dromana	PS ref no: HO462
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What is significant?

20 Grant Street Dromana built in 1965 and comprising a two level residential design of distinctive modernist geometry is significant.

How is it significant?

20 Grant Street is of local historic and aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

20 Grant Street is an excellent example of the boom in development in the postwar period when the coastal areas of the Mornington Peninsula were popular places for holiday houses of all kinds, from the high style to the vernacular and self built. (Criterion A)

20 Grant Street represents the heritage of buildings which delighted in the architectural response to sea and landscape, breaking new ground in their form and expressing their vision of the new in bold new ways. It represents both simplicity and flexibility in design and is part of the Mornington Peninsula's regional identity as a playground for residential architecture. (Criterion D)

The design of the house at 20 Grant Street captures the spirit of experimentation with geometric form that was represented through houses of the 1950s and 60s. Through its adoption of the diagonal axis and the kite shaped roof form with projecting deck and apex roof, 20 Grant Street is a fine example of this period of architectural expression. The combination of dark grey masonry, lightweight cladding, and glazing set on a splayed angle and slender metal piping in roof supports and in balcony railings is integral to the design. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Omuna Statement of Significance

Heritage Place: Omuna, 4 McCulloch Street, Dromana	PS ref no: HO538
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What is significant?

Omuna, at 4 McCulloch Street, Dromana, is significant. It is a large timber Federation villa of c1914. It was built as a gift by Nelson Rudduck as a present for his daughter, Ruby, upon her wedding to Samuel Wilson. Nelson Rudduck was an East India midshipman and later a teamster between Melbourne and Gippsland, before moving to Dromana where he became a prominent member of the community, residing in the fine Italianate mansion 'Piawola'. Ruby's brother, Ernest (Ernie) Rudduck, built the house 'Mount's Bay' at 51 Devon Street, Dromana, in 1930.

Omuna has features typical of the style, including a high hipped roof, return verandah with timber posts between two projecting gabled bays, and a splayed corner to the verandah and wall, emphasising the diagonal axis. The walls are clad in ashlar-type timber boards with smaller expressed 'blocks' than is usual. Beside the front projecting bay is the generous front entry, with a high-waisted door with glazing at the top set among large sidelights and highlights. The two windows beneath the verandah are tall double-hung sashes.

How is it significant?

Omuna is of local historical (associative) significance to the Shire of Mornington Peninsula.

Why is it significant?

Omuna is of historical significance for its association with the Wilson family, and of historical interest for its association with the Rudduck family. The Wilsons were one of the earliest families to settle in Dromana. Henry William Wilson purchased land there in 1864 to run livestock and opened one of the first butcheries in town. He soon moved his business and home to McCulloch Street. The business grew with help from his son Godfrey, who took over the business in 1877, and later son Samuel. The family became large land holders in the area, expanding to open a butcher's shop (and dwelling) in Sorrento in 1904, and becoming the largest butchers on the Peninsula. (Criterion H)

While Omuna is one of the more sophisticated Edwardian-era house designs seen in Dromana, the external alterations to its roof form and other details make it of only local interest for its architectural design.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Beauvoir Statement of Significance

Heritage Place: Beauvoir, 8 McCulloch Street, Dromana	PS ref no: HO409
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What is significant?

Beauvoir, aka De Beauvoir, at 8 McCulloch Street, Dromana, is significant. It is a polychrome-brick Italianate doublefronted house of the 1890s. It was built as the home of Godfrey Wilson, who ran the butcher shop at No. 6 next door (demolished). His brother, also a butcher, lived at No. 4 from 1914. Beauvoir remained in the Wilson family until the late 1970s.

The house retains extensive significant original fabric including its symmetrical facade of tuckpointed bichrome brick, a corrugated-metal clad M-profile hipped roof, bichrome brick chimneys with rendered cornices, eaves brackets, a fourpanel Victorian door with bolection and fielded mouldings, chamfered surrounds and sidelights and highlights, doublehung sash windows with sidelights and colonnettes, convex verandah roof and verandah beam. The cast-iron verandah columns, frieze and brackets, were either imported by the Wilson family from England or are a sympathetic reinstatement.

How is it significant?

Beauvoir is of local historical (associative) and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Beauvoir is of historical significance for its association with Godfrey Wilson and the Wilson family. The Wilsons were one of the earliest families to settle in Dromana. Henry William Wilson purchased land there in 1864 to run livestock and opened one of the first butcheries in town. He soon moved his business and home to McCulloch Street. The business grew with help from his son Godfrey, who took over the business in 1877, and the family became large land holders in the area, expanding to open a butcher's shop (and dwelling) in Sorrento in 1904, and becoming the largest butchers on the Peninsula. (Criterion H)

Beauvoir is of aesthetic significance for its large amount of high-quality detail, which was typical of middle-class houses in the suburbs of Melbourne at the time, but rare on the Peninsula where it was generally reserved for mansions. Fine detail includes the tuckpointed red bricks with cream brick dressings and diaper patterns, the front door and window sidelights of ruby flashed glass, the colonnettes around the front windows, the bichrome brick chimneys with moulded cornices, the curved eaves brackets with turned drops, the verandah beam with its intricate cornice detail of dentils and tiny curved brackets, and most likely the large cast-iron verandah posts, frieze and brackets. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

The Oaks, Statement of Significance

Heritage Place: The Oaks, 30 McCulloch Street, Dromana	PS ref no: HO539
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What is significant?

The Oaks, at 30 McCulloch Street, Dromana, is significant. It is a timber Victorian Italianate house of the 1880s, built for Eliza and William Story or possibly for Charles Barnett. Originally a private residence, it was run as a guesthouse by the Misses Mortimer around 1918.

The house retains extensive significant original fabric including its symmetrical facade, corrugated-metal clad M-profile hipped roof, corbelled brick chimneys, timber weatherboards, two-over-two sash windows in moulded architraves, central front door with highlights, sidelights and early screen door, and return verandah. The verandah retains convex corrugated iron sheets, verandah beams and stop-chamfered timber posts with built-up capitals.

The two mature oak trees in the front garden contribute to the significance of the place.

How is it significant?

The Oaks is of local historical and representative (architectural) significance to the Shire of Mornington Peninsula.

Why is it significant?

The Oaks is of historical significance as one of a small number of 19th-century houses to survive in Dromana, illustrating the origins of the township, and is one of the most intact. Its use as a guesthouse in the early 20th century adds another layer of significance, illustrating the important role tourism played in the early development of the bayside and seaside localities of the Mornington Peninsula. (Criteria B & A)

The Oaks is a fine and intact representative example of a symmetrical Victorian Italianate house. It displays features of this style including an M-profile hipped roof, central front door with highlights and sidelights in a stop-chamfered surround, and sash windows in moulded surrounds. The mature oak trees provide an appropriate setting. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Tanderry, Statement of Significance

Heritage Place: Tanderry, 233 Palmerston Avenue, Dromana	PS ref no: HO411
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What is significant?

Tanderry, at 233 Palmerston Avenue, Dromana, is significant. Built in the 1940s at the earliest, most likely as a holiday house, the western wing was extended in the early 1960s in keeping with the original design. It is an Old English house in the Tudoresque manner. The roof form is complex, with a hip-roof two-storey central mass surrounded by gabled wings, creating an angled butterfly plan. The entrance bay is marked by a picturesque jerkin-head roof. There is a rendered and gabled chimney at the rear of two-storey central wing. The base of the walls is clad in dark weatherboards, while the ground and first floor walls are half-timbered. Foundations and the front steps are of granite rubble. Windows are timber double-hung sashes with six-pane top sashes featuring a depressed Tudor arch. The front door is timber with geometric glazing, typical of the 1930s Moderne.

How is it significant?

Tanderry is of local architectural and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, it is a fine and intact example of the Tudoresque Old English Style with typical features including half-timbering, depressed window arches, and a complex tiled roof. (Criterion D)
Aesthetically, it is distinguished by its sophisticated butterfly plan form, introduced by leading British Arts & Crafts architects, and picturesque decorative features including the ornate pattern of half-timbering to the central jettied bay and the curved timber brackets that support it. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Dromana Hotel, Statement of Significance

Heritage Place: Dromana Hotel, 151-153 Point Nepean Road, Dromana	PS ref no: HO412
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What is significant?

Dromana Hotel, at 151-153 Point Nepean Road, Dromana, is significant. The hotel was established on this site in 1862 by Richard Watkins, with a three-storey brick building in the Picturesque Gothic style. Louis and Ellen Carrigg purchased the old hotel in 1924, and in 1934 they commissioned architect-builder Howard Lawson, and his sons, to build a new front wing around the 1862 hotel. The rear wing of the old hotel was retained, with the application of new decoration to merge it into the whole.

