

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 68 Rhyll-Newhaven Road RHYLL

STUDY NUMBER: 117

HERITAGE OVERLAY NUMBER: HO133

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF PHILLIP ISLAND

SIGNIFICANCE RATING: Local



House, 68 Rhyll-Newhaven Road, Rhyll

Image Date: December 2003

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house.

HOUSEHeritage Overlay No **HO133**

PropertyNo

File Number

Heritage Study No **117**

Heritage Grading

HPD Number **94**

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location **68 Rhyll-Newhaven 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

tent of Listing

From the front boundary and nominally 20 metres all around house.

Published Extent of Listing

Significance **Local**

Statement of Significance

The house at 68 Rhyll-Newhaven Road, Rhyll, is of local historic and aesthetic significance. The site is of historic significance in its association with one of the earliest selectors, Matthew Lang, and is demonstrative of the earliest phase of settlement of the area. The house is associated with John Cleeland, one of the early and largest landowners in the district. The house is of aesthetic significance as a representative example of a modest Edwardian cottage in a rural seaside setting.

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 E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community. AHC H.1 importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

DateAssessed **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

Investigate original external paint colours when due for a repaint.

If a front fence is erected in the future it should be of an appropriate design (e.g. timber picket)..

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

House

Title Details

Physical Description

The residence at 68 Rhyll-Newhaven Road, Rhyll, is a single-storey, double-fronted Edwardian weatherboard cottage with a transverse

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gabled corrugated galvanised steel roof and a skillion-roofed verandah. The verandah is supported on timber posts and has scalloped timber valance at either end. A modern addition with large timber-framed windows abuts the rear of the cottage.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People

Matthew Lang and McPhee Family

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 Allotment 16 at Rhyll, which had been selected by Matthew Lang and transferred to him by 1883. In 1885, it was purchased by John Cleeland, as he appears in the Rate Books as Owner and Occupier. The building is believed to date from c.1900.

Historic Themes

Thematic Environmental History

13.2 Coastal Towns and 13.3 Tourist Resorts: The coastal town of Rhyll, named after a resort named Rhyl 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	ShelfLocation
David & Beverley Bradley	Within the Plains of Paradise: A Brief Social History of Rhyll, Phillip Island	1997	
Department of Lands and Survey John Jansson, pers comm.	Parish Plan of Phillip Island	2004	

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls? No Included in Vic Heritage Register? No

Internal Alteration Controls? No Prohibited uses may be permitted? Yes

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Tree Controls?

No

Name of incorporated plan No

Outbuildings/fences not exempt?

No

Aboriginal Heritage Place? No