

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 25 Hopetoun Street INVERLOCH

STUDY NUMBER: 167

HERITAGE OVERLAY NUMBER: HO95

LOCAL GOVERNMENT AREA: Bass Coast Shire



House, 25 Hoeptoun Street, Inverloch.

Image Date: March 2004

EXTENT OF LISTING:

Whole allotment.

HOUSE

Heritage Overlay No **HO95**

PropertyNo

File Number

Heritage Study No **167**

Heritage Grading

HPD Number **180**

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location **25 Hopetoun Street INVERLOCH**

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 allotment.

Published Extent of Listing

Significance

Statement of Significance

The cottage at 25 Hopetoun Street is of local historic and aesthetic interest. The site is historically significant as part of the original landholding of one of the earliest settlers in Inverloch, Jacob Thomas. The cottage is demonstrative of the aspirations and means of the early settlers in the area, and provides evidence of an early phase of Inverloch's settlement. The house is of aesthetic interest as a largely intact example of an early-Edwardian cottage.

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 **14/07/2004** Assessed By **Fwoodhouse**

Comparisons

Rare Assessment

Intact Assessment

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

Recommended Management

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

Originally a double-fronted, single gable (with vent), Edwardian cottage, the house has been altered by a c.1950s renovation which included infilling the verandah to create a sleepout. The roofline now extends from under the eaves and the additional roof is constructed of corrugated galvanised steel. Original windows are double-hung sashes. Verandah posts are tapered brick piers with moulded capitals supporting timber posts. The c.1930s brick fence comprises rendered piers, panels and steel rods between the piers. Wire-mesh gates open to the front and side paths to the house. An original chimney and outhouses are visible.

Physical Condition and/or Archaeological Potential

Overall the house appears to be in poor condition, especially the front addition to the house.

Usage **Residence.**

HPD Number 180

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Associated People

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 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.

The large Allotment of 19 acres, and 27 perches, in the Township of Inverloch, Parishes of Kirrak and Drumdemara, County of Buln Buln, was purchased by Joseph Thomas on 25 May 1883. It is shown on the first Parish Plan as Allotment 15A of Section 1.

The block is now bordered by The Esplanade, Pier Road, Williams Road and Bay View Avenue. High Street was formed where seven properties once abutted this large parcel of land.

Hopetoun Street was named in honour of the Seventh Earl of Hopetoun, Viscount Linlithgow, who succeeded Sir Henry Loch as Governor of Victoria 1889-95. The house at 25 Hopetoun Street, though somewhat altered by a later addition, appears to be of late Edwardian origins and may be one of the earliest houses to have been built in the street.

Historic Themes

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
Chris Cunneen.Hopetoun, John	Australian Dictionary of Biography	1983	
Adrian Louis Hope (1860-1908)			
Norman C Deacon	Anderson Inlet A Short A-Z History	1997	

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

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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