The 1934 front wing is two-storeys tall with a large dormer creating an attic storey, both of which have hipped roofs. The front facade is very wide, comprising seven broad window bays. The central three bays project to form a double-storey porch beneath an extension of the roof. This porch, along with canted balconies and canted bay windows, give it a sculptural quality.

The 1862 rear wing retains its M-profile hipped roof with a long central valley, six-over-six sash windows, and one corbelled brick chimney on the southern side. The north and south side walls have the 1934 addition of roughcast rendering to the walls, pilasters between windows, with the same decorative detailing as at the front wing.

The c1980s single-storey extension to the south side of the hotel, bottle shop on the north side, and single-storey links to the sides of the 1862 rear wing are not significant.

How is it significant?

Dromana Hotel is of local historical, social, associational and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Dromana Hotel is significant historically and socially as a centre of Dromana's social life and holiday accommodation for over 150 years. Its present appearance, dating from 1934, illustrates the interwar development boom in Dromana and the Peninsula in general, with an influx of holiday-makers and residents which supported the grand scale and up-to-date amenities of the re-designed hotel.

(Criteria A & G)

Dromana Hotel is significant for its associations with designer, builder and developer Howard R Lawson. Lawson is best known for his apartment buildings in St Kilda and South Yarra from the 1910s to 1940s, particularly those from the 1930s when he developed his own distinctive style drawing on the Spanish Baroque. It is of aesthetic significance for its suite of characteristic cast-concrete details shared with

Lawson's apartment buildings of the mid-1930s, including a circle- and-cross motif to balustrades; giant-order pilasters with a cast-concrete swag below the capital and pairs of barley-sugar (twisted) colonnettes above; cast-concrete bands of floral relief above and below windows, and fine cast-concrete Greek cross motif. Lawson also made a significant impact on the tourism industry in the Dromana area, with the creation of the predecessor of the Garden of the Moon on Arthur's Seat in 1931, its remodelling using motifs similar to those seen on Dromana Hotel in 1939, and the creation of a cohesive residential development around it. (Criteria H & E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

A-Frame House, Statement of Significance

Heritage Place: A-Frame House, 10 Seaview Street, Dromana	PS ref no: HO413
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What is significant?

The A-frame house at 10 Seaview Street Dromana designed by Peter Hooks for Wilcroft Homes in 1966 is significant.

Significant features include:

- . The particular building form
- . External cladding and joinery

How is it significant?

10 Seaview Street Dromana is of local historic, aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

10 Seaview Street is historically significant as part of the experimental beach house phenomenon including those adapted or copied from published sources, and prefabricated, pre-cut or standardised project house units. It demonstrates one type of post war residential architecture that is derived from popular publications in the 1950s and 60s; including the *Australian Women's Weekly* Home Planning Service and brochures for wider circulation such as *Plans for 26 Small Holiday Homes*. (Criterion A)

10 Seaview Street is aesthetically significant as an excellent and rare example of an A-frame holiday house, one of at least two constructed by Wilcroft Homes Pty Ltd and designed by architect Peter Hooks (1924-) for Wilcroft. It is the best example of this particular building typology, maintaining its original window and door design and vertical timber cladding and corrugated iron roofing that forms the two side walls of the house. The A-frame house is characterised by the steeply pitched roof within which is provided two sleeping galleries linked by a spiral stair. The house is significant in its setting characterised by views over Port Phillip Bay. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Tibarilla Farm, Statement of Significance

Heritage Place: Tibarilla Farm, 297 Browns Road, Fingal	PS ref no: HO414
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What is significant?

Tibarilla at 297 Browns Road, Fingal, c.1888 is significant to the extent of the Victorian farm house (exterior), the Monterey Cypress lined driveway, the mature orchard trees, the Willow Myrtle and the Cabbage Palm in the garden.

How is it significant?

Tibarilla at 297 Browns Road, Fingal is of local historical and aesthetic significance to the Mornington Peninsula Shire Council.

Why is it significant?

Tibarilla is of historical significance as a good surviving example of a late Victorian farmhouse and garden complex within the municipality; for the range of surviving plantings dating from the early twentieth century including a Cypress lined driveway, Willow Myrtle and Cabbage Palm specimens and the remains of an orchard. (Criterion A)

The Willow Myrtle is of aesthetic significance for its outstanding canopy size and trunk diameter, which are comparable to others included in the National Trust Significant Tree Register. The size of the specimen is considered particularly unusual considering its proximity to coastal areas. (Criterion E and B).

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Main Ridge Oval Gates, Statement of Significance

Heritage Place: Main Ridge Oval Gates, 431 Main Creek Road, Main Ridge	PS ref no: HO415
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What is significant?

The granite entrance gates (including lettering and plaques) at the main entrance to the reserve and the planting along Main Creek Road (of Arizona Cypress and Brush Box) are significant.

How is it significant?

The main granite entrance gates and tree planting along Main Creek Road at the Main Ridge Recreation Reserve are of social significance to the Mornington Peninsula Shire Council.

Why is it significant?

The main granite entrance gates and boundary tree planting at the Main Ridge Recreation Reserve are of social significance as they demonstrate the long association and value of the local community with the recreation reserve. This association has been continuous over several generations, and is best represented in the finely constructed granite gateway, set within a row of mature trees. (Criterion G).

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

House, Statement of Significance

Heritage Place: House, 5 Beverley Road, McCrae	PS ref no: HO416
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What is significant?

5 Beverley Road McCrae built c.1959 for the Alford family in 1959 is significant. Significant elements include building form with skillion roof, extended eaves, timber cladding and window joinery.

How is it significant?

5 Beverley Road is of local historic and aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

Historically 5 Beverley Road McCrae represents the seaside holiday house or 'weekender' as part of a significant and recurring theme in the development of the Mornington Peninsula during the twentieth century. It represents the modest phenomenon of the vernacular beach house that has played a significant role in the shaping of the municipality's cultural landscape. (Criterion A)

5 Beverley Road represents the 'Model Beach House', promoted by builders during the 1950s including Arthur & Stone Pty Ltd and Phelan & Sons. Residential building designs with rectilinear plans, conventional timber framed construction with skillion roofs have shaped much of the suburban area of the Mornington Peninsula and 5 Beverley Road is a well preserved example. (Criterion D)

Aesthetically, 5 Beverley Road demonstrates the principles of the 'Model Beach House' through its rectilinear form, skillion roof with extended eaves, decking with wrought iron balustrade, use of double hung timber windows and vertical timber cladding contrasted with cream brick chimney and base walls. The elm tree has amenity value for the setting of the building. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Residence, Statement of Significance

Heritage Place: Residence, 13 Outlook Road, McCrae	PS ref no: HO419
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What is significant?

The house at 13 Outlook Road, McCrae, is a three-storey flat-roofed concrete block house in the inter-war Functionalist style. It was erected in 1950-51 for Harold Haines, a recently-retired electrical retailer from Albury, who owned the house (but resided permanently elsewhere, in Frankston) until the late 1960s.

How is it significant?

The house is of aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Aesthetically, the house is significant as a unusual, if somewhat late, example of a house in the inter-war Functionalist style that was popular in Victoria from the early 1930s until the late 1940s, and was broadly characterised by block-like massing, flat roofs and stark wall surfaces. As documented by Robin Boyd, the Mornington Peninsula was a particular heartland for houses in this style, which was adopted by eminent city architects and local builders alike. The house in Outlook Road stands out from many others for its middle-ground design – being less sophisticated than the finest architect-designed examples (typified by the 1930s work of Mewton & Grounds in Mount Eliza and Frankston) but rather more sophisticated than the often clumsy builder's versions that can be found in Dromana and Rosebud. It is also of note for its unusually large scale (ie effectively three storeys) and its concrete block construction, both of which contrast with the more most timber-framed weekenders cited by Robin Boyd as the typical manifestations of the style. This large modernist dwelling, with its stepped roofline, porthole window and quirky corbelled window heads, remains as a striking element in the streetscape and a minor landmark overlooking the Mornington Peninsula Freeway.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Elanora, Statement of Significance

Heritage Place: Elanora, 591 Point Nepean Road, McCrae	PS ref no: HO420
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What is significant?

Elanora at 591 Point Nepean Road McCrae, built in 1960 for the Ericksen family by architects Chancellor and Patrick is significant.

Significant features include:

- . The form and massing
- . Prominent siting
- . External cladding materials and joinery

How is it significant?

