

Heritage of the City of Casey Historic Sites in the former Cranbourne Shire



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enhancing our heritage

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Introduction

This report is a brief examination of the heritage sites listed on the former *Shire of Cranbourne Planning Scheme*, with a view to defining what was significant about the sites and therefore give some guide to their future management.

Method

Each site was inspected with the owners and City of Casey planning officer or conservation officer. Photographs were taken inside and out of the heritage buildings on each site and any background history sought. Official records such as the shire's rate books¹, subdivision plans² and title data were then consulted towards documenting the history of each place. Local history publications (such as those by David Mickle and Neil Gunson) and files from the National Trust of Australia (Vic) were also examined³. This information was then summarised in a citation on each site. These follow in alphabetical locality and street name order, with the level of significance identified for each, being either State, Regional, or Local significance.

Balla Balla,

Baxter Tooradin Road, Cannons Creek: *Regional significance*

St Germain's

Other Names: St Germain's Pre-emptive Right

McCormacks Road, Clyde: *Regional significance*

St Johns Church of England

Childers Street, Cranbourne: *Regional significance*

Cranbourne Post Office, Court House & Shire Office

Sladen Street, Cranbourne: *Regional significance*

Rawlins Cottage

Worthing Road, Devon Meadows: *Regional significance*

Lyndhurst Primary School

310 Dandenong Hastings Road, Lyndhurst: *Regional significance*

Craig's selection, now Jatoki Farm

Other Names: Quilley Park

55 Craigs Lane, Pearcedale: *Regional significance*

Isles View

40 Bayview Road, Tooradin: *Local significance*

Tooradin Estate

300 Lynes Road, Tooradin

Other Names: Tooradin Pre-emptive Right: *Regional significance*

Fisherman's Cottage

Other Names: Haines' house

Mickle Street (rear), Tooradin: *Regional significance*

¹ referred to as RB in the following document
² referred to as LP for lodged plans of subdivision in the following document
³ referred to as NTA in the following document

Further Work

This was a preliminary investigation only which used mainly published or official sources readily to hand and which was carried out within narrow time and budgetary confines. Further work is needed to allow verification of dates and associations with each site. This should be done in conjunction with local authorities such as David Mickle and members of the relevant historical societies, by distribution of this document for their comment. A copy should also be sent to the relevant property owners. Family papers should also be pursued along with photographs of each site. Some oral sources have been suggested by owners and these are listed in the bibliography for each place. The report should then be reviewed, providing the basis for an ongoing interpretation of these valuable sites.

Similarly, all reasonable effort should be made by the City of Casey to support the owners in the custody of these sites and in any genuine restoration activity. The City should also provide for relaxation of any pressures (zoning for land use, intensity of use or rate increases) which might dictate against the conservation of these properties.

Acknowledgments

John Eichler, Planning Officer, City of Casey;
David Westlake, Conservation Officer, City of Casey;
National Trust of Australia (Vic); and
each property owner

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Wise, *Victorian Post Office Directory*, (WD)

BALLA BALLA PRE-EMPTIVE RIGHT & HOMESTEAD

Baxter Tooradin Road, Cannons Creek



View from north

History

The 6000 acre (later 3840) Western Port pastoral lease of Balla Balla was taken up by Robert Innes Allan, reputedly in 1839, with Charles J Haslewood taking over in 1848¹. It supported 120 cattle and 2000 sheep². Other documents suggest that Allan renewed his lease in March 1848 when it was 6000 acres and supported 400 cattle³. The next lessees were Henry Foley in 1850 (3840 acres, 120 cattle, 2000 sheep), Henry Jennings in 1852, and James S. Adams in 1854 and Alex M. Hunter in 1872⁴. In Foley's time the run was 2 miles wide and 3 miles north-south and sited below William Smith's property⁵.

In the 1870s, when the property was leased by Alex McLean Hunter (a well-known stock breeder), it was described as on Rutherfords Creek, 5 miles south of Cranbourne⁶. Hunter

¹ Billis & Kenyon, *Pastoral Pioneers of Port Phillip*, p.170; see also Spreadborough, *Victorian Squatters*, p.150-1
² *ibid.*
³ Public Records Office (PRO) Run Papers #172 application 24.3.48
⁴ Spreadborough, p.150-1
⁵ PRO loc.cit.

was perhaps best known for his (and his brothers') holdings in the Euroa and Mansfield districts in the 1830s-40s. He was born at Edinburgh in 1821 and overlanded to Port Phillip in 1839. He married Eliza Bostock in 1850 but ended his life, drowned at sea, in 1892¹. He held Seven Creeks, Tarwin Meadows, Mt. Eliza, the Broken River, Maindample and Mt. Battery, among other pastoral leases².

Despite Hunter's continued leasing of some of the run, Jennings gained a pre-emptive title from it in 1854 and immediately sold his part to Dr. James Smith Adams³. Adams was listed as a Cranbourne farmer in c1867-8⁴.

Gunson wrote of Adams:

A graduate of Glasgow University (L.F.P.S., 1839), he had lived in Woodchester, Gloucestershire before emigrating to Australia. A colourful personality, like his colleague at I.Y.U. (Dr. Jamieson), he appears to have been a shrewd dealer in horses and, although civic minded, to have aroused considerable feeling.

William Lyall regarded him as 'a man quite devoid of principle' in February 1854 when he settled with him for his lean cattle. One gets the impression that both the medical gentry and the clergy who engaged in pastoral pursuits managed to do things which would not have been tolerated in other men! Adams took an active part in affairs of the district and later owned considerable property in the Lang Lang area."

Edmund Callanan, grazier and son of the surveyor, Michael Callanan (Langwarren, 1861-8), stated that he was been born at Balla Balla, probably in the 1860s⁵.

Hunter was rated as owner occupier of 1759 acres in the parish of Sherwood and a house in the mid 1870s. This included this site, as part of the PR, and CPs 82-6⁶. By the early 1880s he leased nearby Quail Island from the crown as well but in 1882 the 'house' part of the property description was crossed-out. Despite this he was listed in Victorian directories as a Cranbourne farmer c1884⁷.

Within two years Hunter had sold to another Mansfield grazier, Donald K. Tolmie, the house entry was now 'good house etc.' (unusual rate description for this area) and the annual rate valuation had risen by nearly 100%. This indicates that a major part of the present house was built then, possibly for Hunter, just prior to the sale⁸.

Tolmie lasted three years, after which George T and John G. Johnson (described as gentlemen) became the owners as well as taking the Quail Island lease⁹. Sometimes listed as speculators, other times as gentlemen, the two continued with the site into the 1890s when CA95G was added to the holding making it 1882 acres¹⁰. In that era, pastoralist, Stephen Staughton, leased the property from them for a brief period, c1895-6¹¹. (A George J. Johnson was a Bonang grazier in that period while there was a John G. Johnson living at Northcote¹².)

Eric Jackson came to Balla Balla in the 1930s and subsequent changes to the property included the rendering of some of the house brickwork in the 1950s¹³. Recent work on the

6 ibid.; Gunson, *The Good Country*, p.120
1 Billis & Kenyon, p.86; Peck, *Memiors of a Stockman*
2 ibid.
3 Gunson, p.52
4 BD1868
5 Sutherland, *Victoria & Its Metropolis*, p.392
6 Shire of Cranbourne Rate Books (RB) 1874, 415
7 Wise, *Victorian Post Office Directory*, (WD) 1884-5
8 RB1884, 434; WD1884-5
9 RB1887, 281; 1889, 769
10 RB1898, 722
11 RB1896, 878
12 WD1888-9
13 present owner, pers.com.

roof has revealed the date '1856' written on the former kitchen chimney below the roofline, with attached names (4) including that of John Munro.

Description

Balla Balla was shown in an early photograph (1940-50s?) as a two-storey hipped roof and stuccoed house with a finely detailed two-level hipped roof verandah¹. To one side of this wing of the house was a single-storey gabled and verandahed (hipped roof, slim timber posts) wing with a fretted barge. Part of this verandah had been enclosed, reputedly as a bathroom. The main verandah included open-work or panelled (timber?) supports and friezes, with what appears to be possible added posts. The verandah already looked to be in poor repair.

Today Balla Balla is a one and two-storey, part stuccoed (new) Colonial Georgian style house. It has a simple hipped and slated roof (new slates) over the two-storey section and a gabled and slated roof (new slates) over the single-storey wings. These wings are symmetrically arranged either end of the two-storey wing. Another similar wing (containing the kitchen) extends perpendicular to the main wing: some of this wing is thought to have been the oldest (1856) building on the site (kitchen, former hut?).

French windows on both lower and upper levels of the central wing show the presence of a two-level verandah. This is currently a new timber post-supported verandah with an open terrace at the upper level, slatted balustrading and a timber frieze which resembles that of the early photograph.

The French windows (part new, some reversed) and slim cemented chimney cornices suggest a date from the 1870-80s for the centre two-storey section. The main entry door in the central wing is the typical central door with top and side-lights. The windows on either side have six-pane double-hung sashes. The side wings also have French windows and fretted barge boards, recently rebuilt to match the original in a wave pattern. These wings also have new hipped roof timber-post verandahs on the north side. The wings are thought to have been added after the erection of the 2 storey section and the kitchen.

The lower storey of the elevation which faces Quail Island and Westernport Bay (rear), is not stuccoed but, instead, faced in red English bonded hand-moulded brickwork (190 x 65 x 100mm, close to American size of the time of 190 x 95 x 57mm). The bond indicates a 1870s date². It is probable that the whole house was once face brick. Window bays protrude from the side wings on this face. Here there are unusual slim French windows set in each of the three facets in each window bay. A new cement threshold has been created on this face. Otherwise the openings are as they were on the north face, with a transverse gabled wing at one end. Other gabled structures are close to the house. Two cellars exist under the house, one at the east and the other at the west end near the kitchen, indicating possible further construction stages.

Planting at the rear of the property includes two mature Canary Island date palms and one Italian cypress, possibly planted early this century (the palms are visible as about 3-4m high in the 1940's photo).

Inside, the main entry is via an unusual transverse passageway (see also Kitchen's Toomuc Valley Orchard house, 1886-). From this room, with its panelled ceiling, there is an arched entry into the stair hall. This arch extends into a minor barrel vault which supports the return flight of the stair above and gives access to a door to an under-stair space. A black marble fireplace and an unusual slate fireplace survive, along with cedar joinery and side cupboards to the fireplaces.

¹ copy held by owner

² see M Lewis, 'Tradition & Innovation in Victorian Building, 1801-1865', MU thesis 1972

Significance

Balla Balla is of Regional Significance for its link, by history and part of its fabric, to the early and formative pastoral era in the Westernport and Gippsland districts. The house, by its original construction, relative integrity and style, appears to be substantially from the 1870s or early 1880s and as such is linked with Alexander M Hunter, a well known grazier in the colony at that time. Part of the building can also be linked with Dr. Adams who was also a noted figure in the district.

Balla Balla homestead is in part the city's oldest known house and the major part of the house is among the city's oldest buildings. Although the house has been renewed in many sections of the interior, it still has valuable joinery such as the French windows, cupboards and stair. The fireplace mantels are also notable, as is the unusual plan.

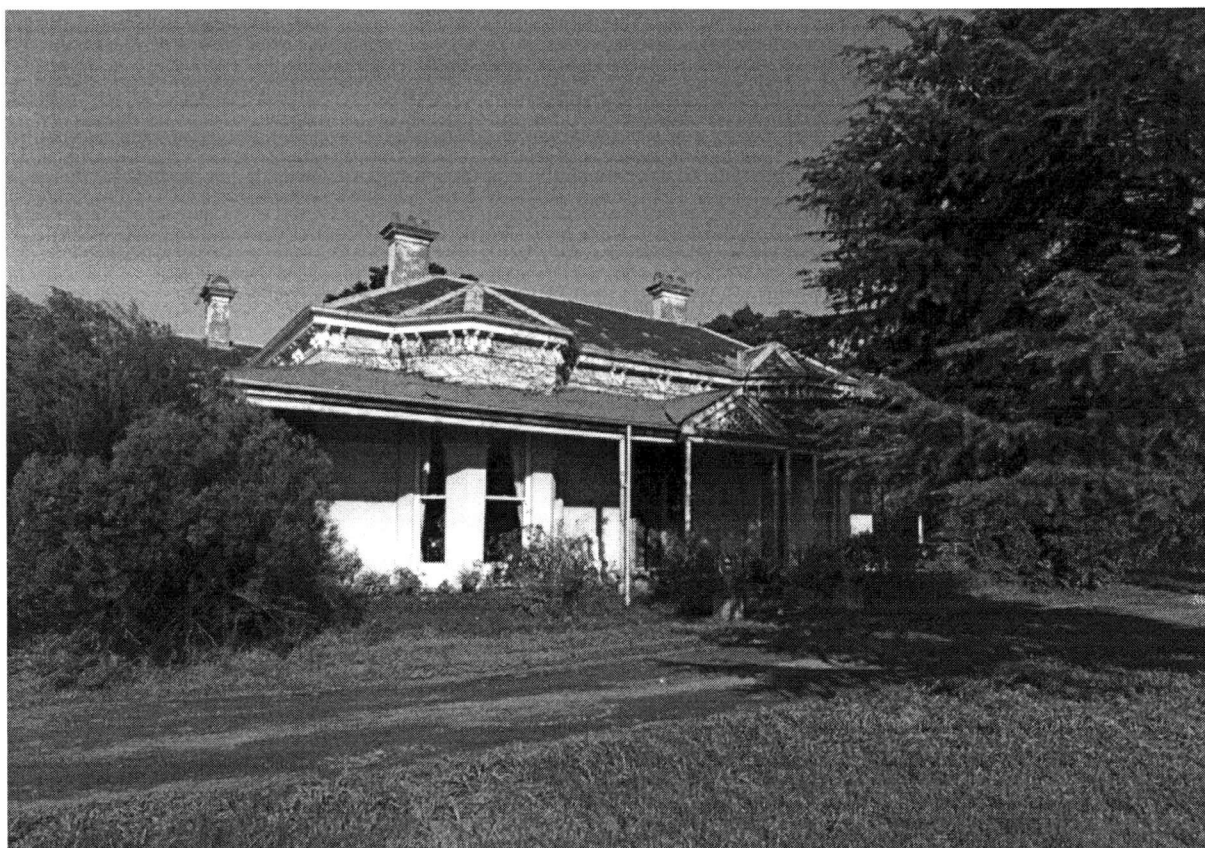
The remaining palms and cypress are of local importance as mature individual specimens and as major parts of a former period garden setting for the house, although not contemporary with the earliest fabric.

Sources

1. Gunson, *The Good Country*, p.37, James Adams 52, 54, Hunter 120, 121, 171
2. City of Cranbourne collection (now City of Casey) lot 5 LP127833
3. Champion, p.87 First settled (PR) c1850, homestead built c1850-60
4. Cranbourne Shire Rate Books
5. Peck, p.157, 244, 247
6. Births Deaths & Marriages index: Alex & Eliza (nee Bostock) have son, Evan, in 1854
7. Robin Jackson, verbal and 1940's photo.

ST GERMAINS

McCormacks Road, Clyde



History

St Germain's was taken up in 1845 by James Buchanan; then Alex Patterson in 1848; Vaughan & Wild in 1860; John Myers in 1862; and, in 1869-73, Alex Patterson again had the run, until its cancellation. The lease was 5760 acres and supported 300 cattle¹. Patterson was granted the pre-emptive right for the lease in December 1888 after having acquired 3000 acres of the run in 1859².

Patterson (1813-1896) was described as one 'of the most influential men in the Cranbourne district' by Gunson³. He was for 14 years a shire councillor and president in the 1870s. He is also said to have built the first house on this property in 1851 which was demolished in 1893,

¹ Billis & Kenyon, p.274
² parish plan; Sutherland, *Victoria & Its Metropolis* p.397
³ Gunson, *The Good Country*, p.35,36, 51, 54, 81, 157

presumably soon after the erection of the present house¹. Today the homestead covers some 52 squares and appears to have been built in two stages.

Patterson had been born in Berwickshire, Scotland, the grandson of a farmer, and came to the colony with a great deal of experience in stock management and breeding. After coming to South Australia with his parents in 1839, he managed stations at Wannon and Glenelg before he took up the St Germain's lease. Here, in time, he developed a strain of Shorthorn which was well adapted to that part of the country. He won prizes for his products in the Mornington Society shows of the 1850s². He also bred horses and sheep, once the area had been drained, keeping some 3000 sheep there in c1887³. He was active in the Colony's agricultural affairs, being president, secretary and treasurer at one time or another of the Farmers Horticultural Society and a founding member of many other similar groups. He was described thus by his neighbour, Terence O'Connor: 'No man has done more for Westernport than Alexander Patterson'⁴. Patterson died at St Germain's in 1896, aged 83. His sons who grew up on St Germain's were also prominent in the area's affairs. John D Patterson stayed at the property with his father and moved away to nearby Jesmond Dene after his marriage in 1903. His only daughter, Helen, married in 1886, and eventually became active in many national women's groups.

After subdivision of part of the estate in 1906, the local population growth meant the erection of a school nearby on the Ballarto Road SS3689 (later Cardinia). Another school associated with the land was the Lisbaun school SS4196 which was sought by the owner of St Germain's, E McCormack, on behalf of residents at Cardinia Creek. He leased a 4 room cottage on the farm for use as a full-time school from 1924. The school was closed in 1937⁵.

The property was itself sold in November 1906, then being 2548 acres and containing 'seven miles of acacia hedges.. a substantially built modern brick house of 16 rooms with large underground cellar and tanks men's quarters, stables, stockyards, etc.'⁶. The next owner was Fitzgerald in 1912, Halbert and Bell 1917, McCormack 1918 and Seymour 1965⁷. The present owners, A & Y Knowles, have held it since 1970 and have opened the property for public viewing on several occasions.

Description

This large Italianate style stuccoed and verandahed hipped roof house is set in the remnants of what was once an ornamental pleasure garden with specimens including *Washingtonia sp.* palm, canary Island date palm, cordyline, *Brachychiton sp.* (Kurrajong), stone pines and elms in the paddocks near the house. Like the Tooradin estate house, St Germain's has a gable in the hipped concave-profile verandah, aligned with the front door. In addition it has protruding hipped-roof window bays either side of the door. The door itself has deeply moulded panels and side and top lights, with coloured leadlight glazing typical of the late 19th century. Verandah posts survive but the friezes, brackets and capitals are gone (currently being reinstated?).

Other elements include typical eaves bracketing, cemented and corniced chimneys, a slate roof and a rear service yard with well and encircling verandah (timber posts and capitals). Typically, the walls in this section have not been stuccoed. The walls are cavity brick.

1 Gunson, *The Good Country*, p.51 cites *Cranbourne & County Herald* 25.8.1893

2 *The Patterson Family of St Germain's*

3 Sutherland, loc.cit.

4 ibid.

