

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 3 Hopetoun Street INVERLOCH

**STUDY NUMBER:** 165

**HERITAGE OVERLAY NUMBER:** HO93

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF KIRRAK

**SIGNIFICANCE RATING:** Local



House, 3 Hopetoun Street, Inverloch

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole of allotment.

**HOUSE**Heritage Overlay No **HO93**

Property No

File Number

Heritage Study No **165**

Heritage Grading

HPD Number **176**

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location **3 Hopetoun Street INVERLOCH**

PARISH OF KIRRAK

COUNTY OF BULN BULN

INVERLOCH (T)

Planning Authority

Ward **Townsend**

Access Description

Map Number

**0**Map Scale **1:100000**

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Whole of allotment.

Published Extent of Listing

Significance **Local**

Statement of Significance

The house at 3 Hopetoun Street is of local historic and aesthetic significance. The site is historically significant as part of the original landholding of one of the earliest settlers in Inverloch, Jacob Thomas. 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 Inverloch's settlement. The house is aesthetically significant as a largely intact example of a late-Victorian or early-Edwardian style villa.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

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.

Date Assessed **10/08/2004** 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

If a front fence is erected it should be of an appropriate style (e.g. timber picket or woven wire).

Investigate original paint colours when due for a repaint.

Investigate original external paint colours when due for a repaint.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

Builders/Makers

Unknown

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**Physical Description**

The house at 3 Hopetoun Street Inverloch is a single-storey late-Victorian/early Edwardian style weatherboard villa with a hipped corrugated galvanised steel roof and skillion verandah integral to the roof line. The gabled front bay contains a tripartite timber-framed casement window with a pressed metal awning. The paired timber-framed windows to the front and side elevations are presumably non-original. It is believed that the it is comprised of two structures which were put together to form one building (p.c).

**Physical Condition and/or Archaeological Potential**

Good

Usage Residence/Holiday House

**Associated People**

Jacob Thomas

**Historical Notes**

The first leasehold in South West Gippsland was obtained by George Raff in 1842, but this was later absorbed into George Black's Tarwin Meadows Run in 1851. Black later cleared the land for grazing and farming. When cattle runs were opened for farming by the Land Act of 1869, selections made in South West Gippsland included Inverloch.

The seaside town of Inverloch was first named Anderson's Inlet after the first permanent European settler in Western Port, Samuel Anderson. A lowland Scot, Anderson had worked for the Van Diemen's Land Company until he sailed across Bass Strait in 1835 and settled on the Bass River. Here he successfully grew wheat and encouraged his brothers from Scotland to join him. The township of Anderson Inlet was proclaimed in 1886, and renamed Inverloch in 1889, presumably in honour of the retirement of Sir Henry Brougham Loch, Governor of Victoria from 1884-89. The nearby township of Loch, was also named after the Governor. The name also derives from the Gaelic 'inver' meaning 'at the entrance to' and 'loch', meaning 'lake'.

Inverloch developed as a fishing village and as a small-ship port to service the farms being established around the Inlet. By the late nineteenth century it was established as both a seaside resort and a port for transporting local produce to Melbourne. In the 1890s, when coalmines were opened in Korumburra, Outtrim and Jumbunna, Inverloch was the nearest seaside holiday resort. When the State Coal Mine opened at Wonthaggi in 1909, the coal was initially shipped to Melbourne from Inverloch until the Nyora-Wonthaggi line was opened in 1910. Many of the mine-workers lived in Inverloch, and cycled to Wonthaggi every day. When the mine closed in 1968, some of the miners' cottages were transported to Inverloch as holiday homes.

Hopetoun Street was named after John Adrian Louis Hope, Lord Hopetoun, 7th Earl of Linlithgow, and Governor of Victoria from 1889-1895. Hopetoun Street, Inverloch forms part of the original Allotment 15A of Section 1, Township of Inverloch, consisting of almost 20 acres, and purchased by Jacob Thomas on 25 May 1883. The large allotment appears to have been subdivided at the turn of the century, and this house appears to date from the early c.1900s.

**Historic Themes****Thematic Environmental History**

13.2 Coastal Towns and 13.3 Tourist Resorts: The coastal town of Inverloch, established on Anderson's Inlet in 1886, became a popular resort in the late nineteenth century with locals from mining districts, and from 1909, with miners from Wonthaggi. When roads and motor transport became more accessible in the 1930s and 1940s, it became popular with holidaymakers from Melbourne. Families enjoyed holidays of four weeks or more in the same rented house, and many families stayed in the area until Easter. Many holiday-residents have retired to Inverloch permanently.

**Listings****References**

Author	Title	Year	ShelfLocation
E P Brewster (ed.)	Looking Back at Inverloch	1988	
Inverloch Historical Society Inc.	Anderson Inlet Inverloch: A Short A-Z History	1997	
Les Blake	Place Names of Victoria	1974	
Les Blake	Vision & Realisation, Vol. 3	1973	
Norman R Deacon (ed.)	Anderson Inlet Inverloch: Inverloch and District Identities and Pioneers	2000	
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	
Robin Bowman	Pers. Comm	2004	
Thomas Horton and Kenneth Morris	The Andersons of Western Port	1983	

**HOUSE**

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**Extra Files**

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**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

**Tree Controls?** No

**Name of incorporated plan** No

**Outbuildings/fences not exempt?** No

**Aboriginal Heritage Place?** No