591 Point Nepean Road is of local historic and aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

In 1960 Elanora at 591 Point Nepean Road represented a high standard of residential development in McCrae which was otherwise identified in 1954 by camping grounds, a small commercial centre containing a store and post office and real estate agency and a number of small holiday houses. Historically Elanora contributes to the regional identity of the Mornington Peninsula as a significant location for post war residential architecture. It demonstrates the architectural culture of the Peninsula as exhibited by a number of prominent architects from the 1950s to the present time. As the most prominent architects working on the Peninsula, by virtue of the numbers of places designed by the firm and its staff; Chancellor and Patrick are a significant contributor to this identity. (Criterion A)

As one of a large number of houses designed by Chancellor and Patrick on the Mornington Peninsula, 591 Point Nepean Road is part of the group of flat roofed houses of which the term International style is used to differentiate and describe a smaller sub-group. 591 Point Nepean Road is an excellent example of the sub-group with its high integrity as indicated by photos dated 'pre-1964' and its prominent location within McCrae. (Criterion D)

591 Point Nepean Road is aesthetically significant as an excellent example of the architecture of Chancellor and Patrick and demonstrates this through its architectural form, composition and use of materials. The vertical stairwell lit by a full height window is a strong vertical element which is contrasted by horizontal bands of continuous windows beneath which is the characteristic Chancellor and Patrick use of shiplap cladding. The compact form responds to the small area of land available for building; however this does not compromise the strong design of this house. Highly intact apart from the replacement of the balcony railing, Elanora is an excellent piece of architecture and a landmark along Point Nepean Road. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Red Hill Post Office (former), Statement of Significance

Heritage Place:	Red Hill Post Office (Former), 710 White Hill Road, Red Hill	PS ref no:	HO422
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What is significant?

The former Red Hill Post Office at 710 White Hill Road, Red Hill, c.1870 is significant to the extent of the timber Post Office and residence building fronting White Hills Road and the brick hipped roof building containing the bakers oven which is attached at a perpendicular angle at the rear of the timber section. The post boxes and telephone box at the front door are also considered to be significant. The modern garages, tanks and outbuildings are not significant.

How is it significant?

The former Red Hill Post Office at 710 White Hill Road, Red Hill is of local historic significance to the shire of Mornington Peninsula.

Why is it significant?

It is of historical significance for its continual use as the only post office servicing the Red Hill (and surrounding) community for over 100 years. The retention of original features which relate to this former use, including the three entrances, the commercial nine pane window, the post boxes and phone box, which demonstrate the use of this building, contribute to the significance. (Criterion A)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Elsinor, Statement of Significance

Heritage Place: Elsinor, 22 Boneo Road, Rosebud	PS ref no: HO423
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What is significant?

The property at 22 Boneo Road Rosebud including the two storey residence named Elsinor, built in 1948, the concrete masonry fence and the front garden layout is significant. Significant features include the setting, building form and massing, rendered wall surfaces and steel window joinery

How is it significant?

22 Boneo Road is of local historic and aesthetic significance to Mornington Peninsula Shire

Why is it significant?

Historically, 22 Boneo Road represents a very early expression of modernism on the Mornington Peninsula. Designed and built after the Second World War for William and Elsie Corben, the construction of Elsinor precedes the main period of post war development of the Mornington and contributes to the regional identity of the Mornington Peninsula as a 'playground' for experimentation in architecture. (Criterion A) Elsinor at 22 Boneo Road is aesthetically significant as a highly unusual and intact early modernist house that exhibits aspects of Internationalism demonstrated by its flat roof, plain white rendered walls and steel framed windows and doors. The house displays a high degree of integrity, enhanced by the concrete masonry fence and early garden layout with stone edging and oval shaped garden bed. Its location and prominence, combined with its unusual design ensures that it is a visual landmark in the Rosebud area.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Carrington Park Club, Statement of Significance

Heritage Place: Carrington Park Club, 40-52 Elizabeth Drive, Rosebud	PS ref no: HO410
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What is significant?

Carrington Park at 40-52 Elizabeth Street, Rosebud, is a double-storey hip-roofed clinker brick Functionalist-style house, dominated by a projecting upper level with continuous window wall opening onto a narrow balcony with canted sunroom at the corner. The house was built in 1941 for Leonard & Muriel Moran (of the Moran & Cato retail empire) to the design of noted modernist architect Best Overend. Since 1964, the property has operated as the Carrington Park Club.

How is it significant?

The house is of architectural, aesthetic and historical significance to the Shire of Mornington Peninsula

Why is it significant?

Architecturally, *Carrington Park* is significant as a noted example of the work of Best Overend, Victoria's leading champion of the 1930s modernist movement. This house, which represents the architect's largest single residential commission, typifies his earnest (but never entirely successful) attempts to adapt pure modernism to the Australian context. Architecturally, the house is also of note as one of the last grand "country seat" residences, with lavish reception rooms and servants' quarters, to be built in Victoria before the Second World War. Aesthetically, the house is significant as a notable and substantial (if idiosyncratic) example of the inter-war Functionalist style. The upper floor, with its continuous glazing, narrow balcony with ship-like pipe handrails, and canted sunroom with curved promenade deck, is particularly evocative of European precedents (eg Mendelssohn), and contrasts with the more traditional elements such as the hipped roof and timber-framed double-hung windows. Historically, the house is significant for associations with original owners, Leonard E P Moran, one of the heirs to the prominent and successful Moran & Cato retail empire, who built this house in 1941 as a retirement residence for himself and his second wife, Muriel.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rosebud Guide Hall, Statement of Significance

Heritage Place: Rosebud Guide Hall, 21 Jetty Road, Rosebud	PS ref no: HO424
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What is significant?

The Girl Guides' Hall at 21 Jetty Road, Rosebud, is significant. It was purpose-built in 1957, and officially opened at the end of that year by Lady Baden Powell, World Chief Guide and widow of Lord Baden Powell, who founded the scouting and guiding movement.

The hall is a cream-brick structure in a simple Old English style. The roof is a low-pitched vergeless gable with corbelled eaves to the front and rear elevations. At the centre of the facade is a small porch supported on brick pillars with solid brick balustrades to the side. To either side is shallow engaged pier, terminating below the roof. Attached to each of them is a long timber flagpole, angled out from the building. Between them the name 'Rosebud Guide Hall' is displayed in mild-steel lettering. The later entrance porch to the kitchen, on the north side of the building, is a somewhat later but contributory element.

How is it significant?

It is of local social, historical and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically and socially, the hall is significant as a purpose-built Guides Hall and a focus for community activity in continuous use for almost 60 years. It is a tangible illustration of the Girl Guides movement, which played an important role in the lives of many girls during the 20th century. (Criteria A & G)

It is also significant for its association with Lady Baden Powell, who became the World Chief Guide of the scouting and guiding movement after the death of her husband and its founder, Lord Baden Powell. (Criterion H)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Old English Houses, Statement of Significance

Heritage Place: Old English Houses, 48 & 50 Jetty Road, Rosebud	PS ref no: HO425
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What is significant?

The pair of houses at 48 and 50 Jetty Road, Rosebud, are significant. They were built during the ownership of Robert Lack, between 1953 and 1956. The houses were designed as a pair, with the same style, massing, cladding materials and windows, but with variations to the minor gables to provide visual interest. Both have wide gable-fronted facades with a minor gable to the right-hand side. Both have terracotta tiled roofs and walls of cream brick with clinker brick banding, and diamond-shaped gable vents formed of terracotta airbricks and clinker brick headers. They are predominantly Old English in style, but this is paired with a series of Moderne-style details. The original brick front fences/retaining walls and divided concrete driveways to both houses and the concrete-block outbuilding behind 48 Jetty Road are contributory elements.

How is it significant?

The houses at 48 and 50 Jetty Road are of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, the pair of houses are intact examples of the typical suburban Old English houses, seen in Melbourne from the late 1930s, translated to a Peninsula setting. As also seen in Melbourne's suburbs, typical Old English elements, the vergeless and corbelled gables, are paired with Moderne-style details, particularly the curved porch hoods and the waterfall chimney of 50 Jetty Road. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Stonehaven, Statement of Significance

Heritage Place: Stonehaven, 15 Mitchell Street, Rosebud	PS ref no: HO426
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What is significant?

Stonehaven, at 15 Mitchell Street, Rosebud, is significant. It was constructed of Dromana granite by local stonemason Walter 'Wacker' Grant in 1949-50 as his family home.

In form, it is a typical asymmetrical post-war bungalow with a high hipped roof and projecting gabled bay to the facade. The house is clad in random granite rubble. This same granite rubble is used for low walls around the front garden and in a strip up the centre of the driveway.

The hard landscaping, including the front fence, garden edging, and driveway paving, as well as the concrete-block garage are contributory elements. The rear extension of 2009 and the timber carport are not of significance.