5 Vision & Realisation V3 p.1325

6 press cutting November 1906 from M Nutchley, Middle Brighton

7 ibid., annotated press cutting

Changes

The verandah detail has been removed and the verandah floor replaced. The rear verandah floor is now concrete, part of the verandah is enclosed and one of the rear chimneys has been modified.

Significance

St Germain's is of Regional Significance for the relative age and size of the house, the remnants of its ornamental landscape setting and its connection with the early pastoral history of the region. Most of all it has value as a creation for the locally prominent figure, Alexander Patterson, and the home of other members of the regionally important Patterson family.

Sources

1. City of Cranbourne collection (now City of Casey) owner
2. Cranbourne parish plan St Germain's pre-emptive right -Alex Patterson, (grant 7.12.88) also has CA 70,71 and south of Cardinia Creek PR CA74 (Terence O'Connor);
3. National Trust of Australia (Vic.) file 3143
4. Gunson, *The Good Country*, p.35,36, 51, 54, 81, 157
5. T Patterson, *The Patterson Family of St Germain's* (pamphlet sent to James Lecky 14.2.1936 from Thomas Patterson, East Malvern

ST JOHNS CHURCH OF ENGLAND

Childers Street, Cranbourne



History

The foundation stone for this church was laid by the vicar-general in front of more than 200 persons, 24 May 1864. It was completed for services in January 1865, as just a nave (36'9" x 22'8") and the west porch with the chancel arch bricked in awaiting completion. The building was licensed in April 1866 as a place of worship¹. The architect was Nathaniel Billing and the architectural style chosen, typically, the Early English parish church manner. The church was also described as being built in two colours of brick (bichrome) with white brick dressings to 'openings and angles' which was an early use of coloured brick².

Francis Brumby Esq., a lay preacher, laid the stone in 1909 for the next major stage which was the chancel and vestry. Just before this date, the church is shown as a simple buttressed

¹ Gunson, *The Good Country*, p.66; *Cranbourne Sun* 29.4.1991 cites church historian Audrey Braithwaite; Gunson, *The Good Country*, p.66

² National Trust of Australia (Vic.) files *One hundred years and more...*, cites 'Church gazette for the Diocese of Melbourne' 1.8.64 which quotes the *Argus* 4.7.64 and 24.5.64

Francis Brumby Esq., a lay preacher, laid the stone in 1909 for the next major stage which was the chancel and vestry. Just before this date, the church is shown as a simple buttressed brick Gothic Revival church, with a gabled porch, and twin windows in the gable-end with a circular roof vent at the top of the gable¹.

Early services were thought to have been in the Lyndhurst denominational school (see Lyndhurst primary school). Later, after Cranbourne had developed, they were held in a teacher's house (Fred Parker) where the Sunday school was also held². The co-founder of the church in Cranbourne was the publican Robert Gooch (reputedly linked with the Mornington Hotel, later Kelly's) and particularly his wife (one of Bishop Perry's Sunday school teachers in England). A blacksmith, James Nelson was the first precentor at the church³.

Dean Dr. Macartney chaired a meeting in 1861 which proposed to obtain clergy and build a church, resulting in the Dean applying for a Cranbourne township church reserve from the government⁴. The trustees for the site were RB Chomley of Lyndhurst, Charles Rossitor, John Wedge, FJ Parker, and Thomas Gooch.

Two years later (1863) the Dandenong, Cranbourne, (and Berwick) church district was formed with the Rev. Thomas Serjeant temporarily in charge from Dandenong. Another vicar (Rev. Whitmore Carr) arrived in time for the erection of the Dandenong St. James in 1864 and this church at Cranbourne. He also lived in Dandenong.⁵

Rev. Charles LH Rupp was the first resident minister appointed to the new parochial Cranbourne (and Berwick) district in 1865. After the licensing of the church in 1866, Bishop Perry gave a service there in the following November⁶. Other early readers included William Horner (1868) and HE Thomson (1869) who came from Hastings. They commenced a long period when readers served the church (1868-95) rather than clergy.

A long-term reader at the church and resident in Cranbourne was Robert Shekleton who conducted services at Cranbourne and Tooradin from 1885⁷. One result was the building of the vicarage in 1889 and the construction of other church buildings around the district⁸. The Cranbourne parochial district was created in 1895, reputedly because of the hard work of Shekleton⁹. Vicars who followed included Revs. Arthur Allnutt, Herbert Hitchcock and AA Wilshire.

Since the creation of the church reserve, subdivision has occurred of two blocks in Bakewell Street¹⁰. A flat roof, brick narthex has been added to the end of the church in the mid 1970s.

Description

This is a simple gabled Gothic Revival brick church (painted) in the Early English parish church manner which has been noted as an early use of two-colour brick. This type of brickwork shows the influence of Italian Romanesque and Gothic. Coloured glass windows in the chancel includes dedication dates of 1.7.1950, 19.12.62 for Florence and Richard E Einsiedel. Added to this simple gabled form is the gabled and buttressed chancel and skillion vestry which detracts from the original form. Perhaps the most unrelated addition has been the new narthex which although equipped with buttresses and a similar brick finish, has a flat roof. The interior of the church is plain.

1 ibid., p13
2 ibid., p66
3 Gunson, *The Good Country*, p.63
4 Gunson, loc.cit.
5 ibid.
6 Gunson, *The Good Country*, p.66
7 ibid., p.160 cites report in 1890
8 ibid., p.134
9 ibid.
10 see LP80234

The flat roof and the junction of the narthex have reputedly caused drainage problems and water ingress into the old part of the church. The slate roof and gable cappings on the old section are also in need of repair.

An old timber hall to the west of the church is thought to be about 125 years old (c1870?) but this has been extensively renovated externally with only the beaded board internal lining indicating any age. Lambs-tongue mouldings indicate renovation in the 1920s.

Significance

Although altered and added to, the original gabled form and Gothic style are still evident. The building has local importance as a milestone in religious life of the area and is among the oldest buildings in the former Cranbourne Shire. The design is also of interest, in a wider sphere, for its early use of coloured face brick and the church is one of the oldest in the West Gippsland region.

The age of the timber hall needs verifying but its low integrity makes it of only potential local interest.

Sources

1. National Trust of Australia (Vic.) 2366 (recorded)
2. Gunson, *The Good Country*, p.63, 65, 66, 121, 134, 156, 66,
3. part 6-10/15 reserve gazetted 1866,p.46 (C95382), 2 acres
4. F.ST on chancel 18.8.1909

CRANBOURNE POST OFFICE, COURT HOUSE & SHIRE OFFICE

Sladen Street, Cranbourne



History

The following is quoted from Gunson, *The Good Country*, p.91-2:

‘Although the Shire Council first met in the Cranbourne Hotel the outward manifestations of authority were soon established. A Board seal had been used before 1868 and this was slightly altered as the seal of the Shire. As in many small and even some large municipal bodies, the seal has never been superseded by a grant of arms.

As early as 1866, there was pressure to build suitable offices. However, it was not until February 1871 that the Councillors felt able to build a Shire Hall and it was decided to spend £50 on the purchase of a suitable block of land and ask the Government for a grant of £1,000 for the erection of a court house. A special meeting was held on 25 March when it was resolved that the Shire Council Hall be on part of Lot 1, Section 11, a 1/4 acre block fronting Lyall and High Streets and that it be bought from E.T. Tucker for £250. In January 1873, it was further resolved to ask the Department of Public Works to draw up plans for the

projected public building containing Court House, Post Office and the 'usual offices'. However, it was not until October, after a deal of negotiation, that a sketch plan of the proposed Hall was received. There was also a legal hitch in that there was difficulty in obtaining the title to the land which had been promised by Tucker's executors. Finally, on 15 November it was resolved to erect a building similar to the Casterton hall at a cost of £1,500 if the Council could provide the extra £500. Construction on the projected building was held up in September 1874 because the bricks were not dry.'¹ (The bricks were thought to be from a Mr. Todd who drew his clay from a hole near the Narre Warren railway crossing and the builder was William Smith)

'On 6 March 1875 a special opening ceremony was held. William Lyall laid the foundation stone with a silver trowel prepared for the occasion, and documents and coins were placed in a cavity in the inscription stone. At its meeting on 18 September 1875, the Council moved to the new Shire Hall for the first time and, from October, meetings were held monthly on the Saturday following market day. Social functions were occasionally held in the new hall, one of the first recorded being a ball in aid of the Alfred Hospital in November 1876. The fact that the building was duly occupied led to complications. The Council refused to accept responsibility for a swarm of wild bees which settled under the gutter over the portico approaching the Post Office, complaining themselves the 'great nuisance' to the Postmaster General.'

'Last week a serious accident occurred owing to the bees attacking a caller at the Post-office causing him great suffering, and injuring his horse and vehicle, the former bolting owing to such attack.'²

'In December 1897, the Shire Secretary was to be astonished to find persons engaged by the Crown Law Department making preparations to add two rooms to the Shire Hall on the assumption that the building 'belonged to the Government'³. On the matter being pursued, the government insisted that the Council had no exclusive right to the Shire Hall. At length, in April 1900, the Premier agreed to recognise the Council as owner though conditionally upon the Crown Law Department being granted the use of the Hall at £5 per annum in perpetuity. The Council objected and the President interviewed both the Premier and the Solicitor General. When original letters from the government in 1876 and another of 1895 were produced in proof of the Council's ownership the matter was reconsidered. By July, the Crown Law Department was prepared to ask for terms of rental and the Hall was offered for use as a Court at the same fee.'

Other dates connected with the building are:

the installation of the clock in 1891;

added postmaster's residence 1892 (porch, 2 bedrooms, kitchen and pantry);⁴

a new porch at the north-east corner in 1910 with new office fittings in the adjoining mail room (designed by P.W.D. district architect, JB Cohen in 1909 and built by JB Foster et al.)⁵;

a carefully designed addition at the west end, made in 1913, which appears to have allowed the original council chamber to be used as offices [?] (designed and built by CF Ballantyne)⁶; and

a (failed) bid to shift the workings of the shire to Koo-wee-rup in 1923⁷.

1 National Trust of Australia (Vic.) *Pakenham Gazette* 5.6.1974 letter from J Lineham
2 cites Council letter book 1881-9, p.277 Sep. 1883

3 cites *Cranbourne & County Herald* 14.1.98

4 National Trust of Australia (Vic.) contract drawing 17.10.92

5 National Trust of Australia (Vic.) P.W.D. drawing contract dated 10.2.1910

6 F.ST

7 Gunson, *The Good Country*, p.197; *Pakenham Gazette* 19.6.74 F.ST laid by Shire president Cr. John Lloyd

The 1927 Back-to-Cranbourne gathering at the hall is remembered as one of the major social events in the town when some 1000 persons tried to crowd into the hall. In 1948 the town hall was occupied for a council chamber and office space, ending its public hall role.

A post office had been established in Cranbourne, reputedly in 1857 and, from 1875, occupied a major part of this building. Some of its functions were beginning to depart (exchange) by the late 1970s. However, perhaps the most important date in the history of the complex was when the building was under threat of demolition in 1974 to make space for the new offices. The main figures identified with a bid to save the offices and shire hall was William Facey (now dead) whose grandfather had arrived in the district in 1862 and James Lineham whose ancestors settled at Clyde in 1854¹. Facey's grandfather, AN Facey, had also been appointed as Shire Secretary in 1884.

They noted that the building was not just a shire hall but the district's only major public hall for a long time and hence had a long involvement with the history of the community and its social life². The Cranbourne council had approached the National Trust for a verdict and the Trust had pronounced it unworthy of Classification (then the Trust classified buildings of State importance only and has since revised its policy). The Council had thus felt justified in demolition to allow a site for public gardens once the new offices were built³. Fortunately these plans did not go ahead.

There was also the period when the Shire library moved into the recently vacated engineers' offices attached by a covered link to the old town hall c1962. The engineers had shifted into the new offices January 1978, allowing extension of the previous 'bookmobile' Cranbourne library service which had started five years before⁴.

Description

Today this building's construction stages can be gauged by changes in brick colour and roof form. Styled at first after the Italian Romanesque, with the coloured brickwork and arched openings, the style of the building has become more diffuse with the advance of time. The hipped and gabled slate roof and generally red and cream face brick being the main unifying factors. Only the gabled Edwardian era porch differs substantially in stylistic sources and form. The building is readily seen as the oldest building in the Cranbourne township and is at the end of the notable street tree avenue heading south.

Early photographs show the building as comprising a central brick bay at the street corner, with a slated and hipped roof, which linked a pedimented brick hall on the west end, and a hipped roof post-office wing on the south-east corner. An open arcaded porch served the post office residence on the east face and an arched opening denoted entry to the shire offices on the north⁵.

The earliest plan seen is in 1892 when the residence was added. The building then included the large town hall and court room which had two fireplaces along its east wall and a door to the clerk of courts or magistrate's room at the south-east corner. There was also the entry hall and the council offices at the north-east corner. The next room appears to have been the post office, entered from the common entry hall. In that year the residence was being added. This required an entrance porch (hipped roof), passage, two bedrooms, kitchen and off the rear verandah was a bathroom. The residence communicated with the post office on the north and A. Kyle was the builder⁶.

1 see *Pakenham Gazette* 19.6.1974

2 *ibid.*, noting was hall until 1948

3 *ibid.*

4 Hooper, p.64-5

5 see *Inauguration of Commonwealth of Australia Addresses to His Royal Highness The Duke of York...from the Municipalities of Victoria*, (MAV, 1901) photo of shire hall; *Pakenham Gazette* loc.cit. c1888

6 National Trust of Australia (Vic.) contract plans

A photograph of c1920 shows a wide view of the buildings with a hipped roof wing extending south from the post office and the added 1913 office section on the west end. The gabled porch has been added to the north-east corner (east face) and a timber picket fence encloses a yard and garden at the south-east corner¹.

Today, the interior has been dramatically changed in some areas, albeit perhaps superficially. New false plaster ceilings have been installed in many areas and the old court room is now difficult to recognise as having had that use. However, the last room used for a council chamber (in the 1913 addition) has a proscenium arch which is indicative of its former use as a picture theatre and the timber ornamental trusses and boarded ceiling over this space survive above the false ceiling.

The residence section has been renovated early this century (c1910, fretted arch in hall) and rooms united more recently. However, the subdivision of this section is near to original. The former post office room at the corner has been divided.

Significance

The former post office, court house and town hall are Regionally Significant as having embodied many of the town's major historical functions in one building over a long period, longer than any building standing in the former Cranbourne shire today. It is of immense historical importance to the town and among the oldest public buildings in the West Gippsland region. The complex is also notable within the State for its combination of so many original uses in a rural township: the post office, court house, council offices, council chamber, the local picture theatre, town hall and a post master's residence.

The building is also one of the few 19th century buildings in Cranbourne and hence one of the few reminders of the area's past. It is, and has been for a long period, easily recognisable as one of the town's foundation buildings and forms a historic couplet with the adjacent street tree avenue, providing the essence of the town's character as perceived by many over time.

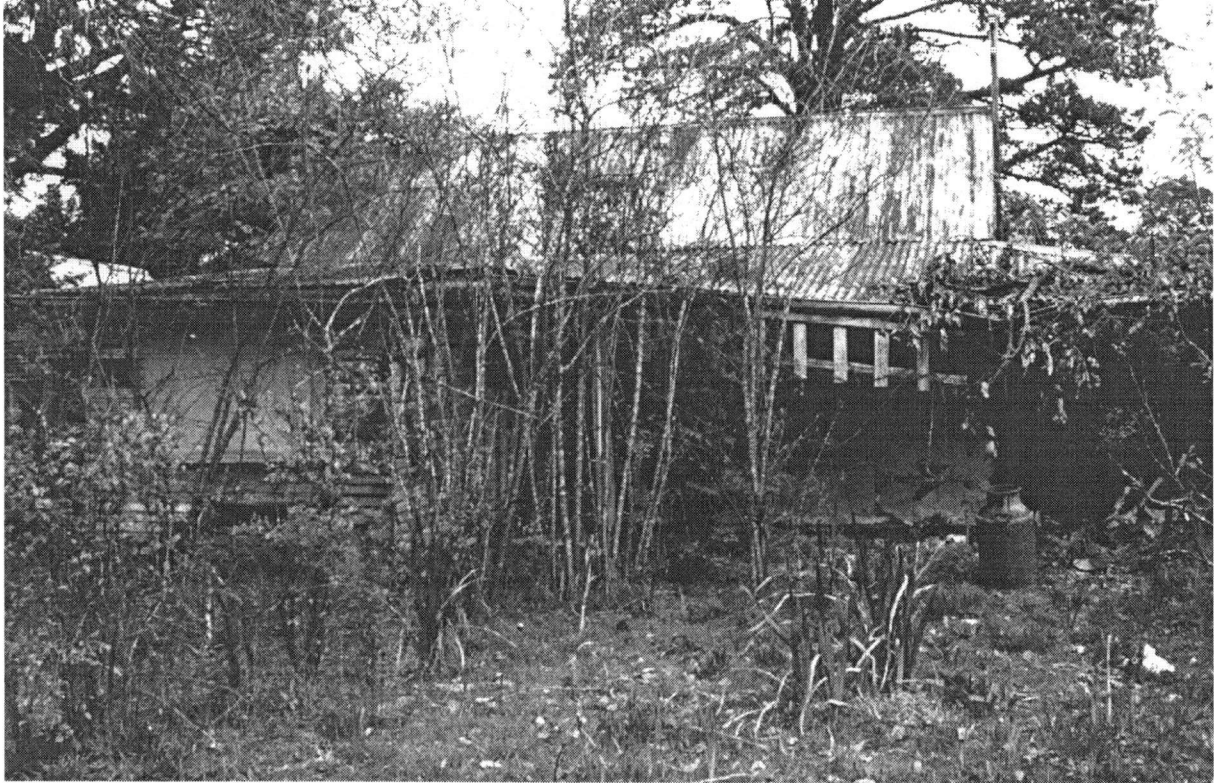
Sources

1. Gunson, *The Good Country*, p.84, 91, 92, 95, 96, 156, 155
2. Owner
3. National Trust of Australia (Vic.) file 3438 (classified 1996)

¹ see State Library of Victoria (SLV) Picture Collection LTAF 447 H89.105/66, dated c1917

RAWLINS COTTAGE, ALSO GLENBURNIE

34-36 Worthing Road, Devon Meadows



House

History

The site was part of George Poole's CP31, granted 18.10.1877 under section 33 of the Act¹. It was subdivided c1914 into 5 or 6 acre blocks with smaller lots along the main roads such as the South Gippsland Highway². As a measure of the influx of new settlers to the area, the residents successfully applied for a school at Devon Meadows in December 1914, with the new building opening one year later³. The Rawlins family were to form part of this influx.

