

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 99 Marine Parade SAN REMO

**STUDY NUMBER:** 301

**HERITAGE OVERLAY NUMBER:** HO136

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF WOOLAMAI

**SIGNIFICANCE RATING:** Local



House, 99 Marine Parade, San Remo

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment.

**HOUSE**

**Heritage Overlay No** HO136

**PropertyNo**

**File Number**

**Heritage Study No** 301

**Heritage Grading**

**HPD Number** 97

**HI Number**

**VHR Number**

**Other Names/s**

**Precinct**

**Group Number**

**Extra Files**

**Location** 99 Marine Parade SAN REMO

PARISH OF WOOLAMAI  
SAN REMO (T)

COUNTY OF MORNINGTON

**Planning Authority**

Ward Anderson

**Access Description**

**Map Number** 0

**Map Scale** 1:100000

**Latitude**

**Longitude**

**UMG Zone**

**Easting**

**Northing**

**Location Validity**

**Spatial Accuracy**

**ent of Listing**

Whole allotment.

**Published Extent of Listing**

**Significance** Local

**Statement of Significance**

The house at 99 Marine Parade, San Remo is of local historic and aesthetic significance. The house is of local historic significance as it demonstrates the ongoing development of the locality during the 1930s as the district enjoyed increased popularity as a tourist resort. Aesthetically the house is locally significant as a good example of an inter-War bungalow which makes a positive contribution to the streetscape.

**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

**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**

Investigate original external paint colours.  
Replace fibro-cement infill to main gable with weatherboard cladding or timber shingle.  
Replace steel mesh front fence with a more appropriate design (eg. Timber picket or woven wire with timber posts and rails).

**Heritage Act Categories**

**Heritage Item Groups**

**Heritage Item Categories**

Heritage place

Residential buildings (private)

House

**Title Details**

**Physical Description**

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The residence at 99 Marine Parade, San Remo, is a single-storey inter-War bungalow with a tiled jerkin-head gable roof and a symmetrical facade at the ground floor. An attic was added later. It has a front verandah set between twin projecting gabled bays with shingle-infill and multi-pane timber-frame, double-hung sash windows. Above the verandah there is a gable end with fibro-cement cladding and a non-original timber-framed attic window. Internally, the house has 8 foot wide rooms which come off corridors.

## Physical Condition and/or Archaeological Potential

Good

Usage Residence.

## Associated People

John Cleeland

## Historical Notes

Originally known as Griffith's Point, San Remo was renamed after a resort on the Riviera in 1889, which in turn was named in reference to St Romulus, a Bishop of Genoa in around 330AD. George Bass is believed to have landed at the site of the township in 1798. Then Griffiths Point, its strategic geographical location adjacent to Western Port Bay and Bass Strait made it a focal point for export trade from the earliest years of European settlement. A cargo of wattlebark was loaded onto the schooner, 'Elizabeth', for export to London as early as 1833.

A township survey was commenced in 1850 by surveyor Robert Mason, but not completed until 1870 by M Callanan. The initial town subdivision comprised 28 allotments, with notable early land purchasers including John Cleeland, William Sinnott, John Lord and E M Peck. The Westernport Coal Company constructed a railway link and port at San Remo during the early 1870s to facilitate the export of coal from its mine at Kilcunda. The township quickly developed to include a hotel, post office and public hall. The name of the township was changed to San Remo in 1888. In the twentieth century, a seminal event was the opening of the first Phillip Island Bridge in 1940, which was in turn replaced by the existing bridge in 1969.

The site on which this house was built was originally part of Allotment 5b at San Remo, was first sold to prominent Phillip Island and San Remo landowner John Cleeland in July 1870. Marine Parade became a focal point for visitors to the town, with several hotels soon constructed along the waterfront. Further land development appears to have occurred during the mid-1920s. This house is believed to have been constructed by an English builder during the c.1930s as a Men's Boarding house (p.c). Hand made concrete bricks and river pebbles have been used in its construction (p.c). It is one of the last houses remaining along Marine Parade.

## Historic Themes

### Thematic Environmental History

13.3 Tourist Resorts: The tourist industry has been a part of the economy of San Remo and Phillip Island since the late nineteenth century when it became a popular resort with locals from the Bass Valley and with holidaymakers from Melbourne. A wide variety of accommodation types became available to visitors, including hotels, guest house and holiday homes.

## Listings

### References

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish plan of township of San Remo			
Joseph White	One Hundred Years of History	1974		
Les Blake	Place Names of Victoria	1977		
Ron Cherry	Pers. Comm.	2004		

### Conservation Plans

### Owner Type

## Section 32 Recommendation

### Owners/Occupants/Managers

### Other Notes

### Application Detail

### Adviser Comments

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**Planning Scheme Amendments**

**Overlay Controls**

**Planning Scheme Schedule**

**External Paint Controls?**            Yes

**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

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