How is it significant?

Stonehaven is of local architectural and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, it is a fine and intact representative example of a post-war bungalow with typical features such as the asymmetric massing, the use of a massive external chimney at the centre of the projecting front bay as a decorative element, the Moderne-influenced cantilevered concrete window hoods continuous with the porch hood, and corner windows. The use of granite for the house and hard landscaping, as well as the concrete blocks of the garage, is characteristic of the more substantial houses in the area particularly in the early post-war period. (Criterion D)

Aesthetically, Stonehaven is distinguished by the fine quality of its stone and blockwork and their comprehensive use on the site. The variety of materials and patterns used around the site can be considered an advertisement of owner-builder Wacker Grant's skill. The garden walling and house are of random granite rubble, the centre of the driveway is in granite crazy paving, while the driveway wing walls are of stacked sandstone blocks and the garage and associated wall are of two different patterns and colours of concrete block. All together they create a unified and lively composition. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Uniting Church, Statement of Significance

Heritage Place: Uniting Church, 2 Murray-Anderson Road, Rosebud	PS ref no: HO427
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What is significant?

The Rosebud Uniting Church at 2 Murray Anderson Road to the extent of the 1923 hall (with alterations) and the 1966 church is significant. The two residential properties are not significant.

Significant features include:

- . The roof form and massing
- . The exterior masonry and metal roof cladding
- . The 1923 hall (former church) for its historic value

How is it significant?

The Rosebud Uniting Church is of local historic, aesthetic, scientific and social significance to Mornington Peninsula Shire.

Why is it significant?

Historically, the site in Murray Anderson Road has a long association with the Presbyterian Church, later the Uniting Church, following its relocation in 1908 from the Rosebud Mechanics Institute Hall. As the first church building on this site, the 1923 timber church (relocated to the rear of the site and remodelled) has historic significance as one of the earliest remaining churches in the locality since many church buildings have been moved or demolished. The Uniting Church Rosebud represents the enormous community effort required to establish and maintain parishes (Criterion A) As a public place of worship and a location for significant life events; the Rosebud Uniting Church is of social significance. (Criterion G)

Architecturally, the Rosebud Uniting Church is an excellent example of late modern church architecture, relying on the innovative form of its hyperbolic paraboloid (hypar) roof based on a fan-shaped floor plan for architectural expression. The metal-clad roof is a precursor to the innovative concrete sound shell on the Rosebud Foreshore. As an example of the work of the early work of RMIT architectural graduates Ron Murcott and Paul Archibald, the Uniting Church is an innovative example of church architecture of the late modern period. (Criterion F)

Architecturally, it is also a model for 1975 Anglican Church of St John at Cowes. Although altered through the addition of a new glazed porch, the overall design the church is otherwise of high integrity featuring grey concrete block walls as a solid counterpoint to the soaring roof line. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Residence, Statement of Significance

Heritage Place: Residence, 96 Ocean Street, Rosebud	PS ref no: HO428
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What is significant?

The house at 96 Ocean Street is a single-storey rendered brick residence dominated by a skillion roof with prominent fascia and deep eaves along the north side, and half-round bay to the street, with canted full-height timber-framed windows. The house was erected in 1958 for Leopold Seiler, a semi-retired survey draftsman, and his wife Hilda.

How is it significant?

The house is of aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Aesthetically, the house is significant for its highly unusual appearance, which derives from its designer's idiosyncratic combination of stylistic devices from both before and after the Second World War. Elements such as the dominant skillion roof, with boldly articulated fascia and broad eaves, demonstrate the influence of International Modernism, while the half-round bay window harks back to the Functionalist tradition of the late 1930s. The random stone cladding, integrated garden bed (with white pebbles and succulents) and mild steel railings, screen door and cursive lettering betray the pervasive influence of populist housing magazines. An unsophisticated yet eye-catching composition, the house is a fine and intact local example of the so-called *Featurist* style – a term coined by Robin Boyd to describe the then-widespread tendency (mostly in residential design) for deliberately bold expression, structural dishonesty and the use of applied ornament for its own sake. The house – a stark contrast to its more conventional neighbours – remains a highly distinctive element in the streetscape, and in this part of Rosebud generally.

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Wannaeue, Statement of Significance

Heritage Place: Wannaeue, 834 Point Nepean Road, Rosebud	PS ref no: HO430
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What is significant?

The modernist holiday flats 'Wannaeue' at 834 Point Nepean Road Rosebud developed in 1965 are significant.

Significant features include:

- . Form and massing
- . External cladding materials and joinery

How is it significant?

834 Point Nepean Road is of local historic and aesthetic significance to Mornington Peninsula Shire.

Why is it significant?

Historically, Wannaeue represents a form of holiday accommodation that has evolved from the holiday flats of the 1930s and 40s. Hiring a self contained flat by the coast was well established by the 1960s and Wannaeue represents a modernist expression of this practice. (Criterion A)

Aesthetically Wannaeue represents the modernist aesthetic applied to the typology of flat building and is the best example in the study area as a result of its layout, form and scale, together with a high degree of integrity in the skillion roofed forms, cream clinker brick walls and window wall glazing. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Old English House, Statement of Significance

Heritage Place: Old English House, 844 Point Nepean Road, Rosebud	PS ref no: HO431
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What is significant?

The Old English house at 844 Point Nepean Road, Rosebud, is significant. The house was built c1954 for local farmer James Payne and his wife. It was located at the streetfront of a foreshore allotment, joining a 1920s timber cottage situated at the back of the block facing the beach (since demolished). It is an attic-storey house with a steep transverse gabled roof. This gable is mirrored by three minor gables to the facade: two rendered dormers and a vergeless gabled entrance porch typical of the Old English Style. The house is clad in mottled cream bricks with accents of red, manganese, and tapestry bricks. A low front fence is in matching bricks. The front fence and attached garage are contributory elements.

How is it significant?

The house is of local architectural and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, the house has representative elements of the Old English style, including the use of major and minor vergeless gables with corbelled eaves, picturesque massing, and the use of multiple cladding materials in place of applied decoration. (Criterion D)

Aesthetically, it is a late but successful version of the Old English style. It is distinguished by the unusual and dramatic massing created by its steep roof. Its high level of intactness and retention of details such as the brass lamp over the entrance, the mild-steel grilles to the entry, and the front fence, enhance its presentation. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rosebud Mechanics Institute, Shire Regional Library, (former), Statement of Significance

Heritage Place:	Rosebud Mechanics Institute, Shire Regional Library, former. 878 Point Nepean Road, Rosebud	PS ref no:	HO433
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What is significant?

The former Rosebud Mechanics' Institute hall at 878 Point Nepean Road, Rosebud, is significant. A timber mechanics' institute building was built on this site in 1876. The timber building burnt down, and the hall was rebuilt in concrete with buttressed walls in 1930. In 1953 the functions of the Mechanics' Institute moved to the new Memorial Hall, so the building was transferred to Flinders Shire ownership. The Shire added a rear kitchen and porch, as well as an Old English addition to the front, and converted the building into the Shire Regional Library. It served this purpose until 1998, when a purpose-built library was constructed, but it remains a council building in public use. The front wing dates from 1953 and is in a simplified Old English style with a vergeless gable and stylised corbelling.

Simple mild-steel grilles ornament the gable and the entrance doors. Behind it is a concrete-walled section of 1930 which has buttresses to the walls. The skillion addition along the east elevation and the additions behind the 1930 concrete hall are not significant.

How is it significant?

The former Rosebud Mechanics' Institute hall is of local historic, social and architectural significance, to the Shire of Mornington Peninsula.

Why is it significant?

Historically and socially, the Rosebud Mechanics' Institute hall has been a focus of community life in Rosebud for 140 years. It was one of the first public-use buildings in Rosebud and was the first home of the Rosebud State School and Rosebud Presbyterian Church as well as the mechanics' institute and its library. Its foundation early in Rosebud's history demonstrates the importance of Mechanics' Institutes to the development of communities during the nineteenth century, and its rebuilding after the fire in 1929 demonstrates the continuing relevance of the institution into the 20th century. While it ceased to be a mechanics' institute in 1953, it has continued to serve as a community building since then, as the Shire Library and now a community information centre. (Criterion A & G)

Architecturally, the use of concrete as a construction material for the 1930 rebuilding illustrates the popularity of this material in the Rosebud area in the early 20th century. And the use of Dromana granite

rubble for accents to the 1953 front wing illustrates the popularity of this material for architectural accents, fences and sometimes whole buildings in the early post-war era.(Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Cottage and Boathouse, Statement of Significance

Heritage Place: Cottage and Boathouse, 3/914 Point Nepean Road, Rosebud	PS ref no: HO435
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What is significant?