Thomas John Rawlins was born c1881 at Minlaton, on the Yorke Peninsula, South Australia. He came to Victoria c1896 and married Eva Alice Lee, six years later, in the Bible Christian Church at Lawloit which is in the Wimmera⁴. Eva was born at Mt. Gambier and both were

¹ Sherwood parish plan, 13436/33

² Lodged Plan (LP) 6487

³ Glover & Sealey, *The History of Devon Meadows Primary School...*, 1982 (pamphlet held at the Narre Warren local history collection), p.9

⁴ National Trust of Australia (Vic.) Brown-May, p.1-2, cites Reg. No. 1503 27.3.01



Dairy

from farming families. They appear to have lived in the Wimmera until c1919, producing three children (Thomas 1903, Cyril 1908 at Nhill and Rhoda 1906 at Roseberry). Another Rawlins family, William A and Alice May Rawlins also lived at Lawloit in that period¹.

Flinders Division electoral rolls first list the Rawlins family on this site in 1927 and the *Victorian Directory* does so in 1930². Shire rate books list Thomas on this site by 1920, noting a house and the land as 10. ¹/₄ acres³.

Thomas Rawlins was a demonstrator of machinery for HV McKay's Sunshine works products and this took him all around Victoria, New South Wales and Western Australia⁴. He died April 1969, aged 88⁵. His daughter Rhoda was a sewing mistress at the local school in the Depression years of c1926-35⁶.

Rhoda Rawlins wrote to the National Trust seeking classification of Glenburnie in 1970. She wrote of coming to the property at Devon Meadows in April 1920 from the Wimmera where most of the buildings were built of wattle and daub. The first house had been built by May 1920. Her father proceeded to clear the 'virgin bush' taking out large trees and tea tree, bracken and tussocks. The site was levelled, holes were dug and posts were cut from the

1 *ibid.*, Thomas's father?

2 *ibid.*

3 RB1920-1,1392; RB1925-6, 1308 85-6/C

4 *ibid.* cites National Trust of Australia (Vic.) data form 12.10.70

5 Brown-May, Reg. No. 7909

6 *ibid.*



Shed (ruinous)

trees.. tea tree was cut and trimmed for lathes which were nailed to both sides of the posts. Mud was mixed with grass for binding and rammed between the lathes. Each day more lathes were nailed and more mud added and when the walls were completed they were plastered inside and outside with a plaster made of grass-free top soil (one bedroom retained the mud plaster as of 1970). A Dandenong timber yard supplied the roof timbers¹.

She noted that the floor was earth at first but later cement floors and a boarded floor in the main bedroom replaced the earth. Ceilings were also added in place of the mud; cement sheet and corrugated iron replaced the paling hut which had served as the kitchen and before that as the first hut on the site.

Rhoda wrote that in 1927 the kitchen was extended to include part of the back verandah and an unattached room was built as an extra bedroom. A photograph of c1942 shows the front verandah intact with a slatted frieze under the verandah beam. The roof is corrugated iron as was the chimney². The sleep-out was created as part of the front verandah in 1947.

Miss Rawlins listed the house occupiers over time: Mr. & Mrs. TJ Rawlins, Roy T, Cyril James, Rhoda M, and Norm M Rawlins. Cyril James married and moved to Sunshine by 1940; Bill M Rawlins moved to Perth in 1946 with his new bride (returned to Victoria, then at Sunshine).

¹ National Trust of Australia (Vic.) file application form 12 October 1970; also letter
² Devon Meadows primary school collection

In 1970 the house had four main rooms, with a small passageway, and a sleep-out had been added to the front verandah and extending beyond. The bathroom and laundry were in a separate room at the rear. Rhoda recalled that her father had been proud of the fact that with all the storms which passed through the area, no sheets of iron had ever lifted from their roofs.

The *Dandenong Journal* 16.12.1985 reported the 'Death of Needlewoman..' noting that Ms Rhoda Rawlins 79 had died at the Berwick Bush Nursing Hospital after a long period as the sewing mistress at the Devon Meadows primary school. While serving at the school, she often used her property for school history excursions. She was also known as a keen gardener, served as a Sunday School teacher at the Devon Meadows Uniting Church and took a 20 year interest in the Bush Nursing Hospital. At the time of her death, her nephews and a niece intended to preserve the old property.

In 1994, J Vane Bree the new owner of the property informed the shire that he supported the application to the Historic Buildings Council for adding Glenburnie to its register¹. This support has since been withdrawn.

Description

Vernacular building expert, Dr. Miles Lewis, described this complex in 1994 as built in the 'pug and pole' manner. This is where poles are fixed into the ground and a lattice formwork of horizontal saplings or branches are fixed on both sides and mud or earth rammed between. Victorian examples existed on the northern Victorian goldfields (Beaufort and Maldon) and nearby French Island but were not known by Lewis to be in the Wimmera. However Miss Rawlins, the daughter of the builder, thought her father had drawn his ideas from the Wimmera (he lived there for about 20 years)².

No other surviving examples were known by Lewis to exist other than at Glenburnie where the house, creamery or dairy and a shed to the north-east of the creamery showed the construction technique. Other buildings in the complex (some now gone), including an open shed, also possessed fragments of the construction type³.

The House

The house is a gabled corrugated iron clad roof over the two main front rooms and a shallow skillion over the rear rooms which include a kitchen. The front verandah has been enclosed and extended as a sleep-out on the north-east end and enclosed as another room on the west.

The main lower walls are pug & pole, the upper gable ends are hardwood paling or weatherboard, and other framing timber such as the verandah are sawn hardwood (part collapsed). Some of the rear rooms are clad with fibrous cement sheet. The front window is six-pane. The corrugated iron chimney is leaning precariously on the east side while another chimney, attached to the kitchen on the rear west, is of brick (part rendered).

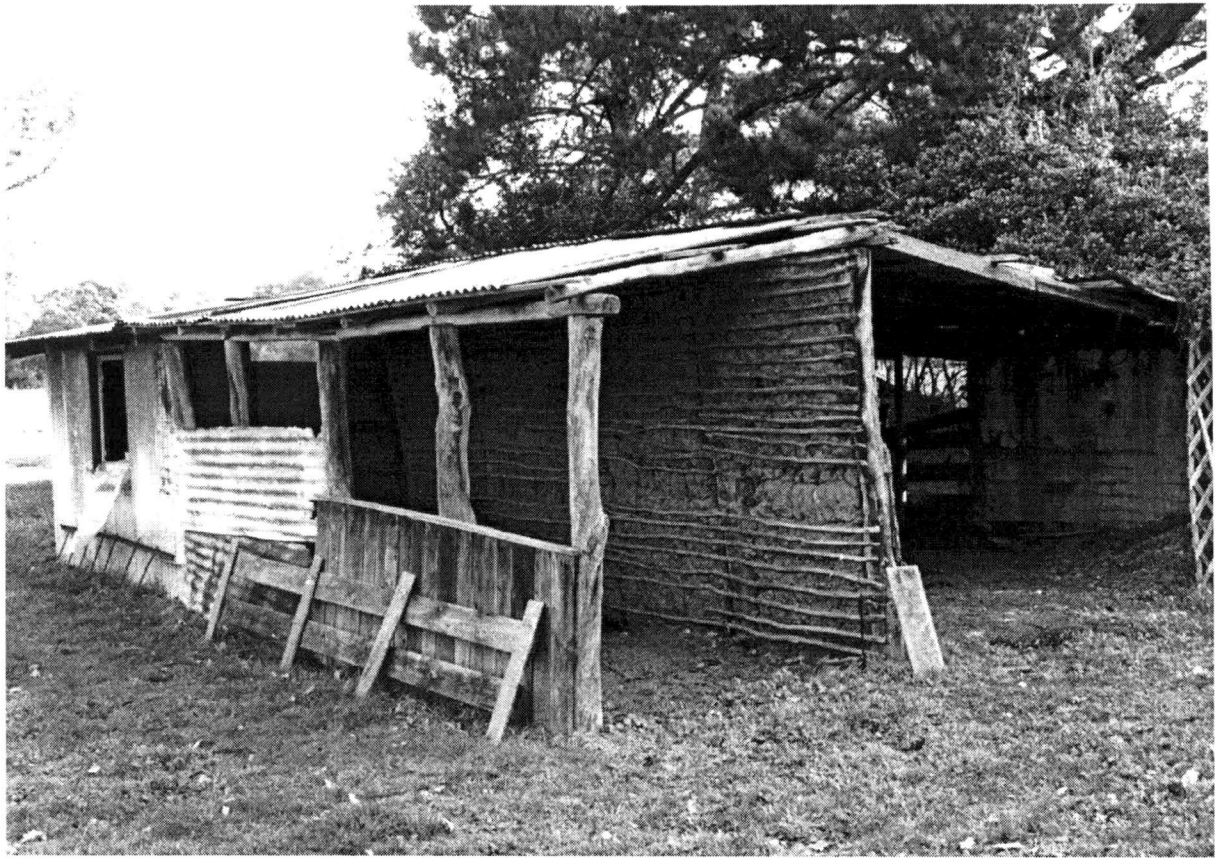
Inside the walls of the front rooms are clad with what appears to be battened tar paper (the battens painted an old green) and other ceilings are fibrous plaster. A simple timber mantle with bracketed mantle shelf is in the main front room and a cast-iron slow combustion stove is in the kitchen, on the south-west. The interior is strewn with household effects, many of the surfaces or fittings have been destroyed and most of the window glass is gone (some louver windows).

Dairy

¹ Cranbourne Shire planning application 930643, 8.6.94

² National Trust of Australia (Vic.) M Lewis, p.1 cites 'Building & Technology in Gippsland' in the *Gippsland Heritage Journal*, June 1993

³ *ibid.*



Packing Shed, stable

This is a small pole-framed pug-walled structure with corrugated iron gabled roof and partial mud render over the tea-tree lattice (gable). There are door and window openings but the walls are substantially eroded such that about 70% of the pug and render has gone and some 40% of the lattice.

Shed

A mainly corrugated iron clad, pole-framed gabled shed also has partition walls in pug and pole. This reputedly once served as a packing shed.

Ruinous Shed

This shed has virtually collapsed, with a mature vine entangled in its walls and the pole frame askew. The corrugated iron roof cladding appears to have slid to one side. Pug lower walls are evident.

A retrieval remedy has been suggested for this shed which would involve poisoning the vine and removing it over time, with subsequent straightening of the frame. The pug would probably remain intact if the removal of the vine was allowed via decomposition or with care.

Significance

The National Trust's Statement of significance is as follows:

STATEMENT OF SIGNIFICANCE

This rare group of owner-built pole and pug structures of twentieth century date, comprising a farmhouse and outbuildings of 1922 and later, is significant at a State level as an example of primitive structures. They relate to a tradition of pole and pug building which was especially prevalent on French Island from the 1890s, and of earlier wattle and daub structures on both French Island and the Mornington Peninsula. The house itself, the creamery and one shed to the north-east, are substantially of this construction and, though severely decayed, illustrate the method very well. Two other sheds which contain fragments of pole and pug, another of weatherboard and another clad in sheet iron, are considered to be of slight if any importance and are not included in this classification.'

Discussion

The above Statement of Significance is a valid one and recognises the decayed state of all of the structures. However it deals only with their relevance to expressing a rare construction technique rather than their representation of individual building types or their historical context.

The relevance to local history (an example of low-cost house construction used by closer and soldier settlers, Miss Rawlins function in the local community and the community's knowledge of the place's history through recent press coverage) is weakened when the integrity of the structures has been so reduced although there is the detailed description of the room functions already supplied by Miss Rawlins which enhances the understanding of the building as it was rather than as it is.

The retention of this complex other than as an example of the structural technique appears to be difficult unless substantial amount of time and money were focused on it.

Sources

1. National Trust of Australia (Vic.) 2801 M Lewis, Glenburnie [Rawlins Cottage].., 24.3.1994; A Brown-May, Rawlins Cottage.., 14.4.94 cites article in the *Dandenong Journal* 16.12.1985 re property
2. LP 6487 CPs 31-33, parts 40-3 site on CP31
3. Dept. Planning & Development (HBC) file 605825

Lyndhurst Primary School 310 Dandenong Hastings Road, Lyndhurst



History

The following extracts from *Vision & Realisation* provide the outline of the development of education in the area:

'Before 1862 there were two denominational schools in Cranbourne -the Presbyterian School which became Cranbourne Common School, No. 144, then SS Cranbourne in 1873 and finally Cranbourne SS2068. The second denominational school was Cranbourne Catholic School, which became Lyndhurst Common School in 1865 and Lyndhurst SS in 1873. When national and denominational schools were merged into common schools controlled by a single Board of Education, two such schools could not operate at Cranbourne. The Presbyterian School remained as Cranbourne Common School and the Catholic School after a period of closure (1864-1865), moved to Lyndhurst, 2.1/2 miles away to become the Lyndhurst Common School. The last teacher at the Cranbourne Catholic School was Parker (1863). The first HT at the new Lyndhurst Common School was Johnstone, whose wife was WM. Later teachers included Daniel Aherne with Kate Aherne (1873-78) and Mary Aherne (1879-82), John M. Thomas (1884), Michael J. Boland (1885-86) and Samuel Barclay (1887-88). School enrolments dropped seriously, and consideration was given to working the

*school half-time with Lyndhurst South. Eventually in Samuel Barclay's time, it operated half-time with SS1222, Skye. In 1888 only 4 pupils attended and Barclay asked that Skye be made full-time and that Lyndhurst should be closed. This was done 7th of March 1888.*¹

This school:

*'First school in the Cranbourne district appears to have been a Church of England school at Lyndhurst, opened in December 1854, the HT being Robert Davies. The present Lyndhurst School started as an independent school at Bald Hills--the first name for the Lyndhurst district. HT Peter Walker opened the school 9th of June 1863 in a building 30ftx14ft, divided into a classroom 19ftx14ft, and quarters for a teacher, 14ftx11ft. Walker conducted day and night classes. In September 1864 the school was accepted by the Board of Education as a Common School, and received normal financial assistance towards the teacher's salary and maintenance of the school. Attendance must have fallen below 20 in 1869, because government assistance was withdrawn. The school then closed for three years (1869-72), until established again in 1873 as Lyndhurst SS732. In 1888, the old building was replaced by a brick school and a weatherboard four-room residence. Two more rooms and a wash-house were added to the residence in 1909. As attendance rose, a wooden cloak-room was added to the school in 1930 and another classroom in 1962.'*²

This school site is part of the 316 acre property first owned by J Singleton in 1852. There is no reserve shown on the current Parish Plan, indicating that the school site was the result of a private subdivision or bequest rather than a special acquisition or reservation by the Crown³.

The school closed February 26, 1980 but it reopened in 1982 as the Lyndhurst annex to the Hampton Park East primary school, with 27 students and two teachers. Students attend Hampton Park once a fortnight when teachers can do school maintenance and attend to the animals kept on the grounds. Students gain experience⁴ in the large school and use its specialist facilities such as the library and equipment⁴.

Inspector's reports for the 1930-40s include some of the following comments, reflecting the differing inspector viewpoints and probably the effect of changing teachers:

1938 'Building in good repair, bright well ventilated; furniture meets requirements and is well cared for; maintenance duties are attended to; all walls and windows are clean and the school surroundings are tidy; the account is balanced; good school library but some books need rebinding.'

1940 notes that decoration is mainly 'historical pictures, colour is lacking..flower pots with cacti and various succulents have been placed on the window sills.'

1941 '..old brick building, cheerless and uninteresting inside; the following suggestions are made- window ledges with pot plants, rearrangement of desks, a brighter frieze, brighter and more interesting pictures; a more extensive use of foliage and flowers; removal of the old teacher desks... cleaning all windows.. porch needs repair and reconditioning'

1954 note that the Public Works Department had relined the unsightly western wall (interior) thus giving ample display boards; painting inside and out needed..(still exists)

The school site is reputedly threatened by a road widening reservation in the planning scheme.

1 *Vision & Realisation*, p1179
2 *Vision & Realisation* V3, p.1182
3 see parish plan
4 *ibid.*

Description

This is a brick gabled school room, designed after the simple parish church mode of the Gothic Revival, with an attached gabled entry porch (1888) and an added gabled weatherboard cloakroom of c1930. This now links the old school to a portable classroom of 1962. The teacher's residence which was on the adjoining block has been demolished.

Brickwork is set in an English bond with striping or coloured brick string-moulds near the sill and impost levels, and the roof is clad with corrugated iron. Original windows are as highlights but new larger windows with cemented lintels have been added at the north and south sides. Louvred gable vents are original. The sills are basalt.

A similar but larger brick rural school design is pictured in L. Burchell's *Victorian Schools* (fig.147) which shows the complete gable finials once possessed by Lyndhurst and the likely end-windows which have been replaced, being six-pane double hung sashes. Another similar school was nearby Cranbourne primary school SS2068 (demolished)¹.

The spouting and roof flashing are in need of repair (leaks at ridge), there is some diagonal cracking in the north and west elevations (cracks at new lintel); external joinery is in need of paint; one ornamental iron wall vent has gone from the north face; and the gable finials have been truncated.

Significance

This school is Regionally Important for its comparative age among West Gippsland state schools and its good state of preservation. It is also of high local importance as the vehicle for public life in the locality and the repository of many childhood memories.

Sources

1. National Trust of Australia (Vic.) 4356
2. Gunson, *The Good Country*, p.61-2, 157
3. Hampton Park East Primary School (John Wells, Bronwyn)
4. B Fitzgerald and Alice Irving, 'Lyndhurst', (typescript pages, 1884)
5. Records held at school include: 'Minute Book No. 732' 1921-; Inspectors Report Book No.2 (1932-); Minute Book Lyndhurst Parents Assoc. (1954-59); Lyndhurst School Committee Corress. and receipts (member of Victorian State Schools Committees Assoc. 1955, Teachers Nursery, Poath Road, Oakleigh 1955 for Victorian State School Horticultural Soc.)

¹ see *Cranbourne Sun* 31.5.1978

Craig's selection, now Jatoki Farm 55 Craigs Lane, Pearcedale



History

This site was owned by David Craig from 1880 after Fred and Eliza Sparks attempted to select it in 1871 under Sections 19&20 of the 1869 Land Act¹. Sparks selection was disallowed because he had already selected elsewhere such that Eliza then sought to select the same block but she too was disallowed because she was under 18 years².

Sparks complained of the expense he had already incurred, having paid out £90 for building materials and requested that the selection stand over until his daughter was of age. He was refused.

Craig was the next to select (October 1870), taking over the Sparks' pegged and surveyed plan which had been laid out by TS Parrot, a contract surveyor³. The plan showed an

1 4639/19.20
2 PRO lands file 4639/19.20
3 ibid.

site with a line of marshlands running north south through its centre, swamp and mangroves on the east and south and Dr. Adams' pre-emptive right on the north. Adams was also on the local land board and had pointed out the irregularities in the original Sparks selection. Craig wrote that he was ready to occupy and commence improvements late November 1870¹.

