

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 38 Beach Road RHYLL

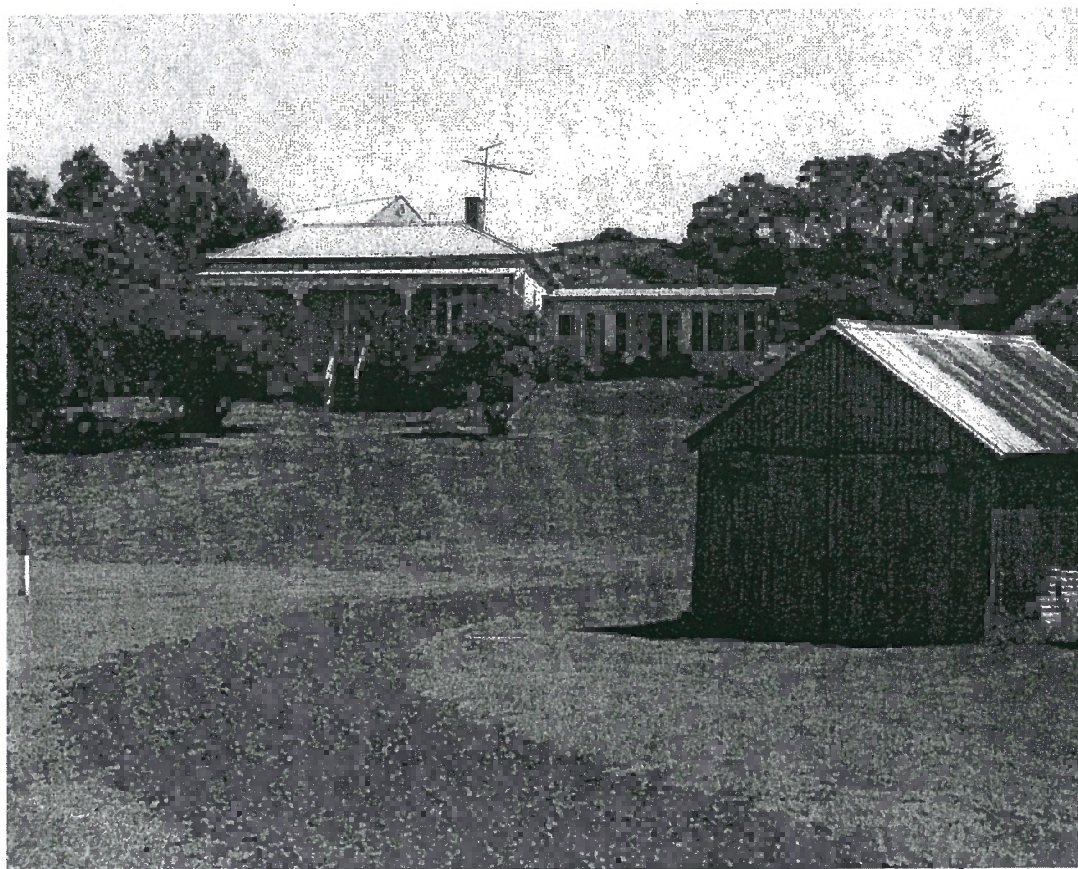
STUDY NUMBER: 126

HERITAGE OVERLAY NUMBER: HO131

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF PHILLIP ISLAND

SIGNIFICANCE RATING: Local



House, 38 Beach Road, Rhyll

Image Date: March 2002

EXTENT OF LISTING:

Whole allotment.

HOUSEHeritage Overlay No **HO131**

PropertyNo

File Number

Heritage Study No **126**

Heritage Grading

HPD Number **88**

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location **38 Beach Road RHYLL**

PARISH OF PHILLIP ISLAND

COUNTY OF MORNINGTON

RHYLL (T)

Planning Authority

Ward **McHaffie**

Access Description

Map Number

0Map Scale **1:100000**

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Whole allotment.