The Federation cottage at 3/914 Point Nepean Road, Rosebud, is significant. It was built as a holiday home c1910-15 for owner John Henry Davies, an accountant of Malvern.

The cottage is a small building with a gabled hipped roof and return verandah on three sides continuous with the main roof, creating the classic Federation dominant roof form. There is a corbelled chimney just to the side of the ridge. The house and roof gables are clad with bullnose weatherboards, while the roof is clad with corrugated iron. Variations in window formats and French doors with Tudor arches in the glazing suggest it was remodelled in the 1930s.

The granny flat is a non-contributory element.

How is it significant?

The Federation cottage is of local historical significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, the Federation cottage is significant as a tangible reminder of an early phase in Rosebud's development and particularly of the Rosebud foreshore. Unlike other localities on the Peninsula, part of the foreshore has undergone private residential development, and its foreshore houses are a distinguishing feature of Rosebud. It is of rarity value as one of only three pre-1920s houses identified in the Rosebud foreshore. The other two date are earlier, but have been altered to the extent that their 19th-century origins and form are very difficult to discern. (Criteria A & B)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rosebud State School No. 2627, Statement of Significance

Heritage Place: Rosebud State School No 2627, 923 Point Nepean Road, Rosebud	PS ref no: HO436
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What is significant?

The Rosebud State School No. 2627 building at 923 Point Nepean Road, Rosebud, is significant. Rosebud State School was established in 1884, with classes held in the Rosebud Mechanics' Institute. A purpose-built timber schoolhouse was erected on the present site in 1887 (demolished). The present building was constructed of concrete in 1922-24 by local builder Mr Henry Hyslop. He also constructed the similar Rye State School in 1923. To deal with overcrowding, new classrooms were added on the west and east sides in 1940 and 1945, respectively. A skillion addition with new windows and entry doors was also added to the facade. The school building is Arts & Crafts in style, with similarities to the California Bungalows of the time. The original, central part of the building has a gable-fronted roof and a projecting minor gable to the facade. Walls are finished in roughcast render set within frames of smooth render. Gables have scalloped timber shingles set above a row of modillions. Eaves have exposed rafter tails and are supported on triangular brackets. Some windows are high-set bands of square windows, each with three vertical panes, with banks of four six-over-six sash windows with three-pane hopper highlights to classrooms in the central section and the later wings. The two 1940s wings adopt the materials palette and some details of the original section. The built fabric dated 1922 to 1945 is of significance.

How is it significant?

Rosebud State School No. 2627 is of local historical and social significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically and socially, Rosebud State School has been the centre for education and the community in Rosebud for over 125 years, and was one of the first public institutions to be established in the town. The school building itself is a tangible illustration of the substantial growth to the town's population in the interwar period, necessitating the replacement of the 1887 timber schoolhouse with a more substantial one. Its 1922 design is an example of the stylistically up-to-date standard plans the Department of Education provided to local schools, and the use of concrete walls is a characteristic building material on the Peninsula in the early 20th century. (Criteria A & G)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Band Room (former Youth Club), Statement of Significance

Heritage Place: Band Room (former Youth Club), 986 Point Nepean Road, Rosebud	PS ref no: HO437
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What is significant?

The Band Room built in 1966 by the Shire of Flinders and the Rosebud Foreshore Trust and situated in the foreshore park at 986 Point Nepean Road Rosebud is significant.

Significant features include:

- . The setting on the Rosebud foreshore
- . The form and massing
- . External masonry materials and glazing

How is it significant?

The Band Room is of local historic and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, as part of the development of the Rosebud Foreshore during the 1960s, the Band Room, (formerly a Youth Club), together with the State listed Sound Shell demonstrate the activities of the former Shire of Flinders in providing recreational facilities for visitors and residents. As the focus of holiday activities at Rosebud, the foreshore camping areas and associated recreational spaces demonstrate the holiday and beach-side activities of Rosebud from the 1950s onward. The provision of more formal civic facilities and recreational spaces follows the popularisation of Rosebud, firstly as a holiday resort and then as a beachside suburb. (Criterion A) Architecturally, the Band Room is a fine late modern pavilion that complements the Sound Shell in its architecture.

Designed by the former Shire of Flinders the building is innovative in its use of the folded roof form that appears to be supported on a minimal structural frame. The continuous band of clerestorey windows and the manner in which they follow the line of the roof is a sophisticated engineering and architectural design of the time. The projecting beams are a common feature of residential architecture, particularly that of Chancellor and Patrick who used this feature in many houses on the Mornington Peninsula. The textured concrete block work that is used for the walls adds a decorative feature to this massive element of the architectural form. The spatial relationship between the Sound Shell and the Band Room as two significant late modern structures is significant. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018

Model Dairy Milk Bar, former, Statement of Significance

Heritage Place: Model Dairy Milk Bar, former, 1013 Point Nepean Road, Rosebud	PS ref no: HO438
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What is significant?

The former Model Dairy Milk Bar at 1013 Point Nepean Road, Rosebud, is significant. It was built in 1937 for local dairyman George Ernest (Ern) Jennings as part of a larger complex including a model dairy for chilling and distributing the milk, a stable for horses and a shed for the delivery carts, and a milk bar on the corner for retail sale of milk. Only the milk bar survives. The Jennings family continued to operate the model dairy until the 1980s.

The building is a corner shop in the Streamlined Moderne style. The entrance is located at the curved corner and sits below a long cantilevered concrete hood. The roof is hidden behind a parapet with a fluted band at the top. The windows and doors have been replaced.

How is it significant?

The former Model Dairy Milk Bar is of local historical, associational and architectural (representative) significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, it is significant as tangible evidence of the interwar boom in Rosebud's development and the new essential services established to serve the growing population. Small dairies, often with an adjoining retail outlet or 'milk bar', were once common in suburban areas but were made obsolete by improved refrigerated transport and the shift towards industrial scale dairy production. It is also of significance for its long association with the Jennings family, who were a well known dairying family in Rosebud from the 1910s to the 1990s. (Criteria A)

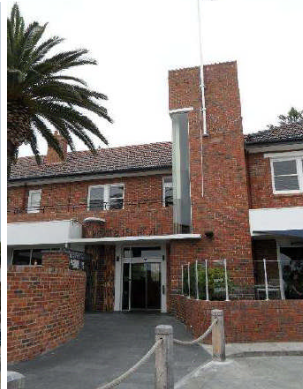
Architecturally, it is significant as a largely intact example of a Moderne style retail building. This style was particularly associated with model dairies of the 1930s and their associated infrastructure as it was intended to convey a modern and hygienic image for the dairy and retail outlet. The building displays features typical of this style including the curved corner, curved reveals to the corner entry, and strong horizontal lines created by the parapet hiding the roof, the incised lines on the parapet, incised lines on the walls, and the curved and cantilevered concrete hood over the door and windows. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rosebud Hotel, Statement of Significance

Heritage Place: Rosebud Hotel, 1099-1125 Point Nepean Road, Rosebud	PS ref no: HO439
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What is significant?

The Rosebud Hotel, at 1099-1125 Point Nepean Road, Rosebud, is significant. It was designed by architect Robert H McIntyre and constructed in 1939-40 by local builder Len C Barnes. McIntyre was a successful commercial architect of the interwar and post-war periods who specialised in hotel design. The original owners were Mr Dreever and Mr Harry Greville, one of the leading caterers in Victoria at the time. It was Rosebud's first hotel.

It is a large, clinker-brick building in the Streamlined Moderne style with a tiled hipped roof. The eastern half of the facade is dominated by a large first-floor terrace with a curved inner corner. Beside it is the front entrance, then a tall, austere geometric tower.

The Canary Island Palms in front of the hotel are recent plantings and are non-contributory.

Later alterations and the additions to the front terrace, to the rear, and the bottleshop are not significant.

How is it significant?

The hotel is of local historical, social, architectural (representative) and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Rosebud Hotel is significant historically and socially as a centre of Rosebud's social life for residents and holiday-makers for over 75 years. It is historically significant as the first hotel to open in Rosebud, despite opposition from the local Prohibition League. Indicative of its relatively late date of establishment, it is located to the south of the main commercial strip on Point Nepean Road. (Criteria A & G)

Rosebud hotel is of architectural significance as a substantial and largely intact representative example of a Streamlined Moderne-style hotel. It is one of many designed by Robert H McIntyre in the late 1930s in Melbourne suburbs and country towns. Typical of the style, it has primarily horizontal massing, emphasised by concrete window hoods and a steel balustrade to the first-floor terrace and balanced by a vertical clock tower at the entrance, a curved corner to the firstfloor terrace, porthole window with etched-glass, and dramatic corner window to the tower. The use of gradated brickwork (clinker above brown) and roofing tiles adds interest to the design, as does the use of tapestry brick bats around the front entry. (Criterion D & E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

All Saints Anglican Church, Statement of Significance

Heritage Place: All Saints Anglican Church, 1153-1157 Point Nepean Road, Rosebud	PS ref no: HO440
	

What is significant?