Instead of going through the usual leasehold stage after being licensed to occupy, Craig applied for a grant in late 1873, stating his improvements to the site. These included 6 chain of post and 2 rail fence, 120 chain of post rail and wire fencing, 25 chain of log fence, and 80 of chock and log. In three years he had ring-barked 260 acres, cleared 43 acres, ploughed 23 acres and planted potatoes, mangolds, cabbage etc.. There were also 3 dams, each 12' wide by 30' long, and a well 26' deep².

He had also built a four-room house of 'wattle and daub', measuring 24x26 feet (it had an iron roof), a 'wattle and daub' dairy (24x12'), a cowshed, pig sties and a fowl house³. He claimed that he had lived there continuously. Craig's other interests also included leasing out a blacksmith's shop in Cranbourne township on his own 1/2 acre block.

Understandably Craig was not listed at this property in the Shire's earliest rate book of 1863 but appears in 1874 (gap in books, 1871-3) with 294 acres and a 'house etc.'⁴. In 1889 he has the same block (CA 95A) but the annual value is twice that of the 1870s⁵.

Craig was born 1840 in Londonderry, Northern Ireland, one of 10 children, and died in Gippsland c1914. He came to Australia in the gold era of the 1850s and later worked as a stockman on Balla Balla. The money gained there allowed him to select this property⁶. He built a two-room wattle and daub hut soon after selecting, adding to it 1873, 1875 and 1878. The present (altered) timber house was added to the hut in 1916, soon after his death. He called the property Quilley Park, reputedly descriptive of the plentiful quail there⁷.

Craig married Anne Wilson but their marriage, although long, bore no children. She died in 1898 and Craig remarried c1901, at the age of 61. His wife was Agnes Brodie, aged about 27 and the daughter of a sea captain. She died in 1937 aged 63. Children born on the property include Robert John Craig (1900) and William (Bob and Bill). They stayed with their grandmother in Clyde during the week to attend school.

Craig was active in the local cricket team, a member for the Cranbourne Shire Council 1887-1900, representing the Yallock Riding, and was president 1896-7.

The property was damaged by the 1898 and 1939 fires, taking mature trees and avenues. An orchard (plum, pear and quince) stood to the north of the hut and the paddocks and drive were sprinkled with gum and wattle. The stables, hay shed, cow and machinery sheds are gone but the present Monterey cypress date from after the 1939 fires and the concrete block milking shed from around the same era (1920s-30s). This was when Bill and Bob worked the farm⁸. Bill lived in the hut and Bob in the 1916 house.

Memory has it that the hut had an earth floor originally (now boards) and there was a well at the rear (Coolgardie safe gone). The family found many aboriginal artefacts on the property⁹.

1 ibid.
2 ibid. grant application 12.12.73
3 ibid.
4 RB1874, 394
5 RB1889, 497
6 A hand-written history held in the former City of Cranbourne collection (now City of Casey) drawing from J Eichler, Gunson, Audrey Dawes, family bible, death certificate says selected 1872
7 ibid.
8 ibid.
9 ibid., Audrey Dawes memories

*Audrey Dawes claims
not to have
been consulted.
Feb 2003
CS*

Description

This simply hipped roof former two-room wattle and daub hut (with new fire place) has a rear service skillion section (with kitchen, chimney, bathroom, new fittings) and added side store room which is accessible of the verandah (ceiling lined with beaded edge boards). The roof is clad with corrugated iron (over shingles?) and the walls rendered with a textured mud finish (much patched, with cement). The wall structure is not readily visible. The front verandah has been rebuilt (although the chamfered posts may be early), and the brick chimneys altered (west, extended).

Ceiling boarding inside has the fine beading associated with great age. The external architrave mouldings are about 50mm, also appearing early, but the internal mouldings are one-piece compound moulded of a later era. Six-pane window sashes are used in the front and four-panel doors internally and the doors are low in height. Skirtings are plain and around 150mm and there are mainly pressed metal rimlocks internally (20th century?) with one old fabricated rimlock (Carpenter?) on the door into the skillion (former outside door?).

The adjoining timber house has been altered externally and extended with new wall and roof cladding. However the interior retains some of the original room subdivision, Victorian era architraves, 4-panel doors and beaded edge T&G softwood wall boarding. Some of the plaster ceilings are from the 1930s.

Significance

Quilley Park house is of Regional Importance for its well-documented age and construction type; it is the oldest known farm house in the former Cranbourne shire and among the earliest in West Gippsland region. The detailed documentation of its long association with the Craig family adds to the understanding of the property although the house is currently stripped of most of its historic context.

The adjoining timber house has been extensively altered and has no known significance.

Sources

1. Owners - suggest Bill Vowell (see Vowells Road) as source and former owner of land
2. City of Cranbourne collection (now City of Casey): Quilley Park hand-written history held by City of Casey, drawing from J Eichler, Gunson, Audrey Dawes (daughter of Bill Craig), family bible, death certificate
3. Audrey Dawes (daughter of Bill Craig, sister of David Jnr.) has many photos and memories
4. PRO VPRS 626/1613 lands file 4639/19.20

→ Audrey Dawes
claims not to have
been consulted.. She is
incorrectly described here as
Bill Craig's daughter. She is
Robert John Craig's daughter.

ISLES VIEW 40 Bayview Road, Tooradin



History

The site was created in 1888-9, when Mathew (or Matthew) Evans subdivided two Crown Portions 4&5 of Section 1. These lots had been owned by Evans since 1869 and 1889, respectively. The arrival of the railway in Tooradin by 1888 created the climate for speculation.

Matthews' 28 lot subdivision was surveyed by Muntz & Bage and declared by surveyor William Bage in June 1888¹. This house is on one of two one acre blocks (2,3), facing Evans Inlet, contrasting with the 1/2 acre blocks which lined Bayview Road and, across the street, lot 1 is a two acre block. A sale poster produced by Langridge & Son, auctioneers, shows the estate and on lot 1, a building labelled as Bay View. This was Matthew Evans' house erected in the early 1870s and reputedly used as a police station after the estate was created and Evans had left Tooradin².

¹ LP 2607
² see Mickle, *Tooradin...*, pp.10, 48-9

In 1885, Evans had 22 acres (CP4,5) described as 'light soil'. After the subdivision he still held lots 2, 5, 6, 7, 9, 10, 11, 13, 14, 18, 19, and 21 in the late 1890s, all valued at £13¹. The auctioneers, Alex Scott & Company, advertised the auction of Isle View and its 'Superior Household Furniture' in May 1898. In 1899 he is listed in local rate books for the first time with a house, and allotments 2 and 3 (the current house block) and the annual value has risen to £30². He did not occupy any other house in the parish in that year, indicating that this house was erected in 1898 but not necessarily for his own use. The auction advertisement warned of Evans' departure to Clifton Hill after having sold Isle View in 1898, soon after its erection³. However, he is still listed at Tooradin by the Victorian Directory of 1899-1900⁴.

The house was described in 1898 as 'beautifully situated on the shores of Westernport Bay, with splendid scenery in every direction'. The house itself was 'MAGNIFICENT' with 'seven very loft rooms with four w.b. rooms adjoining'. It stood on 6 acres with a half acre of orchard, 'An ideal summer resort'. These rooms included drawing, dining, 5 bedrooms, and kitchen⁵.

To underscore the potential of the house, there was also the splendid furniture and sailing craft, a 21' yacht *The Sportsman*, a 21' boat called *The Rose* and an 18' rowing boat⁶.

Evans was one of the district's pioneers, arriving there in 1869, and the owner of the Tooradin Hotel from 1877. He was prominent in local public life, as a shire councillor and member of other public associations. He died 25 December 1909⁸.

The Johnstone family first came to Isle View in c1939 to run it as a guest house although Mrs. Hilda Johnstone (nee Kernot) had worked (c1919-) as a maid for the previous owner, Mrs. Fitzgerald. The property was reputedly in poor condition when they arrived. The servants quarters, a detached timber structure, was almost falling down and was rebuilt using some of the old materials. Two rooms were attached to the south-east corner of the house, one used as a billiard room and the other as a smoking room⁹. This timber section of the house, was reputedly once the Evans home Bay View and later used as a police station until the Tooradin Police Station closed c1909¹⁰. It was then moved to the site, presumably from lot 1 where it is shown on the sale plan of c1888¹¹. The land holding was extensive on both sides of Bay View Road.

The lookout which sat between the roof hips was covered with Malthoid or a similar bituminous felt but has since been covered with corrugated iron¹². The verandah was also asphalted. There was an old stable and coach house on the property which had cow bales in one section, a feed room and the typical bricked floors (since demolished).

During the war, guests included workers from the pea factory (Dalmore Road, Dalmore) who left early in the morning meaning Hilda Johnstone rose at 4am. Other guests included doctors from the Alfred Hospital (Easter, Christmas). The two groups occupied different parts of the property and kept separate hours. Hilda's husband, Ted (Edward) Johnstone took guests fishing on Westernport Bay and the catch was often served up later at the dinner table. Hilda Johnstone was an excellent cook. Ted, and later his son Arthur, were both professional fishermen and the siting of Isle View, by the inlet, greatly aided their business operation.

1 RB1898, 634
 2 RB1899, 769
 3 Mickie, p.49
 4 WD1899-1900
 5 Sale advert. for 4.5.1898 and catalogue held by D Mickie
 6 *ibid.*
 7 Mickie, p.12
 8 *ibid.*, p.49
 9 Rose & Arthur Johnstone, pers.com.
 10 Mickie, p.36
 11 Mickie, p.10
 12 Johnstone, pers.com.

Description

The site is next to a branch of the Tooradin inlet, with mangroves, boat-building slip and sheds on the banks. Next to the slip is a mature flowering gum.

An early photograph of the house shows it as of face brick, with a hipped roof and a return, cast-iron verandah which incorporated a fan pattern frieze typically used in the late 19th and early 20th centuries¹. There appears to be a balustrade around the viewing platform on the roof.

Today the house is similar but the verandah has been renewed with timber posts in a new position and a large matching extension made to the street elevation. The nature of this addition has detracted from the original symmetry of this elevation (once symmetrical about the front door). It has made the original section difficult to identify and hence has blurred the historical contribution of this house.

At the rear is a courtyard with a verandahed brick skillion service-wing facing the street along one side. Tothing of the bricks in the end wall indicate that this wing was intended to expand. A fibrous cement lean-to has been recently added along the back of this wing. At the rear of the main part of the house is a weatherboarded hipped roof wing which is thought to have been once Bay View and later used as the Tooradin Police Station.

Inside, like the Tooradin Estate house, the doors facing the passage have toplights but have etched glass. The passage is also in the unusual T-form, with similar coupled columns under the hall arch. French doors to one of the rooms depict the four seasons in transfers.

Changes

The house has been extended to one side in matching brick and form so as to be hardly distinguishable from the original. The verandah and paving have been renewed. A timber mantle which was in the old kitchen has been moved to the front room but is reputedly the same as the others which were in these rooms.

Significance

Although extensively altered, Isles View is of local importance because it is still recognisable as one of the early urban houses in the former Cranbourne Shire and because of its link with the locally prominent figure, Matthew Evans. This connection is brief for the brick section of the house which, nevertheless was created for Evans but reputedly long-term for the timber section which is thought to be Evans' Bay View (shifted). The later boarding house function of the house also reflects the growth of tourism in the district.

The brick section of the house is also of note for its hallway arch, coloured glass and its resemblance to the notable Tooradin Estate house. The house setting is also picturesque with its associated inlet mooring and slipway as indicative of former working life in Tooradin.

Sources

1. Gunson, *The Good Country*, Mat. Evans p.159-61, 188

1 photos held by owner

2. Arthur Johnstone and Mavis Adams (nee Johnstone): children in the house when it was a boarding house kept by their mother; mother (died c1993, 88 years) was of Kernot fishermen family¹ and her family owned the cottage in Mickle Street west of Fisherman's Cottage.
3. D Mickle, *Tooradin A History of a Sportsman's Paradise*, 1975

¹ see Gunson, p.160-1

TOORADIN ESTATE HOUSE

300 Lynes Road, Tooradin



History

The property is on the pre-emptive right (PR) or crown section from what was known as Manton's Station (Tooradin or Toorodan) which was taken up in 1840 and reputedly terminated in 1877 when William Campbell was the lessee¹. Despite the reputed continuation of the lease, the grantees of the PR were Mickle, Lyall & Bakewell in 1855. Presumably the run continued but with a lesser area until selection replaced it. Meanwhile the pre-emptive right was purchased and used with other nearby freehold land.

This site was part of the 3634 acres leased by John Bakewell to Andrew and later William Lyall in the 1860s². Later, Frederick Poole leased a similar acreage from Lyall. Described as including part of the Tooradin PR, in the 1870s, the holding went to Thomas Lyne in c1875 who rented it from Bakewell³. By then the size of the property had reduced to 1114 acres⁴.

1 Billis & Kenyon, p.240-1
2 RB1863,11; RB1866,13
3 RB1875, 488; see also Mickle, p.19
4 RB1877,528

Lyne was the owner occupier by c1884 when the area increased to 1284 acres. A house was rated on the property for the first time and the annual valuation rose from £162 to £256¹. It is possible that part of the present house was built then, possibly being absorbed when McCulloch built, and may include the separately roofed wing containing the kitchen. Lyne was listed in the late 1880s as a grazier of Tooradin².

Thomas Charles Lyne married Janet Craik in 1858 and started a large family including William, Ethel, Elizabeth, James, Jessie, Charles, Catherine, Thomas, John and Agnes, 1861-1882. From 1864 they were born at Berwick and from 1877 at Cranbourne³.

By the late 1880s, Thomas was gone and in his place, his daughter Ethelbert Lyne and Michael Parer listed as co-occupiers of a property owned by Augustis Barbeta and Parer. At that time Barbeta and Parer (of Spanish descent) owned the Hosies Hotel (since replaced in the 1950s) and other Parer family members ran numerous hotels and restaurants around Melbourne⁴. They were listed as speculators in c1889 and, true to that description, they had sold to the directors of the Tooradin Estate Company within the year. In the 1890s, this company consisted of Barbeta, Victor Lemme who was an estate and financial agent of Elizabeth Street, Melbourne and St. Kilda, James Crosby and Augustin Baxter⁵. A 249 block subdivision (1 and 10 acres) of the property was approved in c1889 (inspired by the railway?) but reputedly suffered the fate of other land boom speculations of the late 1880s⁶.

David McCulloch, sometimes described as a contractor other times as a grazier, purchased the 1150 acres (CPs 74-6 with the 640 acre pre-emptive right) from the estate c1894-5 when the depression had hit hardest among Victorian speculators⁷. By the late 1890s he was also leasing land from Mrs. Mullin and a Mr. Tucker⁸.

Local historian David Mickle has written that McCulloch built this house. This may have been a renovation of an 1880's structure (which included the Edwardian era leadlights on the verandah enclosure and the bullnose verandah) or the construction of a new house⁹. If it was the whole house (as seems likely) it may also explain the similarity of this house to Isles View which was also built in the late 1890s. The rate listing did have a separate entry for a 'house etc.' on the Tooradin Estate (a small £10 annual value) as well as the 1150 acres¹⁰. However in 1898-9 the value of the property rose from £320 to £348 after 10 years at the same figure¹¹. David (farmer) & Janet (home duties) McCulloch were listed as residents in Tooradin in 1903¹².

The present owners, the Francis family, purchased the house from Harold Watt (of the USA) in 1966 and soon applied to have it classified by the National Trust. Previously Ezywalkin P/L owned it and before then, George Landale (Riverina) from c1909 when the house had 338 acres attached¹³.

Description

The verandahed house is built in two thicknesses of brick, set on stone footings. It also has two slated hipped roof forms: one the typical late Victorian era M-hip and the other a high hipped form which may indicate the earlier house absorbed by the 1890s work. This earlier

14 RB1877,528
1 RB1881, 375; RB1884,454 includes CAs 74-6
2 National Trust of Australia (Vic.) WR & J. Francis, nomination from 1966; WD1888-9; Mickle, *Tooradin.. 1875-1975*, p.18
3 Births Deaths & Marriages index (BDM)
4 WD1893-4
5 RB1889,646-7; RB1894-5,590-1
6 Mickle; see LP 3315
7 RB1895,784; WD1884-5 no DM; WD1888-9 a David McCulloch listed at Hawthorn in the late 1880s; WD1899-1900 no listing
8 RB1899, 945f.
9 Mickle; Francis pers. comm.
10 RB1896, 792-3
11 RB1899-1900, 945
12 ER 1903, Flinders Div.
13 W Francis, pers. comm.; Mickle, p.19

rear¹. To one side of this service wing is a series of verandahed timber rooms, known as the staff quarters. The verandah stands on cast-iron columns, now stripped of their friezes, and the roof is in a bullnose form which is common among Edwardian era or late 19th century houses. The verandah floor is tiled and the coping is stone.

The interior has typically solid plastered walls and lathed plaster ceilings, with richly moulded cornices and ceiling details. The dining room in particular has rich plaster detailing to the ceiling and some furnishings from earlier owners (e.g. table, dresser, hallstand). Mantles throughout the main rooms are of turned timber and ornate design which suggests the Edwardian era. The t-shaped hall is unusual and the coupled columns under the arch are distinctive, resembling those in Isles View. The bathroom has an early free-standing bath with metal shower screen, porcelain lavatory basin and plated tapware (Louis Anderson & Co.). As with Isles View, all interior doors onto the passage have toplights.

The iron kitchen stove was made by D&W Chandler of Melbourne (No.8A) and the service rooms include a servant dining room.

The stable (since converted) is roofed with 'Lysaght Orb galvanised tinned' corrugated iron over heavy (Oregon?) trusses.

Changes

The rear verandah has been enclosed in the Edwardian era, with leadlight glazed screens and a panelled plaster ceiling, and the polished timber (blackwood?) fire place in the adjoining sitting room appears to be from the 1920-30s. The sitting room has encaustic floor tiling which indicates that the house had the typical courtyard at the rear, with the kitchen and servants' rooms opening off an open verandah.

The drive reputedly came via the present row of conifers (Monterey cypress) which line the house yard at the side and front, arriving at the side door first, perhaps to alight from a carriage.

The brick exterior was painted pale blue when the present owner purchased the house and remained painted until at least 1975 but has been removed fairly successfully only recently using baking powder and water². Some efflorescence or paint residue is still visible.