Published Extent of Listing

Significance **Local**

Statement of Significance

The house at 38 Beach Road Rhyll, is of local historic and aesthetic significance. It is of historic significance in its association with some of the earliest settlers who pioneered farming and oyster production in the area. Erected in 1907, it is of aesthetic significance as a largely intact example of a late-Victorian/early Edwardian style villa. It is demonstrative of the aspirations and means of the early upper middle class settlers in the area, and provides evidence of an early phase of Rhyll's settlement.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Date Assessed **13/08/2004** Assessed By **F Woodhouse**

Comparisons

Rare Assessment

Intact Assessment

Good.

Include in VHR

 Include in RNE Include in Local Planning Scheme No Recommendations for Inclusions

Recommended Management

Preferably demolish the garage and replace it with something more sympathetic. Investigate original paint colours when due for a repair.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

The residence at 38 Beach Road Rhyll, is a single-storey double-fronted Victorian/Edwardian villa sited on rising ground overlooking the coast. It has a corrugated galvanised steel roof and a skillion roofed verandah with timber posts and ornamental timber brackets. The

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symmetrical front elevation contains a front door with sidelights and a fanlight, flanked on either side by a tripartite timber-framed casement window. There is a c.1960 addition to the side of the building and a c.1920s garage set close to the street. They are not sympathetic.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People**Historical Notes**

Rhyll, on the north eastern portion of Phillip Island, was opened for selection on 2 November 1868. Rural blocks were generally between 10 and 160 acres while the suburban blocks were from 1 to 14 acres. These were set aside for people who had held licences for fishermen's dwellings for the three previous months. At Rhyll, twenty four blocks were reserved and some of the first landowners included Matthew Lang, spirit merchant, Murdoch McKenzie, storekeeper, J K Apperley, convicted highwayman, David Mairs, farmer, George Walton, plasterer and James W Wood, hotelkeeper. The mix of occupations has been described as the 'triumph of hope over experience'. Only those with farming experience lasted more than about 5 years, although paying, or allowing someone else to manage the selection often resulted in a long-term gain for the non-experienced selector/farmer. By the turn of the century, a large proportion of Phillip Island had been bought by two men - John Cleeland and William Harbison. These two men eventually owned the greater part of Rhyll.

This house is situated on land originally part of Allotment 3 at Rhyll, which was first sold to George Walton, plasterer, in the first land sales of 1869. The title was transferred to Walton on 25 September 1872. Walton pioneered brick making and lime production on Phillip Island, making clay-fired bricks from clay found on his property. This house was built in 1907 for Robert Heard. According to local historian, John Jansson, Heard and his relatives came from Hastings to dredge for oysters in the bay off Rhyll, and this location was suitable for their occupation. The family owned an oyster bar in Melbourne. In 1919 ownership of the house transferred to Len McFee, descendant of the pioneering family of William Thomas and Annie (nee Aspinall) McPhee who had settled in Rhyll in 1894.

Historic Themes**Thematic Environmental History**

13.2 Coastal Towns and 13.3 Tourist Resorts: The coastal town of Rhyll, named after the resort Rhyll on the north coast of Wales, was first opened for selection in the 1860s, with further development occurring between the late 1880s and the turn of the twentieth century. However, it remained a quiet village until the 1950s. By the 1970s Rhyll developed rapidly after the prosperity of the Whitlam years encouraged families to own not only a car but a boat, and the quiet seaside township became a sought-after location for fishing and boating holidays.

Listings**References**

Author	Title	Year	Shelf	Location
David Williams	Memories, Moonahs & Marine Marvels	1999		
Department of Lands and Survey	Parish Plan of Phillip Island			
Joshua Wickett Gliddon	Phillip Island: In Picture and Story	1958		

Conservation Plans**Owner Type****Section 32 Recommendation****Owners/Occupants/Managers****Other Notes****Application Detail****Adviser Comments****Planning Scheme Amendments****Overlay Controls**

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Planning Scheme Schedule

External Paint Controls? No

Included in Vic Heritage Register? No

Internal Alteration Controls? No

Prohibited uses may be permitted? Yes

Tree Controls? No

Name of incorporated plan No

Outbuildings/fences not exempt? No

Aboriginal Heritage Place? No