All Saints Anglican Church at 1153-1157 Point Nepean Road, Rosebud, designed by Anglican Church architect Wystan Widdows and David Caldwell in 1963 is significant. The church hall extension of 1970 to the rear is not significant.

Significant features include:

- . The prominent siting
- . The form and massing
- . External masonry cladding

How is it significant?

All Saints Anglican Church at 1153-1157 Point Nepean Road is of local historic, aesthetic and social significance to Mornington Peninsula Shire.

Why is it significant?

Historically, the site of All Saints Anglican Church is significant for its associations with Anglican Churches since the 1940s when a former W.A.A.F. Chapel (Army Hut) was the first church erected on the site. Further historical associations are with prominent Anglican Church architect Louis Williams who designed an unbuilt church for the site in 1941. The site reflects the aspirations of the Anglican community in Rosebud for a suitable church and the changes made as a result of growing congregational numbers. The current church built in 1963 represents the first purpose designed church on the site. All Saints represents a fine example of the work of Wystan Widdows whose Langwarrin Pearcedale Church (formerly St Thomas' Langwarrin) is a colourful and flamboyant piece of ecclesiastical architecture. (Criterion A)

All Saints Church is an excellent example of a late modern church with some unusual building forms and representing the work of prominent Anglican Church architect Wystan Widdows and his associate David Caldwell. Together with the Uniting Church in 2 Murray Anderson Road Rosebud, All Saints Anglican church represents a free approach to church architecture. The feature blockwork at All Saints is unusual and forms a subtle but effective wall patterning. The form of the building is of interest for its front elevation with projecting gabled roof, front window and angled side wings. (Criterion E)

As a public place of worship and a location for significant life events; and a landmark in Rosebud All Saints Anglican Church is of social significance. (Criterion G)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Carltonia, Statement of Significance

Heritage Place: Carltonia, 1481-1483 Point Nepean Road, Rosebud	PS ref no: HO441
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What is significant?

The house 'Carltonia' at 1481-1483 Point Nepean Road, Rosebud, is significant to the extent of its original fabric. It is an Arts & Crafts Bungalow built in the late 1920s for owner Thomas Davies. The house retains extensive significant original fabric including a low-pitched gabled roof clad with terracotta tiles, and wide overhanging eaves with exposed rafters. The house is constructed with timber strapping and roughcast render (overpainted) to the walls. The facade is asymmetrical, with a large porch receding under the continuous roofline on the left supported by two large piers finished in ruled smooth-render. An arched timber frieze with vertical slats is supported by the piers. The right half of the facade has an external chimney stack (finished in ruled smooth-render) which extends through the roofline. The chimney is flanked by two pairs of one-over-one double hung timber sash windows with stained glass to the top sash, with an Art Nouveau design. All windows to the facade have a small timber hood. Carltonia is set within a mature exotic garden, with a mature Monterey Cypress (*Cupressus macrocarpa*) near the front boundary. A woven-wire fence remains along the front boundary (partially original). The fence, mature tree (Monterey Cypress) and garden are not contributory. Non-original alterations and additions are not significant. The later garage and non-original outbuildings are not significant.

How is it significant?

Carltonia at 1481-1483 Point Nepean Road, Rosebud is of local aesthetic and architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, Carltonia at 1481-1483 Point Nepean Road, Rosebud is a fine and intact representative example of an Arts & Crafts Bungalow as exemplified by the low-pitched gabled roof clad in terracotta tiles, wide overhanging eaves with exposed rafter tails and the recessed porch supported on heavy masonry piers. (Criterion D)

Carltonia at 1481-1483 Point Nepean Road, Rosebud is aesthetically significant for its fine details. These include the roughcast render and timber strapping to the walls, the ruled smooth render to the verandah piers and chimney stack, the arched timber frieze to the verandah, the Art Nouveau-inspired stained glass windows, and decorative timber window hoods. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Ramsay Manufacturing Co, former, Statement of Significance

Heritage Place: Ramsay Manufacturing Co, former, 1489 Point Nepean Road, Rosebud

PS ref no: HO442



What is significant?

The former Ramsay Manufacturing Co. building at 1489 Point Nepean Road, Rosebud, is significant. It was built as a factory and shop for owner William Albert Snashall, a general contractor of Rosebud in 1957. In 1966 it was sold to James and Florence Prentice, who used it as an antique dealership until the mid-1980s. The building is single-storey with a rendered facade and the roof hidden behind a parapet. Hidden behind it, the building is L-shaped in plan, with a long gabled wing extending behind the western half. The facade steps in via a curve, leaving the western third slightly recessed. All windows and doors to the facade have been replaced, though steel windows survive on the east elevation.

How is it significant?

The former Ramsay Manufacturing Co. building is of local architectural (representative) significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, the building is a late but representative example of the Streamlined Moderne style. Typical features include the curved corner where the facade steps in, the parapet concealing the roof and giving a strong horizontal emphasis, and the curved concrete hood above a doorway. The use of textured render to the walls and abstracted classical detailing to the plinth and parapet are also typical of the style. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Jetty Entrance Walls, Statement of Significance

Heritage Place: Jetty Entrance Walls, Rosebud Parade, Rosebud	PS ref no: HO443
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What is significant?

The stone walls located on the Rosebud Foreshore, opposite Rosebud Parade which mark the entrance to the former (second) Rosebud Pier, in use from 1940 through to 1966, when a new (third) jetty was constructed opposite Jetty Road. The significant fabric is the stone walls and entrance way, to the extent of a 5m curtilage from the exterior of the structures. A bronze plaque located on the walls is also considered significant. The adjacent metal gate and concrete block building nearby are not significant.

How is it significant?

The stone walls on Rosebud Foreshore, opposite Rosebud Parade are of local historical significance to the Mornington Peninsula Shire.

Why is it significant?

The stone walls on Rosebud Foreshore are of historical significance as they mark the entrance to the 'Second Jetty', the second pier created in Rosebud. This pier was used between 1940 through to 1966 as the main pier for Rosebud, and was utilised for fishing and commercial vessels and transport. As the pier has now been demolished, the entrance is the only fabric which indicates the location of this pier entrance. (Criterion A)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Moderne House, Statement of Significance

Heritage Place: Moderne House, 4-6 Seventh Avenue, Rosebud	PS ref no: HO444
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What is significant?

The Moderne house at 4-6 Seventh Avenue, Rosebud, is significant. The house was built by Rosebud builder John Ditchburn between 1940 and 1947 with fibro-cement sheet cladding. The design is virtually identical to one featured in the James Hardie & Co Fibrolite trade catalogue of 1937. The house has a hipped roof with a long ridge and a projecting hip to the left-hand side of the facade. There is a rectangular chimney behind this projecting hip. The facade has classic Moderne features including curved walls around the front door, a rectangular cantilevered hood over the entrance, and banks of timber sash windows at the corners. The windows have horizontal glazing bars to top and bottom sashes, and the horizontal emphasis is continued by three half-round cover straps to the fibro sheets. The front door is similar to the windows, with horizontal glazing bars to its five lights.

How is it significant?

The house is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, it is a large and intact example of the 'fibro Moderne' houses popularised by manufacturers James Hardie and Wunderlich during the late interwar and early post-war eras. These houses were inexpensive to erect and fibrocement was a popular cladding material in the Peninsula's beachside towns since the 1920s. The standard plans provided by the manufacturers in the 1930s and '40s allowed these economical houses to adopt stylish, up-to-date forms, with their curved corners, corner windows and horizontal lines as exemplified by 4-6 Seventh Avenue. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Cottage, Statement of Significance

Heritage Place: Cottage, 38 South Road, Rosebud	PS ref no: HO445
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What is significant?

The cottage at 38 South Road, Rosebud, is significant. The cottage was built in the early 1920s under the ownership of Mary Adams, widow of prominent local landowner Captain Henry Everest Adams. Mary Adams created 'Adams' Subdivision' in 1919, which stretched to Point Nepean Road and had new roads Adams Avenue, Rosemore Street and South Road running through it. The cottage is clad in weatherboards with a transverse gabled roof and rear lean-to. Its massing is that of a traditional 'miner's cottage', built on the Peninsula and around Victoria since the mid-19th century. Its 1920s origins are indicated by details such as triangular bracing to the bottom of the eaves, the slender, square chimney form, and the high-waisted front door with glazing at the top.