Significance

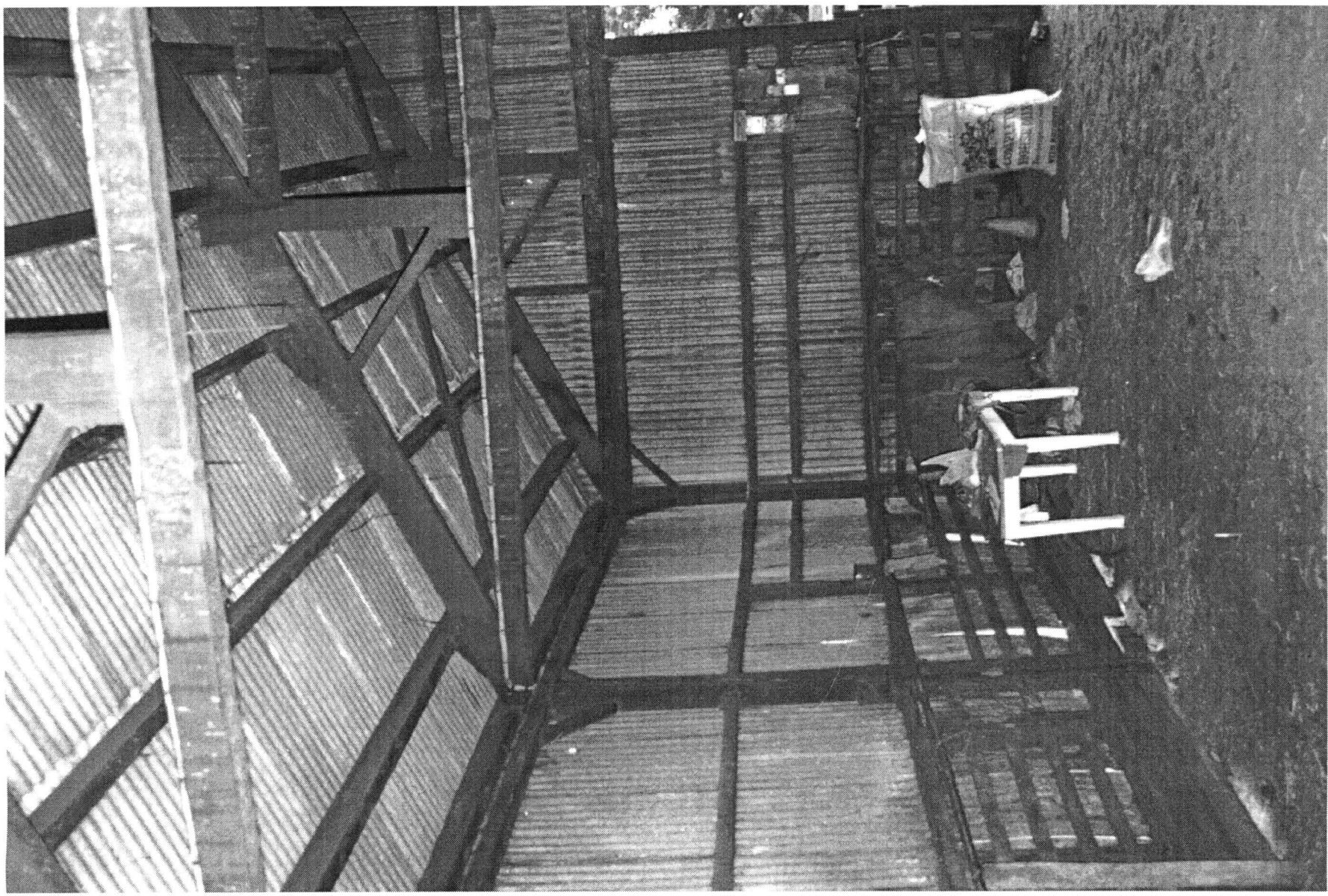
The Tooradin Estate homestead is among the early surviving farm houses in the former Cranbourne Shire and has links, by its siting, to the early phase of pastoralism in Gippsland. The house has distinctive elements such as the plaster ceiling detail, plan form, joinery and passage archway and is notable within the West Gippsland region.

The former stable is also of local importance as indicative of the simple early farm structures used in the area.

Sources

1. National Trust of Australia (Vic.) 1969 (class.)
2. Gunson, *The Good Country*, p.123-4, 159, 188, 192, 193-4, 204
3. Billis & Kenyon, p.240-1 Manton's
4. W Francis pers. comm. cites conversation with D McCulloch's grand daughter.

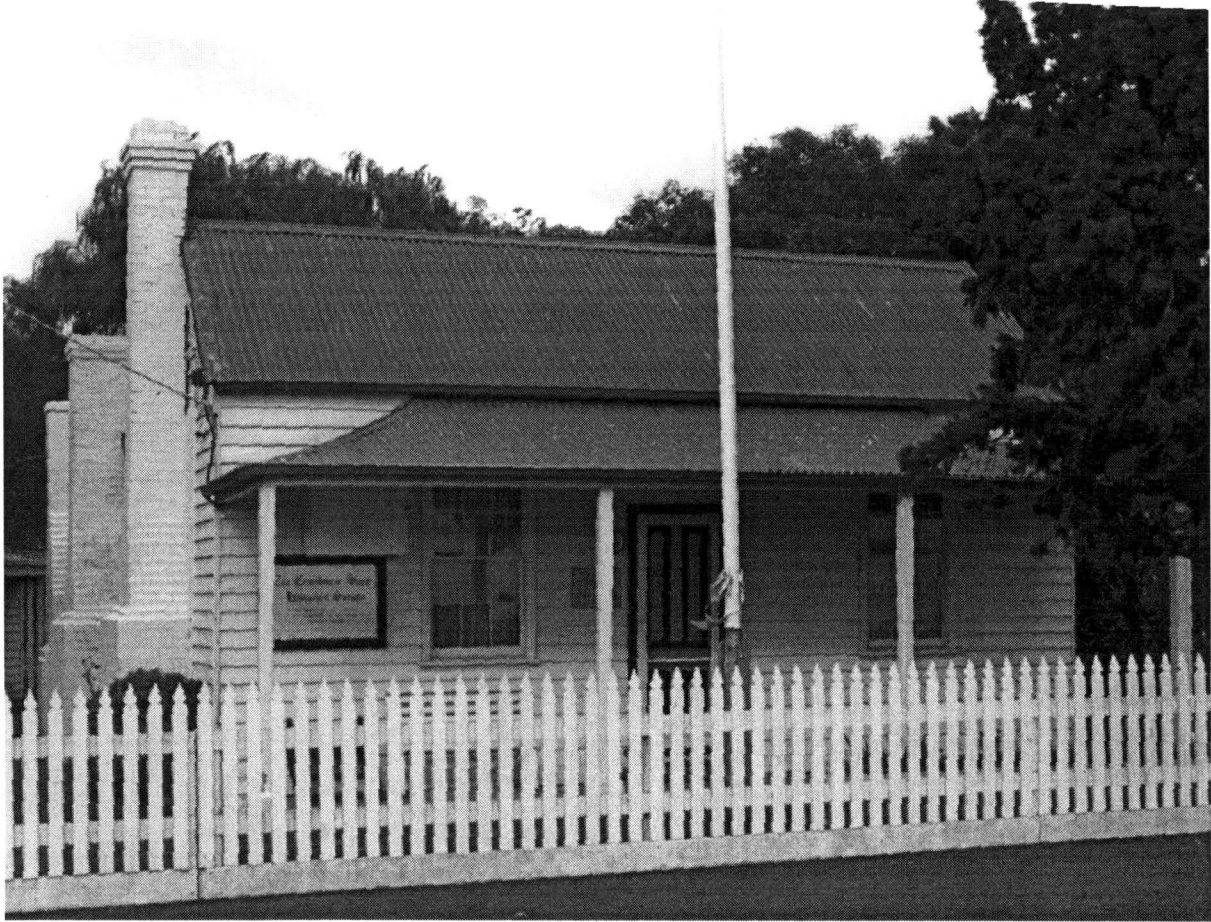
¹ see National Trust of Australia (Vic.) Francis plan
² South Australian recipe



Stable

HAINES' HOUSE, LATER FISHERMAN'S COTTAGE

Mickle Street, Tooradin



History

Mathew (or Matthew) Evans was the grantee of CP5 in September 1875, having selected the site under sections 19&20 of the 1869 Lands Act¹.

This site was part of some 15 'Tooradin Village' (Koo-wee-rup parish) lots lithographed by NG de Gruchy and surveyed by RH Shakespear (member of Institute of Surveyors, surveyor under the property act, St Kilda) some time last century, probably c1887². Because the lot was created c1887, this is the probable earliest date for the cottage; there was no cottage shown in the survey. The subdivision formed the north-west side of Mickle Street and the north-west boundary of Evans' property³.

Another Evans' subdivision of c1888 resulted in a total of 77 town blocks, generally of 66 feet frontage, and one remaining farm block (78) of 12 acres (suggesting this is where Evans'

¹ 3189/19.20 not seen
² LP 1536, dated 1887 via J Eichler, City of Cranbourne collection (now City of Casey)
³ museum collection

improvements might have been). The streets were named after pioneers, Mickle, Lyall and Bakewell and the surveyors were the well-known firm of Muntz & Bage¹.

Prior to 1968 this property had eight owners, the first was the grantee Mathew Evans (1875), owner of the selection of which this property formed a part².

Evans had been born in Langton, Leicester and arrived in Victoria with his father in 1848 and first came to Tooradin in 1869 when he saw men loading drays with schnapper. He purchased many lots in the town, either side of the inlet, and many were eventually occupied by fishermen. Evans provided a site for the Church of England which was opened by Rev. Dr. Goe (Melb.) and the pastor, Rev AA Wiltshire. He also set aside an allotment behind Christ Church known as Spring Reserve which provided water for those who purchased or leased his land³. Rate books of 1885 list Evans as the owner of 1/2 acre building allotment with light soil and a house, 1/4 acre town lot (fenced), 1/2 acre town lot (unimproved) and a 320 acre selection which was scrubby and sandy⁴.

Charles Head was reputedly the next owner of the site in 1879 (as yet undivided?), Edmund Baylee 1887 (town lot), Samuel Staughton 1908, Isabella Poole (nee Kernot) c1910, Ameila (Milly) McGuinness (nee Poole) 1949 (sold and went next door which was part of the property), Harold Hewson 1953, and Albert Marriage 1960⁵. Isabel Poole was the 'Aunt Bella' of the Johnson children who occupied Isles View, opposite, from c1939⁶.

Late in 1884 one of the above listed owners, Charles Head who was a farmer, owned a 1/2 acre of 'light soil', house and garden which he leased to the labourer, George Haines. It was rated at £15⁷. In 1886 this was described as a 1/4 acre town lot and rated at £10 rated annual value.

In 1887 (after the subdivision), EP Baylee, the Melbourne land boom auctioneer, became the owner of a 1/4 acre town lot in Tooradin and also leased it to Haines, with the same valuation, indicating that the house may have existed here prior to the subdivision⁸. Baylee & Co. were hotel brokers, and farm agents of Collins Street West⁹.

George Haines married Elizabeth Ridgway in 1862 and commenced a large family, Eliza, Annie, John, Charlotte, Louisa, William, Sophia, James, Thomas, Matilda and George: all born at Cranbourne in the period 1864-1886¹⁰. George Haines died c1892 and his widow continued on in the house.

In c1894-5, Baylee lost the title of the site to his mortgagors, the Standard Bank who continued as the owner until early this century. They leased it to Henry Mundy fisherman, in 1895-6, but in 1897-9 it appears to have been empty¹¹. The contractor, Arthur Evans leased it for many years this century (linked with the first owner?)¹²

The bank owned a number of blocks in the Evans estate, including lots 22,23, which were sold to the Terang grazier, Samuel Staughton, c1908(confusion?)¹³. In the next year (1908-9) Staughton also owned lot 7, with a timber house¹⁴. Soon after, Isabella Poole owned this house as a 1/2 acre lot from c1910-10 and then, by the early 1920s, as one acre: being lots 5-8 of Evans Subdivision¹⁵. She also acquired lots 22,23 which were later held by her son, Lawson Poole¹⁶.

¹ see LP 1809, dated 1888

² see Gunson, *The Good Country*, p.160 cites Mickle interview with Fred Evans, 1958

³ typescript history museum exhibit, assumed part based on title data

⁴ RB1885, 410f

⁵ *ibid.*; RB1910-11, 985 Poole acquires

⁶ Mavis Adams, pers. comm. Arthur Johnson slept there as a boy

⁷ RB1884-5, 417; RB1883-4, p.26 no town lots

⁸ RB1888, 535

⁹ WD1884-5; Canon, p.182

¹⁰ BDM

¹¹ RB1894, 684; RB1895, 780; 1899, 860 in the name of MGB Jefferson, Melbourne estate agent

¹² RB1907-8, 619

¹³ RB1908, 940; RB1909, 934-5; WD1899-1900 Staughton

¹⁴ *ibid.*

A watercolour (by Curtis?) shows what could be this cottage sited on the foreshore of the inlet among gums and overlooking fishing boats moored to the bank (donated by Mrs. Milroy, nee Kernot, once owned by her father). The cottage is shown with no front verandah, one brick chimney, the two main front rooms under the gable and the rear skillion.

Kernot's former house is now to the west of this house (renovated) and the house and a confectionery (later baker's) shop further east was owned by a cousin of Mrs. Johnson snr. (Isles View), the Scott family (Ethel?). Families in the street were interrelated. For example, Gloria and Mavis Johnstone (now Adams) would sit on the front verandah of this cottage to sell soft drink and sweets to picnickers on the foreshore. The Johnstone family lived in Mickle Street until c1939. Bella's only son Lawson Poole is remembered as living in a house directly behind the house in Mickle Street but it was burnt recently (shed only)¹. Mavis recalls that this house had a passage from the front to the kitchen (part gone) and a step along the way in Bella's day.

The house was preserved by the actions of Mrs. Banks, Mrs Ayres, and Mrs Metherall who approached the Shire Secretary, Tom Grant, to purchase the building. The Shire agreed to pay out \$6000 for its purchase as long as they were repaid half that sum. This led to the formation of the Cranbourne Shire Historical Society in 1968. It is now co-owned by the society and the City of Casey and occupied by the historical society as a museum, after much toil in renovating the house and raising the \$3000. This took place over many years with the public opening of the Knowles' St. Germain's homestead in 1973 being a major contribution. The Shire President opened the cottage museum in March 1974. Further fund raising meant that the roof and barge boards were refurbished in 1977 for a cost of \$1217².

Description

This is a simple gabled, weatherboarded and verandahed cottage of originally two main rooms, either side of a passage, with a skillion to the rear. The verandah has a concave profile and is hipped; windows are six-pane sashes and the door four-panelled: all are typical of a building of the period up to the early 1880s. Attached to one side are three brick chimneys (overpainted), with a corbelled cornice. At the rear is an open verandah which has been partially built in at either end.

Inside the internal lining is bead-edge T&G boarding, with a cast-iron coal grate in one front room which appears to be early 20th century, having coloured tile surround and turned mantle posts. The other room is currently furnished as a bedroom and has no fireplace.

The next room is down a step, set under the skillion, and furnished as a dining room, with a mantle shelf only and painted brick fireplace piers. The next room back, down a step, is the kitchen, with its cast-iron stove and scullery placed in an annex on the verandah. Here there is a scrubbed pine sink drainer. Another added kitchen is entered from the back verandah via the laundry.

A structure at the rear is said to have been a laundry or store for the house but this has been converted to a flat.

Significance

Because of its high state of preservation, this cottage represents well another important theme in the area's early history, that of the humble often leased dwelling occupied by labourers and

15 RB1924-5,1294

16 RB1910-11,986

1 M Adams, pers. comm.

2 Fred Hooper, *The Good Country 'Into the Dawn of the New Day' 1968-1988 Shire of Cranbourne*, p.60

fishermen in town lots. It is among the first houses to be built in the Tooradin township and the oldest remaining town house in the former Cranbourne Shire.

Sources

1. Cranbourne Shire Historical Society (cottage custodians, Mrs. Banks, Mrs Ayres, and Mrs Metherrall) via secretary: Gwyneth Bollen who knows relatives of former occupiers.
2. Gunson, *The Good Country*, Mat. Evans p.159-61, 188
3. LP 1809 (CP 5) surveyed in 1888
4. Canon, *The Land Boomers*, (MUP, 1967)
5. Mavis Adams(nee Johnson, see Isles View, nearly 70 years old) re. Mrs Johnson (nee Kernot) was 88 when she died c1993, oral source of some of daughter's memories; family did not know the side room as Sportsmen's Rest as is currently known- it was part of Aunty Bella's. Old photos also re bathing boxes.

*Heritage of the City of Casey
Historic Sites in the former Cranbourne Shire*



Stable, Tooradin Estate

Graeme Butler & Associates, 1995

Heritage of the City of Carey
Historic Sites in the former Carbonate Shale

Greene Butler & Associates, 1995
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Introduction

This report is a brief examination of the heritage sites listed on the former Shire of Cranbourne Planning Scheme, with a view to defining what was significant about the sites and therefore give some guide to their future management.

Method

Each site was inspected with the owners and City of Casey planning officer or conservation officer. Photographs were taken inside and out of the heritage buildings on each site and any background history sought. Official records such as the shire's rate books¹, subdivision plans² and title data were then consulted towards documenting the history of each place. Local history publications (such as those by David Mickle and Neil Gunson³) and files from the National Trust of Australia (Vic) were also examined³. This information was then summarised in a citation on each site. These follow in alphabetical locality and street name order, with the level of significance identified for each, being either State, Regional, or Local significance.

Balla Balla,

Baxter Tooradin Road, Cannons Creek: *Regional significance*

St Germain's

Other Names: St Germain's Pre-emptive Right

McCormacks Road, Clyde: *Regional significance*

St John's Church of England

Childers Street, Cranbourne: *Regional significance*

Cranbourne Post Office, Court House & Shire Office

Sladen Street, Cranbourne: *Regional significance*

Rawlins Cottage

Worthing Road, Devon Meadows: *Regional significance*

Lyndhurst Primary School

310 Dandenong Hastings Road, Lyndhurst: *Regional significance*

Craig's selection, now Jatoki Farm

Other Names: Quilley Park

55 Craigs Lane, Pearcedale: *Regional significance*

Isles View

40 Bayview Road, Tooradin: *Local significance*

Tooradin Estate

300 Lynes Road, Tooradin

Other Names: Tooradin Pre-emptive Right: *Regional significance*

Fisherman's Cottage

Other Names: Haines' house

Mickle Street (rear), Tooradin: *Regional significance*

Further Work

This was a preliminary investigation only which used mainly published or official sources readily to hand and which was carried out within narrow time and budgetary confines. Further work is needed to allow verification of dates and associations which each site. This should be done in conjunction with local authorities such as David Mickle and members of the relevant historical societies, by distribution of this document for their comment. A copy should also be sent to the relevant property owners. Family papers should also be pursued along with photographs of each site. Some oral sources have been suggested by owners and

¹ referred to as RB in the following document

² referred to as LP for lodged plans of subdivision in the following document

³ referred to as NTA in the following document

these are listed in the bibliography for each place. The report should then be reviewed, providing the basis for an ongoing interpretation of these valuable sites. Similarly, all reasonable effort should be made by the City of Casey to support the owners in the custody of these sites and in any genuine restoration activity. The City should also provide for relaxation of any pressures (zoning for land use, intensity of use or rate increases) which might dictate against the conservation of these properties.

Acknowledgments

John Eichler, Planning Officer, City of Casey;
David Westlake, Conservation Officer, City of Casey;
National Trust of Australia (Vic); and
each property owner

Balla Balla PR
Other Names: Ballabil
Baxter Tooradin Road
Cannons Creek



View from north

History & description

History

The 6000 acre (later 3840) Western Port pastoral lease of Balla Balla was taken up by Robert Innes (or James) Allan (or Allen) in 1839, with Charles J Haslewood reputedly taking over in March 1948¹. It supported 120 cattle and 2000 sheep². Other documents suggest that Allan renewed his lease in March 1848 when it was 6000 acres and supported 400 cattle³. The next lessees were Henry Foley in 1850 (3840 acres, 120 cattle, 2000 sheep), Henry Jennings in 1852, and James S Adams in 1854. In Foley's time the run was 2 miles wide and 3 miles north-south and sited below William Smith's property⁴.

The last lessee was Alex McLean Hunter (a well-known stock breeder), in 1872, when it was described as on Rutherfords Creek, 5 miles south of Cranbourne⁵. Hunter was perhaps best

¹ Billis & Kenyon, p.170

² *ibid.*

³ PRO Run Papers #172 application 24.3.48

⁴ PRO loc.cit.

known for his (and his brothers') holdings in the Euroa and Mansfield districts in the 1830s-40s. He was born in Edinburgh 1821 and overlanded to Port Phillip in 1839. He married Eliza Bostock in 1850 but ended his life, drowned at sea, in 1892¹. He held Seven Creeks, Tarwin Meadows, Mt. Eliza, the Broken River, Maindample and Mt. Battery, among other pastoral leases².

Despite Hunter's continued leasing of some of the run, Jennings gained a preemptive title from it in 1854 and immediately sold his part to Dr. James Smith Adams³. Adams was listed as a Cranbourne farmer in c1867-8⁴.

Gunson wrote of Adams:

"A graduate of Glasgow University (L.F.P.S., 1839), he had lived in Woodchester, Gloucestershire before emigrating to Australia. A colourful personality, like his colleague at I.Y.U. (Dr. Jamieson), he appears to have been a shrewd dealer in horses and, although civic minded, to have aroused considerable feeling.

William Lyall regarded him as 'a man quite devoid of principle' in February 1854 when he settled with him for his lean cattle. One gets the impression that both the medical gentry and the clergy who engaged in pastoral pursuits managed to do things which would not have been tolerated in other men! Adams took an active part in affairs of the district and later owned considerable property in the Lang Lang area."

Edmund Callanan, grazier and son of the surveyor, Michael Callanan (Langwarren, 1861-8), stated that he was been born at Balla Balla, probably in the 1860s⁵.

Hunter was rated as owner occupier of 1759 acres in the parish of Sherwood and a house in the mid 1870s. This included this site, as part of the PR, and CPs 82-6⁶. By the early 1880s he leased nearby Quail Island from the crown as well but in 1882 the 'house' part of the property description was crossed out. Despite this he was listed in Victorian directories as a Cranbourne farmer c1884⁷.

Within two years Hunter had sold to another Mansfield grazier, Donald K Tolmie, the house entry was now 'good house etc.' (unusual house description for this area) and the annual valuation had risen by nearly 100%. This indicates that a major part of the present house was built then, possibly for Hunter just prior to the sale⁸.

Tolmie only lasted three years, after which George T and John G Johnson (described as gentlemen) became the owners as well as taking the Quail Island lease⁹. Sometimes listed as speculators, other times as gentlemen, the two continued with the site into the 1890s when CA95G was added to the holding making it 1882 acres¹⁰. In that era, pastoralist, Stephen Staughton, leased the property from them for a brief period, c1895-6¹¹. (A George J Johnson

5 ibid.; Gunson, p.120
1 Billis & Kenyon, p.86; Peck
2 ibid.
3 Gunson, p.52
4 BD1868
5 Sutherland, p.392
6 RB1874, 415
7 WD1884-5
8 RB1884, 434; WD1884-5
9 RB1887, 281; 1889, 769
10 RB1898, 722
11 RB1896, 878

was a Bonang grazier in that period while there was a John G Johnson living at Northcote¹.)

Eric Jackson came to Balla Balla in the 1930s, with the subsequent changes to the property including the rendering of some of the house brickwork in the 1950s². Recent work on the roof has revealed the date '1856' written on the former kitchen chimney below the roofline, with attached names (4) including that of John Munro.

Description

Balla Balla was shown in an early photograph (1940-50s?) as a two-storey hipped roof and stuccoed house with a finely detailed two-level hipped roof verandah³. To one side of this wing of the house was a single-storey gabled and verandahed (hipped roof, slim timber posts) wing with a fretted barge; part of this verandah had been enclosed, reputedly as a bathroom. The main verandah included open-work or paneled (timber?) supports and friezes, with what appears to be possible added posts. The verandah already looked to be in poor repair.

Today Balla Balla is a one and two-storey, part stuccoed (new) Colonial Georgian style house with a simple hipped and slated roof (new slates) over the two-storey section and a gabled and slated roof (new slates) over single-storey wings which are symmetrically arranged either end of the two-storey wing. Another similar wing (containing the kitchen) extends perpendicular to the main wing: some of this wing is thought to have been the oldest (1856) building on the site (kitchen, former hut?). French windows on both lower and upper levels show that presence of a two level verandah. This is currently a new timber post verandah with an open terrace at the upper level, slatted balustrading and a timber frieze which emulates that of the early photograph.

The French windows (part new, some reversed) and slim cemented chimney cornices suggest a date from the 1870-80s for the centre two-storey section. The main entry door in the central wing is the typical central door with top and side-lights. The windows either side have six-pane double-hung sashes. The side wings also have French windows and fretted barge boards, recently rebuilt to match the original in a wave pattern. These wings also have new hipped roof timber-post verandahs on the north side. The wings are thought to have been added after the erection of the 2 storey section and the kitchen.

The lower storey of the elevation which faces Quail Island and the bay (rear), is not stuccoed but, instead, faced in red English bonded hand-moulded brickwork (190x65x100mm, close to American size of the time of 190x95x57mm), the bond again indicating a 1870s date. It is probable that the whole house was once face brick. Window bays protrude from the side wings on this face, with the unusual use of slim French windows in each of the three facets in each bay. A new cement threshold has been created on this face. Otherwise the openings are as they were on the north face, with a transverse gabled wing at one end. Other gabled structures are close to the house. Two cellars exist under the house, one at the east and the other at the west end near the kitchen

Planting at the rear of the property includes two Canary Island date palms and one Italian cypress, possibly planted early this century (the palms are visible as about 3-4m high in the 1940s photo).

1 WD1888-9
2 present owner, pers.com.
3 copy held by owner

Inside, the main entry is via an unusual transverse passageway (see also the Toomuc Valley Orchard house). From this room, with its paneled ceiling, there is an arched entry into the stair hall. This arch extends into a minor barrel vault which supports the return flight of the stair above and gives access to a door to an under-stair space. A black marble fireplace and an unusual slate fireplace survive, along with cedar joinery and side cupboards to the fireplaces.

Significance

Balla Balla is of Regional Significance for its link, by history and part of its fabric, to the early and formative pastoral era in the Gippsland district. The house by its original construction, relative integrity and style appears to be substantially from the 1870s or early 1880s and as such is linked with Alexander M Hunter, a well known grazier in the colony at that time, while part of the building can also be linked with Dr. Adams who was also a noted figure in the district. Balla Balla homestead is in part the city's oldest known house and the major part of the house is among the city's oldest buildings. Although the house has been renewed in many sections of the interior, it still has valuable joinery such as the French windows, cupboards and stair and the fireplace mantels are also notable, as is the unusual plan. The remaining palms and cypress are of local importance as mature individual specimens and as major parts of a former period garden setting for the house.

Bibliography

1. Gunson, 'The Good Country', p.37, James Adams 52, 54, Hunter 120, 121, 171
2. COC lot 5 LP127833
3. Champion, p.87 First settled (PR) c1850, homestead built c1850-60
4. Cranbourne Shire Rate Books
5. Peck, p.157, 244, 247
6. BDM Alex & Eliza (nee Bostock) have son, Evan, in 1854
7. Robin Jackson, verbal and c1940s photo.

St Germain's
Other Names: St Germain's Preemptive Right
McCormacks Road
Clyde



History & description

History

St Germain's was taken up in 1845 by James Buchanan; then Alex Patterson in 1848; Vaughan & Wild in 1860; John Myers in 1862; and, in 1869-73, Alex Patterson again had the run, until its cancellation. The lease was 5760 acres and supported 300 cattle¹. Patterson was granted the preemptive right for the lease in December 1888 after having acquired 3000 acres of the run in 1859².

Patterson (1813-1896) was described as one 'of the most influential men in the Cranbourne district' by Gunson³. He was for 14 years a shire councillor and president in the 1870s and is said to have built the first house on this property in 1851 which was demolished in 1893,

¹ Billis & Kenyon, p.274
² parish plan; Sutherland, 'Victoria & Its Metropolis' p.397
³ Gunson, 'The Good Country', p.35,36, 51, 54, 81, 157

presumably soon after the erection of the present house¹. Today the homestead covers some 52 squares and appears to have been built in two stages.

Patterson had been born in Berwickshire, Scotland, the grandson of a farmer, and came to the colony with a great deal of experience in stock management and breeding. After coming to South Australia with his parents in 1839, he managed stations at Wannon and Glenelg before he took up the St Germain's lease where, in time, he developed a strain of Shorthorn which was well adapted to that part of the country. He won prizes for his products in the Mornington Society shows of the 1850s². He also bred horses and sheep, once the area had been drained, keeping some 3000 sheep there in c1887³. He was active in the Colony's agricultural affairs, being president, secretary and treasurer at one time or another of the Farmers Horticultural Society and a founding member of many other similar groups. He was described thus by his neighbour, Terence O'Connor: 'No man has done more for Westernport than Alexander Patterson'⁴. Patterson died at St Germain's in 1896, aged 83. His sons who grew up on St Germain's were also prominent in the area's affairs, John D Patterson staying at the property with his father and moving away to nearby Jesmond Dene only after his marriage in 1903. His only daughter, Helen, married in 1886, and eventually became active in many national women's groups.

After subdivision of part of the estate in 1906, the local population growth required the erection of a school nearby on the Ballarto Road SS3689 (later Cardinia). Another school associated with the land was the Lisbaun school SS4196 which was sought by the owner of St Germain's, E McCormack, on behalf of residents at Cardinia Creek. He leased a 4 room cottage on the farm for use as a full-time school from 1924. The school was closed in 1937⁵.

The property was itself sold in November 1906, then being 2548 acres and containing 'seven miles of acacia hedges... a substantially built modern brick house of 16 rooms with large underground cellar and tanks men's quarters, stables, stockyards, etc.'⁶. The next owner was Fitzgerald in 1912, Halbert and Bell 1917, McCormack 1918 and Seymour 1965⁷. The present owners, A&Y Knowles, have held it since 1970 and have opened the property for public viewing on several occasions.

Description

This large Italianate style stuccoed and verandahed hipped roof house is set in the remnants of what was once an ornamental pleasure garden with specimens including 'Washingtonia sp.' palm, canary Island date palm, cordyline, 'Brachychiton sp.' (Kurrajong), stone pines and elms in the paddocks near the house. Like the Tooradin estate house, St Germain's has a gable in the hipped concave-profile verandah, aligned with the front door. In addition it has protruding hipped-roof window bays either side of the door. The door itself has deeply moulded panels and side and top lights, with coloured leadlight glazing typical of the late 19th century. Verandah posts survive but the friezes, brackets and capitals are gone (currently being reinstated?).

Other elements include typical eaves bracketing, cemented and corniced chimneys, a slate roof and a rear service yard with well and encircling verandah (timber posts and capitals). Typically, the walls in this section have not been stuccoed. The walls are cavity brick.

1 Gunson, 'The Good Country', p.51 cites 'Cranbourne & County Herald' 25.8.1893

2 'The Patterson Family of St Germain's'

3 Sutherland, loc.cit.

4 ibid.

5 V&R V3 p.1325

6 press cutting November 1906 from M Nutchley, Middle Brighton

7 ibid., annotated press cutting

Changes

The verandah detail has been removed and the verandah floor replaced. The rear verandah floor is now concrete, part of the verandah is enclosed and one of the rear chimneys has been modified.

Significance

St Germain's is of Regional Significance for the relative age and size of the house, the remnants of its ornamental landscape setting and its connection with the early pastoral history of the region. Most of all it has value as a creation for the locally prominent figure, Alexander Patterson, and the home of other members of the regionally important Patterson family.

Bibliography

1. COC owner: Alan Knowles mobile 015 565992
2. Cranbourne parish plan St Germain's preemptive right -Alex Patterson, (grant 7.12.88) also has CA 70,71 and south of Cardinia Creek PR CA74 (Terence O'Connor);
3. NTA file 3143
4. Gunson, 'The Good Country', p.35,36, 51, 54, 81, 157
5. T Patterson, 'The Patterson Family of St Germain's' (pamphlet sent to James Lecky 14.2.1936 from Thomas Patterson, East Malvern

St Johns Church of England
Other Names:
Childers Street
Cranbourne



History & description

History

The foundation stone for this church was laid by the vicar-general in front of more than 200 persons, 24 May 1864, and completed for services in January 1865, as just a nave (36'9" x 22'8") and the west porch with the chancel arch bricked in awaiting completion. The building was licensed in April 1866 as a place of worship¹. The architect was Nathaniel Billing and the architectural style chosen, typically, the Early English parish church manner. The church was also described as being built in two colours of brick (bichrome) with white brick dressings to 'openings and angles' which was an early use of coloured brick².

Francis Brumby Esq., a lay preacher, laid the stone in 1909 for the next major stage which was the chancel and vestry. Just before this date, the church is shown as a simple buttressed

¹ Gunson, 'The Good Country', p.66; 'Cranbourne Sun' 29.4.1991 cites church historian Audrey Braithwaite; Gunson, 'The Good Country', p.66

² NTA 'One hundred years and more..', cites 'Church gazette for the Diocese of Melbourne' 1.8.64 which quotes the 'Argus' 4.7.64 and 24.5.64

brick Gothic Revival church, with a gabled porch, twin windows in the gable-end with a circular roof vent at the top of the gable¹.

Early services were thought to have been in the Lyndhurst denominational school (see Lyndhurst primary school) and later, after Cranbourne had developed, in a teacher, Fred Parker's house where the Sunday school was also held². The cofounders of the church in Cranbourne was the publican Robert Gooch (reputedly linked with the Mornington Hotel, later Kelly's) and particularly his wife (one of Bishop Perry's Sunday school teachers in England). A blacksmith, James Nelson was the first precentor at the church³.

Dean Dr. Macartney chaired a meeting in 1861 which proposed to obtain clergy and build a church, resulting in the Dean applying for a Cranbourne township church reserve from the government⁴. The trustees for the site were RB Chomley of Lyndhurst, Charles Rossitor, John Wedge, FJ Parker, and Thomas Gooch.

Two years later (1863) the Dandenong, Cranbourne, (and Berwick) church district was formed with the Rev. Thomas Serjeant temporarily in charge from Dandenong. Another vicar (Rev. Whitmore Carr) arrived in time for the erection of the Dandenong St James in 1864 and this church at Cranbourne; he also lived in Dandenong.⁵

Rev. Charles LH Rupp was the first resident minister appointed to the new parochial Cranbourne (and Berwick) district in 1865 and, after the licensing of the church in 1866, even Bishop Perry gave a service in the following November⁶. Other early readers included William Horner (1868) and HE Thomson (1869) who came from Hastings. They commenced a long period when readers served the church (1868-95) rather than clergy.

A long-term reader at the church and resident in Cranbourne was Robert Shekleton who conducted services at Cranbourne and Tooradin from 1885⁷. One result was the building of the vicarage in 1889 and the construction of other church buildings around the district⁸. The Cranbourne parochial district was created in 1895, reputedly because of the hard work of Shekleton. Vicars who followed included Revs. Arthur Allnutt, Herbert Hitchcock and AA Wilshire.

Since the creation of the church reserve, subdivision has occurred of two blocks in Bakewell Street¹⁰. A flat roof, brick narthex has been added to the end of the church in the mid 1970s.

Description

This is a simple gabled Gothic Revival brick church (painted) in the Early English parish church manner which has been noted as an early use of two-colour brick and hence the influence of Italian Romanesque and Gothic. Coloured glass windows in the chancel includes dedication dates of 1.7.1950, 19.12.62 for Florence and Richard E Einsiedel. Added to this simple gabled form is the gabled and buttressed chancel and skillion vestry which detracts

1 ibid., p13
2 ibid., p66
3 Gunson, 'The Good Country', p.63
4 Gunson, loc.cit.
5 ibid.
6 Gunson, 'The Good Country', p.66
7 ibid., p.160 cites report in 1890
8 ibid., p.134
9 ibid.
10 see LP80234

from the original form but perhaps the most unrelated addition has been the new narthex which although equipped with buttresses and a similar brick finish, has a flat roof. the interior of the church is plain.

The flat roof and junction of the narthex to the old section has reputedly caused drainage problems and water ingress into the old part of the church. The slate roof and gable cappings on the old section is also in need of repair.

An old timber hall to the west of the church is thought to be about 125 years old (c1870?) but this has been extensively renovated externally with only the beaded board internal lining indicating any age, with lambs-tongue mouldings indicating renovation in the 1920s.

Significance

Although altered and added to, the original gabled form and Gothic style are still evident: the building has local importance as a milestone in religious life of the area and is among the oldest buildings in the former Cranbourne Shire. The design is also of interest, in a wider sphere, for its early use of coloured face brick and the church is one of the oldest in the West Gippsland region.

The age of the timber hall needs verifying but its low integrity make of only potential local interest.