How is it significant?

The cottage is of local architectural and historical significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, it is representative of the vernacular 'miner's cottage' typology which are modest in detail, small in size, clad in weatherboards and have a transverse gabled roof and skillion front verandah.

(Criterion D)

Historically, the cottage illustrates the closing years of the long period of time over which such 'miner's cottages' were common on the Peninsula. There are 19th-century examples of this type, but by the mid-1920s with the boom in holiday development they were overtaken by the California Bungalow typology.

(Criterion A)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Eastbourne Farmhouse and Dairy, Statement of Significance

Heritage Place: Eastbourne Farmhouse and Dairy, 19 William Crescent, Capel Sound	PS ref no: HO446
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What is significant?

Eastbourne farmhouse and dairy at 19 William Crescent, Capel Sound, are significant to the extent of their original fabric. The house is a Victorian Italianate limestone building dating to c1900 and was originally part of a large dairy property of which the limestone and brick outbuilding was part. The house and dairy were built of Sorrento limestone for Edward and Mary Williams.

The Victorian Italianate house is constructed of coursed limestone that has been tuckpointed, with an M-profile hipped roof and a single corbelled brick chimney (with remnants of cement render). A hipped verandah with a convex profile runs the width of the symmetrical facade (while it appears to be a later construction, the roof probably follows the original profile). Typical of the Victorian period, the central entrance is a four-panelled timber door with bolection mouldings, below a highlight. The entrance is flanked by a pair of timber two-over-two double-hung sash windows with dressed limestone sills. The original rear elevation has been retained on the interior, following an extension to the rear (south).

A small gabled-roof dairy dating to c1900 is located to the east of the house, constructed of coursed limestone with redbrick quoining. Originally serving as a dairy or creamery, the floor is said to be set 2 feet below ground for natural temperature control.

Later additions and alterations to the house and dairy are not significant. The timber picket fence and garden are not contributory.

How is it significant?

Eastbourne farmhouse and dairy at 19 William Crescent, Capel Sound, is of local historic and architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Eastbourne is historically significant as it demonstrates the early agricultural development of Capel Sound and Mornington Peninsula. The farmhouse and dairy, both built c1900, were originally part of a large dairy property owned by Sidney Smith Crispo, followed by Edward Williams from 1899, that was established prior to the gazettal of the Township of Rosebud in 1886. The house and dairy were built by George Morce, a well-known Sorrento builder and stonemason who built a number of significant limestone buildings in Sorrento. (Criteria A & H)

Eastbourne farmhouse is a representative examples of a limestone Victorian Italianate house. Constructed of coursed limestone, the farmhouse displays features of this style including an M-profile hipped roof, central front door with highlights and sash windows. Eastbourne is unique as it retains the similar dairy built during the same period. The dairy was constructed of coursed limestone with brick dressings and retains its visual connection to the farmhouse. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Houses, Statement of Significance

Heritage Place: Houses, 1737 Point Nepean Road, Capel Sound & 18 Woyna Avenue, Capel Sound	PS ref no: HO447
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What is significant?

The houses at 18 Woyna Avenue and 1737 Point Nepean Road Capel Sound built by George How between 1945-50, are significant.

Significant features include:

- . The form and massing
- . Exterior cladding materials and joinery
- . The Port Jackson Fig and Variegated Elm at 18 Woyna Avenue

How is it significant?

The houses are of aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Whilst it is not clear from the history whether these houses were originally built and used as permanent residences or holiday houses, they nevertheless demonstrate the modest phenomenon of the vernacular building traditions of the Peninsula where house designs were adapted, copied and embellished by local builders and owners.

18 Woyna Avenue and 1737 Point Nepean Road demonstrate a particular subset of vernacular building that encapsulates both modernity and exuberance. The exaggerated semi-circular bay windows form a leit motif of both houses and relate to a significant group of houses at Arthurs Seat that form part of a planned estate in the late 1930s and early 1940s by Howard Lawson.

18 Woyna Avenue and 1737 Point Nepean Road are significant for their idiosyncratic Moderne styling that combines flat roof forms, semi-circular bay windows and horizontal emphasis in the window hoods and porch detailing. The timber window and door joinery of both houses is of significance as it appears to be original. The 'fish scale' timber shingles on the parapet to the bow window, which is an early addition, are an unusual and significant feature of 1737 Point Nepean Road. The Port Jackson Fig and Variegated Elm at 18 Woyna Avenue are significant. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Norburne, Statement of Significance

Heritage Place: Norburne, 100-104 Dundas Street, Rye	PS ref no: HO448
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What is significant?

Norburne, at 100-104 Dundas Street, Rye, is significant. It was built c1913-14 for newlywed couple local grazier William Charles Norquay and his wife Ethelind nee Burnside.

The house is an Edwardian villa on a very large site, at the top of a rise. The southern half of the block is bordered by mature Monterey cypress trees, which are the remnants of an early hedge. The house is constructed of local limestone with brick dressings, a simple hipped roof and three corbelled chimneys. The facade is asymmetric, with a projecting gabled bay to one side. Double-hung sash windows sit below a low pointed arch with a limestone voussoir, suggesting a Gothic Revival influence. It appears that the original front verandah has been removed, and the opening to the recessed front entry partially filled in with a brick arch. The Monterey cypress trees contribute to the significance of the site. The rear extension, also of limestone, is not significant.

How is it significant?

Norburne is of local historical, architectural and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, it is significant for its association with prominent early Rye residents, William Charles Norquay and his wife Ethelind. William Norquay was a Flinders Shire Councillor between 1923 and 1928, also Shire President and a Justice of the Peace. Ethelind was also involved in local issues and philanthropic organisations. The house was known to have hosted well-known dignitaries for seaside holidays. (Criterion H)

Architecturally, the house is significant as one of the most substantial Edwardian-era houses in Rye. It is also significant for the use of local limestone. Typically paired with brick dressings, limestone was the most prestigious material for houses in the 19th and early 20th century on the Peninsula, and is characteristic of the area. The retention of a generous, elevated setting, surrounded by a remnant Monterey cypress hedge, enhances the aesthetic significance of Norburne. (Criteria D & E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Monterey Cypress, Statement of Significance

Heritage Place: Monterey Cypress, 2 Locke Street, Rye	PS ref no: HO449
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What is significant?

The Monterey Cypress located at 2 Locke Street, Rye to the extent of all the above and below ground fabric, to an area which extends 20m from the base of the tree in all directions.

How is it significant?

The Monterey Cypress is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it significant?

The Monterey Cypress is of historical significance as part of the early remaining planting associated with the Cain family property 'Tyrone'. It provides evidence of the location and extent of the gardens established around the small cottage in the mid to late nineteenth century, and evidence of plantings which were available at this time. (Criterion A)

The Monterey Cypress is of aesthetic significance for its exceptional size, girth and height, which are visually dominant over Locke Street, and is one of the largest examples of the species within the municipality. (Criterion E and B)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rye Cemetery, Statement of Significance

Heritage Place: Rye Cemetery, 22-30 Lyons Street, Rye	PS ref no: HO450
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What is significant?

The Rye Cemetery, located at 22-30 Lyons Road; including the gravestones, the cast iron surrounds, the setting and the stone cairn and retaining walls. The boundary planting of Willow Myrtle, the mature specimens of Cypress, Pines and Eucalyptus are all considered significant. The modern brick building and steel fencing is not significant.

How is it significant?

The Rye Cemetery is of local historical, social and aesthetic significance to the Mornington Peninsula Shire.

Why is it significant?

The Rye Cemetery is of local historical significance as an enduring record of those who have lived and died in the community, as a reflection of passing phases, ways of life and death, particular events, and as a source of documentary evidence. The cemetery has further historical significance for the burials of individuals and families who made important contributions to their community. (Criterion A & H)

The cemetery is of social significance for reflecting the customs and tastes of the local community for memorialisation for over 150 years, for reflecting different religious values, and for reflecting different economic and social status. It is also important as they burial place for many important and influential people and families who have shaped the locality, and as place of homage and of passive recreation. (Criterion G & H)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rye Civic Hall (former Mechanics Institute and free library), Statement of Significance

Heritage Place: Rye Civic Hall (former Mechanics Institute and Free Library), 12 Napier Street, Rye	PS ref no: HO451
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What is significant?

The former Mechanics Institute and Rye Civic Hall built by the former Shire of Flinders in 1951-2 and 1963 respectively, are significant. The interior of the Civic Hall is notable.