Bibliography

1. NTA 2366 (rec.)
2. Gunson, 'The Good Country', p.63, 65, 66, 121, 134, 156, 66,
3. part 6-10/15 reserve gazetted 1866,p.46 (C95382), 2 acres
4. F.ST on chancel 18.8.1909

Cranbourne Post Office, Court House & Shire Office
Other Names: Citizens Advice Bureau
Sladen Street
Cranbourne



History & description

History

The following is quoted from Gunson, 'The Good Country', p.91-2:

'Although the Shire Council first met in the Cranbourne Hotel the outward manifestations of authority were soon established. A Board seal had been used before 1868 and this was slightly altered as the seal of the Shire. As in many small and even some large municipal bodies, the seal has never been superseded by a grant of arms. As early as 1866, various shires were pressing for increased estimates for the building of suitable offices. However, it was not until February 1871 that the Councillors felt able to build a Shire Hall and it was decided to spend £50 on the purchase of a suitable block of land and ask the Government for a grant of £1,000 for the erection of a court house. A special meeting was held on 25 March when it was resolved that the Shire Council Hall be on part of Lot 1, Section 11, a 1/4 acre block fronting Lyall and High Streets and that it be bought from E.T. Tucker for £250. In January 1873, it was further resolved to ask the Department of Public Works to draw up plans for the projected public building containing Court House, Post Office and the 'usual offices'. However, it was not until October, after a deal of negotiation, that a sketch plan of the proposed Hall was received. There was also a legal hitch in that there was difficulty in obtaining the title to the land which had been promised by Tucker's executors. Finally, on 15 November it was resolved to erect a building similar to the Casterton hall at a cost of £1,500

if the Council could provide the extra £500. Construction on the projected building was held up in September 1874 because the bricks were not dry.' (The bricks were thought to be from a Mr. Todd who drew his clay from a hole near the Narre Warren railway crossing and the builder was William Smith)¹

'On 6 March 1875 a special opening ceremony was held. William Lyall laid the foundation stone with a silver trowel prepared for the occasion, and documents and coins were placed in a cavity in the inscription stone. At its meeting on 18 September 1875, the Council moved to the new Shire Hall for the first time and, from October, meetings were held monthly on the Saturday following market day. Social functions were occasionally held in the new hall, one of the first recorded being a ball in aid of the Alfred Hospital in November 1876. The fact that the building was duly occupied led to complications. The Council refused to accept responsibility for a swarm of wild bees which settled under the gutter over the portico approaching the Post Office, complaining themselves the 'great nuisance' to the Postmaster General.'

'Last week a serious accident occurred owing to the bees attacking a caller at the Post office causing him great suffering, and injuring his horse and vehicle, the former bolting owing to such attack.'²

'In December 1897, the Shire Secretary was to be astonished to find persons engaged by the Crown Law Department making preparations to add two rooms to the Shire Hall on the assumption that the building 'belonged to the Government'³. On the matter being pursued, the government insisted that the Council had no exclusive right to the Shire Hall. At length, in April 1900, the Premier agreed to recognise the Council as owner though conditionally upon the Crown Law Department being granted the use of the Hall at £5 per annum in perpetuity. The Council objected and the President interviewed both the Premier and the Solicitor General. When original letters from the government in 1876 and another of 1895 were produced in proof of the Council's ownership the matter was reconsidered. By July, the Crown Law Department was prepared to ask for terms of rental and the Hall was offered for use as a Court at the same fee.'

Other dates connected with the building are:

the installation of the clock in 1891;

added postmaster's residence 1892 (porch, 2 bedrooms, kitchen and pantry);⁴

a new porch at the north-east corner in 1910 with new office fittings in the mail room it served (designed by PWD district architect, JB Cohen in 1909 and built by JB Foster et al)⁵;

a carefully designed addition at the west end, made in 1913, which appears to have allowed the original council chamber to be used as offices [?] (designed and built by CF Ballantyne)⁶;
and

a (failed) bid to shift the workings of the shire to Koo-wee-rup in 1923⁷.

The 1927 Back-to-Cranbourne gathering at the hall is remembered as one of the major social events in the town when some 1000 persons tried to crowd into the hall. In 1948 the town hall was occupied for a council chamber and office space, ending its public hall role.

A post office had been established in Cranbourne, reputedly in 1857 and, from 1875, occupied a major part of this building. Some of its functions were beginning to depart (exchange) by the late 1970s. However, perhaps the most important date in the history of the

1 NTA 'Pakenham Gazette' 5.6.1974 letter from J Lineham

2 cites Council letter book 1881-9, p.277 Sep. 1883

3 cites 'Cranbourne & County Herald' 14.1.98

4 NTA contract drawing 17.10.92

5 NTA PWD drawing contract dated 10.2.1910

6 F.ST

7 Gunson, 'The Good Country', p.197; 'Pakenham Gazette' 19.6.74 F.ST laid by Shire president Cr. John Lloyd

complex was when the building was under threat of demolition in 1974 to make space for the new offices. The main figures identified with a bid to save the offices and shire hall was William Facey (now dead) whose grandfather had arrived in the district in 1862 and James Lineham whose ancestors settled at Clyde in 1854¹. Facey's grandfather, AN Facey, had also been appointed as Shire Secretary in 1884.

They noted that the building was not just a shire hall but the district's only major public hall for a long time and hence had a long involvement with the history of the community and its social life². The Cranbourne council had approached the National Trust for a verdict and they pronounced it unworthy of Classification (then the Trust classified buildings of State importance only) so they had felt justified in demolition to allow a site for public gardens once the new offices were built³. Fortunately these plans did not go ahead.

There was also the period when the Shire library moved into the recently vacated engineers offices attached by a covered link to the old town hall c1962. The engineers had shifted into the new offices January 1978, allowing extension of the previous 'bookmobile' Cranbourne library service which had started five years before⁴.

Description

Today this building's construction stages can be gauged by changes in brick colour and roof form. Styled at first after the Italian Romanesque, with the coloured brickwork and arched openings, the style of the building has become more diffuse with the advance of time. The hipped and gabled slate roof and generally red and cream face brick being the main unifying factors. Only the gabled Edwardian era porch differs substantially in stylistic sources and form. The building is readily seen as the oldest building in the Cranbourne township and is at the end of the notable street tree avenue heading south.

Early photographs show the building as a central brick bay at the street corner, with a slated and hipped roof which linked a pedimented brick hall on the west end, and a hipped roof post-office wing on the south-east corner. An open arcaded porch served the post office residence on the east face and an arched opening denoted entry to the shire offices on the north⁵.

The earliest plan seen is in 1892 when the residence was added. The original building then was: the large town hall and court room which had two fireplaces along its east wall and a door to the clerk of courts or magistrate's room at the south-east corner; and the entry hall and the council offices at the north-east corner. The next room appears to have been the post office, entered from the common entry hall. In that year the residence was being added and this required an entrance porch (hipped roof), passage, two bedrooms, kitchen and off the rear verandah was a bathroom. The residence communicated with the post office on the north. A.Kyle was the builder⁶.

A photograph of c1920 shows a wide view of the buildings with a hipped roof wing extending south from the post office and the added 1913 office section on the west end. The gabled porch has been added to the north-east corner (east face) and a timber picket fence encloses a yard and garden at the south-east corner⁷.

1 see 'Pakenham Gazette' 19.6.1974

2 *ibid.*, noting was hall until 1948

3 *ibid.*

4 Hooper, p.64-5

5 see 'Inauguration of Commonwealth of Australia Addresses to His Royal Highness The Duke of York...from the Municipalities of Victoria', (MAV, 1901) photo of shire hall; 'Pakenham Gazette' loc.cit. c1888

6 NTA contract plans

Today, the interior has been dramatically changed in some areas, albeit perhaps superficially. New false plaster ceilings have been installed in many areas and the old court room is now difficult to recognise as having had that use. However, the last room used for a council chamber (in the 1913 addition) has a proscenium arch which is indicative of its former use.

The residence section has been renovated early this century (c1910, fretted arch in hall) and rooms united more recently. However, the subdivision of this section is near to original. The former post office room at the corner has been divided.

Significance

The former post office, court house and town hall are regionally Significant as having embodied many of the town's major historical functions in one building over a long period, longer than most buildings standing in the former Cranbourne shire today. It is of immense historical importance to the town and among the oldest public buildings in the West Gippsland region. The building is also one of the few 19th century buildings in Cranbourne and hence one of the few reminders of the area's past. It is, and has been for a long period, easily recognisable as one of the town's foundation buildings and forms a historic couplet to the adjacent street tree avenue, providing the essence of the town's character as perceived by many over time.

Bibliography

1. Gunson, 'The Good Country', p.84, 91, 92, 95, 96, 156, 155
2. Owner Address PO Box 4, Cranbourne, 3977
3. NTA file 3438 (not class.)

12 see SLV PCV LTAF 447 H89.105/66, dated c1917

Rawlins Cottage
Other Names: Gleburnie
034-036 Worthing Road
Devon Meadows



House

History & description

History

The site was part of George Poole's CP31, granted 18.10.1877 under section 33 of the Act¹. It was subdivided c1914 into 5 or 6 acre blocks with smaller lots along the main roads such as the South Gippsland Highway². As a measure of the influx of new settlers to the area, the residents successfully applied for a school at Devon Meadows in December 1914, with the new building opened one year later³. The Rawlins family were to form part of this influx.

Thomas John Rawlins was born c1881 at Minlaton, on the Yorke Peninsula, South Australia. He came to Victoria c1896 and married Eva Alice Lee, six years later, in the Bible Christian Church at Lawloit which is in the Wimmera⁴. Eva was born at Mt. Gambier and both were from farming families. They appear to have lived in the Wimmera until c1919, producing

1 Sherwood parish, 13436/33

2 LP 6487

3 Glover & Sealey, 'The History of Devon Meadows Primary School..', 1982 (pamphlet held at the Narre Warren local history collection), p.9

4 NTA Brown-May, p.1-2, cites Reg. No. 1503 27.3.01



Dairy

three children (Thomas 1903, Cyril 1908 at Nhill and Rhoda 1906 at Roseberry). Another Rawlins family, William A and Alice May Rawlins also lived at Lawloit in that period¹.

Flinders Division electoral rolls first list the Rawlins family on this site in 1927 and the 'Victorian Directory' does so in 1930². Shire rate books list Thomas on this site by 1920, noting a house and the land as 10.1/4 acres³.

Thomas Rawlins was a demonstrator of machinery for HV McKay's Sunshine works products and this took him all around Victoria, New South Wales and Western Australia⁴. He died April 1969, aged 88⁵. His daughter Rhoda was a sewing mistress at the local school in the Depression years of c1926-35⁶.

Rhoda Rawlins wrote to the National Trust seeking classification of Glenburnie in 1970. She wrote of coming to the property at Devon Meadows in April 1920 from the Wimmera where most of the buildings were built of wattle and daub; the first house had been built by May

1 ibid., Thomas's father?
2 ibid.
3 RB1920-1,1392; RB1925-6, 1308 85-6/C
4 ibid. cites NTA data form 12.10.70
5 Brown-May, Reg. No. 7909
6



Shed (ruinous)

1920. Her father proceeded to clear the 'virgin bush' taking out large trees and tea tree, bracken and tussocks. The site was leveled, holes were dug and posts were cut from the trees.. tea tree was cut and trimmed for lathes which were nailed to both sides of the posts. Mud was mixed with grass for binding and rammed between the lathes. Each day more lathes were nailed and more mud added and when the walls were completed they were plastered inside and outside with a plaster made of grass-free top soil (one bedroom retained the mud plaster as of 1970). A Dandenong timber yard supplied the roof timbers¹.

She noted that the floor was earth at first but later cement floors and a boarded floor in the main bedroom replaced the earth. Ceilings were also added in place of the mud; cement sheet and corrugated iron replaced the paling hut which had served as the kitchen and before that as the first hut on the site.

Rhoda wrote that in 1927 the kitchen was extended to include part of the back verandah and an unattached room was built as an extra bedroom. A photograph of c1942 shows the front verandah intact with a slatted frieze under the verandah beam. The roof is corrugated iron as was the chimney². The sleep-out was created as part of the front verandah in 1947.

¹ NTA file application form 12 October 1970; also letter
² Devon Meadows primary school collection

Miss Rawlins listed the house occupiers over time: Mr. & Mrs. TJ Rawlins, Roy T, Cyril James, Rhoda M, and Norm M Rawlins. Cyril James married and moved to Sunshine by 1940; Bill M Rawlins moved to Perth in 1946 with his new bride (returned to Victoria, then at Sunshine).

In 1970 the house had four main rooms, with a small passageway, and a sleep-out had been added to the front verandah and extending beyond. The bathroom and laundry were in a separate room at the rear. Rhoda recalled that her father had been proud of the fact that with all the storms which passed through the area, no sheets of iron had ever lifted from their roofs.

The 'Dandenong Journal' 16.12.1985 reported the 'Death of Needlewoman..' noting that Ms Rhoda Rawlins 79 had died at the Berwick Bush Nursing Hospital after a long period as the sewing mistress at the Devon Meadows primary school. While there she had often used her historic property for school history excursions. She was also known as a keen gardener, served as a Sunday School teacher at the Devon Meadows Uniting Church and took a 20 year interest in the Bush Nursing Hospital. At her death, her nephews and a niece intended to preserve the old property.

In 1994, J Vane Bree the new owner of the property informed the shire that he supported the application to the HBC for adding Glenburnie to its register¹. This support has since been withdrawn.

Description

Vernacular building expert, Dr. Miles Lewis, described this complex in 1994 as built in the 'pug and pole' manner where poles are fixed into the ground and a lattice formwork of horizontal saplings or branches is fixed on both sides and mud or earth rammed between. Victorian examples existed on the northern Victorian goldfields (Beaufort and Maldon) and nearby French Island but were not known by Lewis to be in the Wimmera where Miss Rawlins, the daughter of the builder, thought her father had drawn his ideas from (he lived there for about 20 years)².

No other surviving examples were known by Lewis to exist other than at Glenburnie where the house, creamery or dairy and a shed to the north-east of the creamery showed the construction technique. Other buildings in the complex (some now gone) including an open shed, also possessed fragments of the construction type³.

The House

The house is a gabled corrugated iron clad roof over the two main front rooms and a shallow skillion over the rear rooms which include a kitchen. The front verandah has been enclosed and extended as a sleep-out on the north-east end and enclosed as another room on the west.

The main lower walls are pug & pole, the upper gable ends are hardwood paling or weatherboard, and other framing timber such as the verandah are sawn hardwood (part collapsed). Some of the rear rooms are clad with fibrous cement sheet. The front window is

¹ Cranbourne Shire planning application 930643, 8.6.94

² NTA M Lewis, p.1 cites 'Building & Technology in Gippsland' in the "Gippsland Heritage Journal" June 1993

³ *ibid.*



Packing Shed, stable

six-pane. The corrugated iron chimney is leaning precariously on the east side while another chimney, attached to the kitchen on the rear west, is of brick (part rendered).

Inside the walls of the front rooms are clad with what appears to be battened tar paper (the battens painted an old green); a simple timber mantle with bracketed mantle shelf is in the main front room; other ceilings are fibrous plaster; and a cast-iron slow combustion stove is in the kitchen on the south-west. The interior is strewn with household effects, many of the surfaces or fittings have been destroyed; most of the window glass is gone (some louvre).

Dairy

This is a small pole-framed pug-walled structure with corrugated iron gabled roof and partial mud render over the tea-tree lattice (gable). There are door and window openings but the walls are substantially eroded such that about 70% of the pug and render has gone and some 40% of the lattice.

Shed

A mainly corrugated iron clad, pole-framed gabled shed also has partition walls in pug and pole. This reputedly once served as a packing shed.

Ruinous Shed

This shed has virtually collapsed, with a mature vine entangled in its walls and the pole frame askew. The corrugated iron roof cladding appears to have slid to one side. Pug lower walls are evident.

A retrieval remedy has been suggested for this shed which would involve poisoning the vine and removing it over time, with subsequent straightening of the frame; the pug probably remaining intact if the removal of the vine was allowed via decomposition or with care.

Significance

The National Trust's Statement of significance is as follows:

'STATEMENT OF SIGNIFICANCE

This rare group of owner-built pole and pug structures of twentieth century date, comprising a farmhouse and outbuildings of 1922 and later, is significant at a State level as an example of primitive structures. They relate to a tradition of pole and pug building which was especially prevalent on French Island from the 1890s, and of earlier wattle and daub structures on both French Island and the Mornington Peninsula. The house itself, the creamery and one shed to the north-east, are substantially of this construction and, though severely decayed, illustrate the method very well. Two other sheds which contain fragments of pole and pug, another of weatherboard and another clad in sheet iron are considered to be of slight if any importance and are not included in this classification.'

Discussion

The above Statement of Significance is a valid one but recognises the decayed state of all of the structures and only their special relevance to expressing a rare construction technique rather than the individual building types which they once were or their historical context. Hence the relevance to local history (example low-cost house construction used by closer and soldier settlers, Miss Rawlins function in the local community and the community's knowledge of the place's history through recent press coverage) is weakened when the integrity of the structures has been so reduced although there is the detail description of the room functions already supplied by Miss Rawlins which enhances the understanding of the building as it was rather than as it is.

The retention of this complex other than as an example of the structural technique appears to be difficult unless substantial amount of time and money were focused it.

Bibliography

1. NTA 2801 M Lewis, Glenburnie [Rawlins Cottage].., 24.3.1994; A Brown-May, Rawlins Cottage.., 14.4.94 cites article in the 'Dandenong Journal' 16.12.1985 re property
2. LP 6487 CPs 31-33, parts 40-3 site on CP31
3. DPD (HBC) file 605825

Lyndhurst Primary School
Other Names:
310 Dandenong Hastings Road
Lyndhurst



History & description

History

The following extracts from 'Vision & Realisation' provide the outline of the development of education in the area:

'Before 1862 there were two denominational schools in Cranbourne -the Presbyterian School which became Cranbourne Common School, No. 144, then SS Cranbourne in 1873 and finally Cranbourne SS2068. The second denominational school was Cranbourne Catholic School, which became Lyndhurst Common School in 1865 and Lyndhurst SS in 1873. When national and denominational schools were merged into common schools controlled by a single Board of Education, two such schools could not operate at Cranbourne. The Presbyterian School remained as Cranbourne Common School and the Catholic School after a period of closure (1864-1865), moved to Lyndhurst, 2.1/2 miles away to become the Lyndhurst Common School. The last teacher at the Cranbourne Catholic School was Parker (1863). The first HT at the new Lyndhurst Common School was Johnstone, whose wife was WM. Later teachers included Daniel Aherne with Kate Aherne (1873-78) and Mary Aherne (1879-82), John M. Thomas (1884), Michael J. Boland (1885-86) and Samuel Barclay (1887-88). School enrollments dropped seriously, and

*consideration was given to working the school half-time with Lyndhurst South. Eventually in Samuel Barclay's time, it operated half-time with SS1222, Skye. In 1888 only 4 pupils attended and Barclay asked that Skye be made full-time and that Lyndhurst should be closed. This was done 7th of March 1888.*¹

This school:

*'First school in the Cranbourne district appears to have been a Church of England school at Lyndhurst, opened in December 1854, the HT being Robert Davies. The present Lyndhurst School started as an independent school at Bald Hills--the first name for the Lyndhurst district. HT Peter Walker opened the school 9th of June 1863 in a building 30ftx14ft, divided into a classroom 19ftx14ft, and quarters for a teacher, 14ftx11ft. Walker conducted day and night classes. In September 1864 the school was accepted by the Board of Education as a Common School, and received normal financial assistance towards the teacher's salary and maintenance of the school. Attendance must have fallen below 20 in 1869, because government assistance was withdrawn. The school then closed for three years (1869-72), until established again in 1873 as Lyndhurst SS732. In 1888, the old building was replaced by a brick school and a weatherboard four-room residence. Two more rooms and a wash-house were added to the residence in 1909. As attendances rose, a wooden cloak-room was added to the school in 1930 and another classroom in 1962.'*²

This school site is part of the 316 acre property first owned by J Singleton in 1852. There is no reserve shown on the current Parish Plan, indicating that the school site was the result of a private subdivision or bequest rather than a special acquisition/reservation by the Crown³.