Significant features include:

- . The prominent siting in Rye civic precinct
- . The form and massing of both buildings
- . Exterior timber and masonry cladding and glazing of the Civic Hall
- . The front porch
- . The curved brick screen wall in the foyer of the Civic Hall

How is it significant?

The former Rye Mechanics Institute of 1951-52 with additions in 1958, and the 1963 Civic Hall are of local historic, aesthetic and social significance to Mornington Peninsula Shire.

Why is it significant?

Historically, the former Rye Mechanics Institute represents the aspirations of the Rye community for a place that could be the centre of their activity. It represents a place of community building from 1869 with the reservation of the land for a community purposes, the buildings of the first Mechanics' Institute from 1895, followed by considerable development in the 1950s with the new hall and its additions. The Rye Civic Hall represents the culmination of civic and local efforts to provide the people of Rye with buildings and facilities for community use. The growth of community facilities reflects the growth in residential suburbs from the 1950s and 60s when the permanent population was increasing relative to the holiday population. (Criterion A)


The former Mechanics Institute is representative of a mid 20th century hall and displays a typical architectural vocabulary. (Criterion D) The Rye Civic Hall is a representative late modern building with an expressed concrete frame, brick infill wall panels, large north facing windows, projecting gabled roof and a fine curved concrete porch to the entrance. There is a fine quality to the building that is expressed in interior light, polished timber floor and curved brick foyer screen. Externally the building relies on a simple palette of materials (concrete, face brick and vertical timber) for its aesthetic. (Criterion E)

The Rye Mechanics Institute and Civic Hall have social significance to the local community as a venue for community and commemorative events. The Mechanics Institute is of social significance demonstrated by the considerable efforts expended by the Board of Trustees in raising money for their construction. (Criterion G)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Golden Sands, Statement of Significance

Heritage Place: Golden Sands, 6 Ozone Street, Rye	PS ref no: HO452
	

What is significant?

Golden Sands, at 6 Ozone Street, Rye, is significant. This concrete-block house was built between 1947 and 1951 for owner Elsie Parry. It takes a typical bungalow form as was popular in the 1930s and '40s. This comprises a tiled hipped roof with a projecting hipped bay creating an asymmetrical facade composition. Walls are of vermiculated concrete blocks (painted). The two bays of the facade have large steel windows comprising a fixed picture window between operational casements with horizontal glazing bars. The front porch at the centre of the facade has a simple timber-framed flat roof with mildsteel trellis supports. Apart from the texture of the concrete blocks and the name mounted on the facade, the house is unembellished.

How is it significant?

Golden Sands is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, is an intact and representative example of a house constructed of concrete blocks, which was a defining material for Peninsula buildings - particularly holiday houses and outbuildings - during the interwar and early post-war periods. The surface of the blocks was often enlivened with a rusticated or vermiculated pattern. While concrete block production was mechanised in the 1950s, many owners cast their own blocks on site, using patented moulds, gradually building their holiday home. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Grace Sullivan Memorial changing rooms (former), Rangers Office, Statement of Significance

Heritage Place:	Grace Sullivan Memorial changing rooms (former), Rangers Office, Point Nepean Road, Rosebud Foreshore at Lyons Street, Rye	PS ref no:	HO453
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What is significant?

The Grace Sullivan Memorial on the Rosebud Foreshore at Lyons Street, Rosebud, is significant. It was built in 1925 as a public bathing box or changing rooms to honour a popular teacher at Rye State School who died at the age of 20 in 1921. Money for its construction was raised by school children and their parents as well as the wider community. The changing rooms were used by Rye State School students for their beach swimming classes until the late 1950s, when it was transferred to the Flinders Shire Council and became the Rye Foreshore Ranger's Office, which it remains to this day. This diminutive building was constructed of concrete, using local beach sand. It has a transverse roof clad in corrugated metal. The two gables are clad in vertical boards. A copper repousse plaque on the facade reads 'Grace Sullivan Memorial'. While it originally had two doors and two small windows on the facade, these have been reconfigured. The later front verandah is not of significance.

How is it significant?

The Grace Sullivan Memorial is of local associative and historical significance and rarity value to the Shire of Mornington Peninsula.

Why is it significant?

It is significant for its association with Grace Sullivan, a well-loved member of the local community in the early years of the 20th century, who was part of one of the early Rye settler families. Her early death sparked an outpouring of grief, and a year later a 'movement' began to erect a memorial to her memory, spearheaded by her former students and their families. This association is clearly expressed by the 1920s copper name plaque as well as recent interpretive signage. (Criterion H)

It is of historical significance as an example of the 'utilitarian' memorials that became popular in the interwar period, which often took the form of memorial halls or other community amenities. It is also significant for its links with the Rye State School, whose students used it until the 1950s. (Criterion A)

It is of rarity value as an unusual surviving institutional bathing box/changing shed. While it was once common for schools, social clubs, guest houses and institutions such as churches and holiday camps to erect their own bathing boxes near their premises, they were much smaller in number than private bathing boxes and few survive. (Criterion B)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Romany, Statement of Significance

Heritage Place: Romany, 2467 Point Nepean Road, Rye	PS ref no: HO454
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What is significant?

Romany, at 2467 Point Nepean Road, Rosebud, is significant. The house was built shortly after 1930 for Lionel and Iona Martin. Lionel Martin had been the headmaster of the Rye State School since 1927. The Martins remained there until their deaths in the 1970s. The house is in the Interwar Mediterranean style. It has rendered walls, a hipped roof, and classicising details. It retains a pair of glazed doors at the centre of the facade with a superimposed diamond and oval glazing pattern. The recent, though sympathetic, front fence, lych gate and rear extension are not significant.

How is it significant?

Romany is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

Architecturally, it is significant as a representative example of the Interwar Mediterranean style which was common of Melbourne's middle suburbs, particularly Camberwell, in the early 1930s, but is unusual on the Peninsula. It is distinguished by its substantial construction, fine renderwork, and elegant classical details, typical of the style. (Criterion D)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Bethany, Statement of Significance

Heritage Place: Bethany, 2493 Point Nepean Road, Rye	PS ref no: HO455
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What is significant?

Bethany, at 2493 Point Nepean Road, Rye, is significant. The house was built in 1949-50 for Jean and Winifred Perdrix.

It is clad in weatherboards with a complex hipped roof clad in the original concrete tiles. A lower projecting hip to the side of the front facade and a projecting hip to the east side of the house create a faceted plan emphasised by corner windows, indicating a Moderne influence. They are double-hung timber sashes with three horizontal lights in the top sashes. The house has two flat-roof porches with Tuscan columns, indicating a Georgian Revival influence, and an oversized cream brick external chimney to the facade. The front mild-steel gates with cream brick piers and the timber garage behind the house are contributory.

How is it significant?

Bethany is of local aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Aesthetically, Bethany is distinguished by its idiosyncratic and well-detailed form with a dynamic and faceted massing, the elegance of its columned porches and delicate horizontal window glazing, and the bold and sculptural form of its front chimney. (Criterion E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.

Rye Foreshore Pavilion, Statement of Significance

Heritage Place: Rye Foreshore Pavilion, 2560 Point Nepean Road (off) Rye	PS ref no: HO456
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What is significant?

The Rye Foreshore Pavilion, off 2460 Point Nepean Road at the junction with Dundas Street, Rye, is significant. The pavilion was built in 1937 and was the first foreshore shower block built in the Rye area. The pavilion is rectangular in plan made up of two square cells (men's and women's changing rooms and toilet). The men's area is reached via an entrance corridor near the centre of the front (south) elevation, with another for the women's area on the north side. It is constructed of Dromana granite and concrete blocks.

How is it significant?

The Rye Foreshore Pavilion is of local historical, architectural (representative) and aesthetic significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, it illustrates the growing influence of the foreshore trusts in Rye and in other seaside towns. During the interwar period they began to rationalise the layout of private bathing boxes and to limit their numbers. To compensate for this and to cater to the growing visitor numbers, the foreshore trusts began building foreshore changing pavilions and toilet blocks. In Rye, this is believed to be the first example to be built. (Criterion A)

Architecturally, it is an intact and representative example of the interwar public dressing pavilions and toilet blocks which were built of vermiculated concrete blocks, often with local Dromana granite accents. They varied in design among localities, but many were fanciful in design. The Rye Foreshore Pavilion retains notable design features including a battered plinth of massive granite rubble, corbelling at the top of the walls, and splayed corners to the building and around entrances with stepped blockwork creating an M-shaped plan. Unusually, it retains its original unroofed form. (Criteria D & E)

Primary source

- Mornington Peninsula Shire Heritage Review, Area 2. Volume 2 – Place and Precinct Citations by Context Pty Ltd, December 2018.