The school closed February 26, 1980 but it reopened in 1982 as the Lyndhurst annex to the Hampton Park East primary school, with 27 students and two teachers. Students attend Hampton Park once a fortnight when teachers can do school maintenance and attend to the animals kept on the grounds. Students gain experience in the large school and use its specialist facilities such as the library and equipment⁴.

Inspector's reports for the 1930-40s include some of the following comments, reflecting the differing inspector viewpoints and probably the effect of changing teachers:

1938 'Building in good repair, bright well ventilated; furniture meets requirements and is well cared for; maintenance duties are attended to; all walls and windows are clean and the school surroundings are tidy; the account is balanced; good school library but some books need rebinding.'

1940 notes that decoration is mainly 'historical pictures, colour is lacking..flower pots with cacti and various succulents have been placed on the window sills.'

1941 '..old brick building, cheerless and uninteresting inside; the following suggestions are made- window ledges with pot plants, rearrangement of desks, a brighter frieze, brighter and more interesting pictures; a more extensive use of foliage and flowers; removal of the old teacher desks... cleaning all windows.. porch needs repair and reconditioning'

1954 note that the Public Works Department had relined the unsightly western wall (interior) thus giving ample display boards; painting inside and out needed..(still exists)

Description

1 V&R, p1179
2 V&R V3, p.1182
3 see parish plan
4 ibid.

This is a brick gabled school room, designed after the simple parish church mode of the Gothic Revival, with an attached gabled entry porch (1888) and an added gabled weatherboard cloakroom of c1930. This now links the old school to a portable classroom of 1962. The teacher's residence which was on the adjoining block has been demolished. Brickwork is set in an English bond with striping or coloured brick string-moulds near the sill and impost levels, and the roof is clad with corrugated iron. Original windows are in the form of highlights but new larger windows with cemented lintels have been added on the north and south sides. Louvred gable vents are original. The sills are basalt.

A similar but larger brick rural school design is pictured in L. Burchell's 'Victorian Schools' (fig.147) which shows the complete gable finials once possessed by Lyndhurst and the likely end windows which have been replaced, being six-pane double hung sashes. Another similar school was nearby Cranbourne primary school SS2068 (demolished)¹.

The spouting and roof flashing are in need of repair (leaks at ridge), there is some diagonal cracking in the north and west elevations (cracks at new lintel); external joinery is need of paint; one ornamental iron wall vent has gone from the north face; and the gable finials have been truncated.

Significance

This school is Regionally Important for its comparative age among West Gippsland state schools and its good state of preservation. It is also of high local importance as the vehicle for public life in the locality and the repository of many childhood memories.

Bibliography

1. NTA 4356
2. Gunson, 'The Good Country', p.61-2, 157
3. Caretakers- c/o Hampton Park East Primary School (John Wells, Bronwyn)
4. B Fitzgerald and Alice Irving, 'Lyndhurst', (typescript pages, 1884)
5. Records held at school include: 'Minute Book No. 732' 1921-; Inspectors Report Book No.2 (1932-); Minute Book Lyndhurst Parents Assoc. (1954-59); Lyndhurst School Committee Corress. and receipts (member of Victorian State Schools Committees Assoc. 1955, Teachers Nursery, Poath Road, Oakleigh 1955 for Victorian State School Horticultural Soc.)

¹ see 'Cranbourne Sun' 31.5.1978

Craig's selection, now Jatoki Farm
Other Names: Quilley Park
55 Craigs Lane
Pearcedale



History & description

History

This site was owned by David Craig from 1880 after Fred and Eliza Sparks attempted to select it in 1871 under Sections 19&20 of the 1869 Land Act¹. Sparks selection was disallowed because he had already selected elsewhere such that Eliza then sought to select the same block but she too was disallowed because she was under 18 years².

Sparks complained of the expense he had already incurred, having paid out 90 pounds for building materials and requested that the selection stand over until his daughter was of age. He was refused.

Craig was the next to select (October 1870), taking over the Sparks' pegged and surveyed plan which had been laid out by TS Parrot, a contract surveyor³. The plan showed an irregular site with a line of marshlands running north south through its centre, swamp and

¹ 4639/19.20
² PRO lands file 4639/19.20
³ *ibid.*

mangroves on the east and south and Dr. Adams' preemptive right on the north. Adams was also on the local land board and had pointed out the irregularities in the original Sparks selection. Craig wrote that he was ready to occupy and commence improvements late November 1870¹.

Instead of going through the usual leasehold stage after being licensed to occupy, Craig applied for a grant in late 1873, stating his improvements to the site. These included 6 chain of post and 2 rail fence, 120 chain of post rail and wire fencing, 25 chain of log fence, and 80 of chock and log. In three years he had ringbarked 260 acres, cleared 43 acres, ploughed 23 acres and planted potatoes, mangolds, cabbage etc.; there were 3 dams, each 12' wide by 30' long, and a well 26' deep².

He had also built a four room house of 'wattle and daub', measuring 24x26 feet (it had an iron roof), a 'wattle and daub' dairy (24x12'), a cowshed, pig sties and a fowl house³. He claimed that he had lived there continuously. Craig's other interests also included leasing out a blacksmith's shop in Cranbourne township on his own 1/2 acre block.

Understandably Craig was not listed at this property in the Shire's earliest rate book of 1863 but appears in 1874 (gap in books, 1871-3) with 294 acres and a 'house etc.'⁴. In 1889 he has the same block (CA 95A) but the annual value is twice that of the 1870s⁵.

Craig was born 1840 in Londonderry, Northern Ireland, one of 10 children. He died in Gippsland c1914, after coming to Australia in the gold era of the 1850s. He worked as a stockman for Balla Balla and from this employment was able to select this property⁶. He built a two-room wattle and daub hut soon after selecting, adding to it 1873, 1875 and 1878. The present (altered) timber house was added to the hut in 1916, soon after his death. He called the property Quilley Park, reputedly descriptive of the plentiful quail there⁷.

Craig married Anne Wilson but their marriage, although long, bore no children. She died in 1898 and Craig remarried c1901, at the age of 61. His wife was Agnes Brodie, aged about 27 and the daughter of a sea captain. She died in 1937 aged 63. Children born on the property include Robert John Craig (1900) and William (Bob and Bill). They stayed with their grandmother in Clyde during the week to attend school.

Craig was active in the local cricket team, a member for the Cranbourne Shire Council 1887-1900, representing the Yallock Riding, and was president 1896-7.

The property was damaged by the 1898 and 1939 fires, taking mature trees and avenues. An orchard (plum, pear and quince) stood to the north of the hut and the paddocks and drive were sprinkled with gum and wattle. The stables, hay shed, cow and machinery sheds are gone but the present Monterey cypress date from after the 1939 fires and the concrete block milking shed from around the same era (1920s-30s) when Bill and Bob worked the farm⁸. Bill lived in the hut and Bob in the 1916 house.

1 ibid.
2 ibid. grant application 12.12.73

3 ibid.
4 RB1874, 394

5 RB1889, 497

6 Handwritten history held by COC drawing from J Eichler, Gunson, Audrey Dawes, family bible, death certificate says selected 1872

7 ibid.
8 ibid.

Memory has it that the hut had an earth floor originally (now boards) and there was a well at the rear (Coolgardie safe gone). The family found many aboriginal artifacts on the property¹.

Description

This is formerly a simply hipped roof two-room wattle and daub hut (with new fire place) which has a rear service skillion section (with kitchen, chimney, bathroom, new fittings) and added side store room accessible off the verandah (ceiling lined with beaded edge boards). The roof is clad with corrugated iron (over shingles?) and the walls rendered with a textured mud finish (much patched, with cement); the wall structure is not readily visible. The front verandah has been rebuilt (although the chamfered posts may be early), and the brick chimneys altered (west, extended).

Ceiling boarding inside has the fine beading associated with age; the external architrave mouldings are about 50mm, appearing early but the internal mouldings are one-piece compound moulded of a later era; six-pane window sashes are used in the front and four-panel doors internally, the doors are low in height; skirtings are plain and around 150mm; there are mainly pressed metal rimlocks internally (20th century?) with one old fabricated rimlock (Carpenter?) on the door into the skillion (former outside door?).

The adjoining timber house has been altered externally and extended with new wall and roof cladding but the interior retains some of the original room subdivision, Victorian era architraves and 4-panel doors and beaded edge T&G softwood wall boarding. Some of the plaster ceilings are from the 1930s.

Significance

Quilley Park house is of Regional Importance for its well documented age and construction type; it is the oldest known farm house in the former Cranbourne shire and among the earliest in West Gippsland region. The detailed documentation of its long association with the Craig family adds to the understanding of the property although the house is currently stripped of most of its historic context.

The adjoining timber house has been extensively altered and has no known significance.

Bibliography

1. Owners Wayne, Stewart and ..., mobile- 041 8540885, 041 9540543- suggest Bill Vowell (see Vowells Road) as source and former owner of land
2. COC: Quilley Park handwritten history held by COC drawing from J Eichler, Gunson, Audrey Dawes (daughter of Bill Craig), family bible, death certificate
3. Audrey Dawes (daughter of Bill Craig, sister of David Jnr.) has many photos and memories
4. PRO VPRS 626/1613 lands file 4639/19.20

1 *ibid*, Audrey Dawes memories

**Isles View
40 Bayview Road
Tooradin**



History & description

History

The site was created in 1888-9, when Mathew (or Matthew) Evans subdivided two Crown Portions 4&5 of Section 1. These lots had been owned by Evans since 1869 and 1889, respectively. The arrival of the railway in Tooradin by 1888 created the climate for speculation.

Matthews' 28 lot subdivision was surveyed by Muntz & Bage and declared by surveyor William Bage in June 1888¹. This house is on one of two one acre blocks (2,3), facing Evans Inlet, contrasting with the 1/4 acre blocks which lined Bayview Road and, across the street, lot 1 is a two acre block. A sale poster produced by Langridge & Son, auctioneers, shows the estate and on lot 1, a building labeled as Bay View which was Matthew Evans' house erected in the early 1870s and reputedly used as a police station after the estate was created and Evans had left Tooradin².

1
2

LP 2607
see Mickle, 'Tooradin...', pp.10, 48-9

In 1885, Evans had 22 acres (CP4,5) described as 'light soil'. After the subdivision he still held lots 2, 5, 6, 7, 9, 10, 11, 13, 14, 18, 19, and 21 in the late 1890s, all valued at 13 pounds¹. In 1899 he is listed for the first time with a house, and allotments 2 and 3 (the current house block) and the annual value has risen to 30 pounds². He did not occupy any other house in the parish in that year, indicating that this house was erected in 1898-9 but not necessarily for his own use. He reputedly departed for Clifton Hill having sold Isle View in 1898, soon after its erection³. However, he is still listed at Tooradin by the Victorian Directory of 1899-1900⁴.

Evans was one of the district's pioneers, arriving there in 1869, and the owner of the Tooradin Hotel from 1877. He was prominent in local public life, as a shire councillor and member of other public associations⁵. He died 25 December 1909⁶.

The Johnson family first came to the house in c1939 although Mrs. Johnson (nee Kernot) had worked (c1919-) as a maid for the previous owner, Mrs. Fitzgerald, when it was a guest house. The property was reputedly in poor condition when they arrived. The servants quarters, a detached timber structure, was almost falling down. Two rooms were attached to one side of the house, one used as a billiard room (demolished). The land was extensive on both sides of the inlet.

The lookout which sat between the roof hips was covered with Malthoid or a similar bituminous felt but has since been covered with corrugated iron⁷. The verandah was also asphalted. A timber section at the rear of the house, was reputedly once the Evans home Bay View and used as a police station until the Tooradin police Station closed c1909⁸. It was then moved to the site, presumably from lot 1 where it is shown on the sale plan of c1888⁹.

During the war, guests included workers from the pea factory (Dalmore Road, Dalmore) who left early in the morning meaning Mrs. Johnson rose at 4am. Other guests included doctors from the Alfred Hospital (Easter, Christmas). The two groups occupied different parts of the property and kept separate hours.

There was an old stable and coach house on the property which had cow bales in one section, a feed room and the typical bricked floors (since demolished).

Description

The site is next to a branch of the Tooradin inlet, with mangroves, boat building slip and sheds on the banks. Next to the slip is a mature flowering gum.

An early photograph of the house shows it as a face brick hipped roof house with a return, cast-iron verandah with fan pattern frieze typical of late in the 19th and early in the 20th centuries¹⁰. There appears to be a balustrade around the viewing platform on the roof.

1 RB1898, 634
 2 RB1899, 769
 3 Mickle, p.49
 4 WD1899-1900
 5 Mickle, p.12
 6 *ibid.*, p.49
 7 A Johnson
 8 Mickle, p.36
 9 Mickle, p.10
 10 held by owner

Today the house is similar but the verandah has been renewed with timber posts in a new position and a large matching extension made to the street elevation. The nature of this addition has detracted from the original symmetry of this elevation (once symmetrical about the front door) and has made the original section difficult to identify and hence has blurred the historical contribution of this house.

At the rear is a courtyard with a verandahed brick skillion service wing facing the street along one side. Tothing of the bricks in the end wall indicate that this wing was intended to expand. A fibrous cement lean-to has been recently added along the back of this wing. At the rear of the main wing is a weatherboarded hipped roof wing which is thought to have been once Bay View and later the Tooradin Police Station.

Inside, like the Tooradin Estate, the doors facing the passage have toplights but here have etched glass; the passage is also in the unusual T-form, with similar coupled columns under the hall arch. French doors to one of the rooms depict the four seasons in transfers.

Changes

The house has been extended to one side in matching brick and form so as to be hardly distinguishable from the original. The verandah and paving have been renewed. A timber mantle which was in the old kitchen has been moved to the front room but is reputedly the same as the others which were in these rooms.

Significance

Although extensively altered, Isles View is of local importance, being still recognisable as one of the early urban houses in the former Cranbourne Shire and because of its link with the locally prominent figure, Matthew Evans. This connection is brief for the brick section of the house which, nevertheless was created for Evans but reputedly long-term for the timber section which is thought to be Evans' Bay View (shifted).

The brick section of the house is also of note for its hallway arch, coloured glass and its resemblance to the notable Tooradin Estate house. The house setting is also picturesque with its associated inlet mooring and slipway as indicative of former working life in Tooradin.

Bibliography

1. Gunson, 'The Good Country', Mat Evans p.159-61, 188
2. Arthur Johnson and Mavis Adams (nee Johnson), pers. comm. -they were children in the house when it was a boarding house kept by their mother; mother (died c1993, 88 years) was of Kernot fishermen family¹ and her family (great grandfather Kernot of Mavis) owned the renovated cottage in Mickle Street west of Fishermans Cottage.
3. D Mickle, 'Tooradin A History of a Sportsman's Paradise', 1975

1 see Gunson, p.160-1

Tooradin Estate
Other Names: Tooradin Preemptive Right
300 Lynes Road
Tooradin



History & description

History

The property is on the preemptive right (PR) or crown section from what was known as Manton's Station (Tooradin or Toorodan) which was taken up in 1840 and reputedly terminated in 1877 when William Campbell was the lessee¹. Despite the reputed continuation of the lease, the grantees of the PR were Mickle, Lyall & Bakewell in 1855. Presumably the run continued but with a lesser area until selection replaced it. Meanwhile the preemptive right was purchased and used with other nearby freehold land.

This site was part of the 3634 acres leased by John Bakewell to Andrew and later William Lyall in the 1860s². Later, Frederick Poole leased a similar acreage from Lyall, described as including part of the Tooradin PR, in the 1870s, giving over to Thomas Lyne in c1875 who rented from Bakewell³. By then the size of the property had reduced to 1114 acres⁴.

1 Billis & Kenyon, p.240-1
2 RB1863,11; RB1866,13
3 RB1875, 488; see also Mickle, p.19
4 RB1877,528

Lyne was the owner occupier by c1884 when the area increased to 1284 acres, a house was rated for the first time and the annual valuation rose from 162 to 256 pounds¹. It is possible that part of the present house was built then, possibly being absorbed when McCulloch built and may include the separately roofed wing containing the kitchen. Lyne was listed in the late 1880s as a grazier of Tooradin².

Thomas Charles Lyne married Janet Craik in 1858 and started a large family including William, Ethel, Elizabeth, James, Jessie, Charles, Catherine, Thomas, John and Agnes, 1861-1882; from 1864 they were born at Berwick and from 1877 at Cranbourne³.

By the late 1880s, Thomas was gone and in his place, his daughter Ethelbert Lyne and Michael Parer listed as co-occupiers of a property owned by Augustis Barbeta and Parer. At that time Barbeta and Parer (of Spanish descent) owned the Hosies Hotel (since replaced in the 1950s) and other Parer family members ran numerous hotels and restaurants around Melbourne⁴. They were listed as speculators in c1889 and, as if fulfilling that description, they had sold to the directors of the Tooradin Estate Company within the year. In the 1890s, this company consisted of Barbeta, Victor Lemme who was an estate and financial agent of Elizabeth Street, Melbourne and St. Kilda, James Crosby and Augustin Baxter⁵. A 249 block subdivision (1 and 10 acres) of the property had been approved in c1889 (inspired by the railway?) but reputedly suffered the fate of other land boom speculations of the late 1880s⁶.

David McCulloch, sometimes described as a contractor other times as a grazier, purchased the 1150 acres (CPs 74-6 with the 640 acre preemptive right) from the estate c1894-5 when the depression had hit hardest among Victorian speculators⁷. By the late 1890s he was also leasing land from Mrs. Mullin and a Mr. Tucker⁸.

Local historian David Mickle has written that McCulloch built this house: this may have been a renovation of an 1880s structure which included the Edwardian era leadlighting on the verandah enclosure and the bullnose verandah or the whole house⁹. If it was the whole house (as seems likely) it may also explain the similarity of this house to Isles View which was also built in the late 1890s. The rate listing did have a separate entry for a 'house etc.' on the Tooradin Estate (a small 10 pounds annual value) as well as the 1150 acres¹⁰. However in 1898-9 the value of the property rose from 320 to 348 pounds after 10 years at the same figure¹¹. David (farmer) & Janet (home duties) McCulloch were listed as residents in Tooradin in 1903¹².

The present owners, the Francis family, purchased the house from Harold Watt (of the USA) in 1966 and soon applied to have it classified by the National Trust. Previously Ezywalkin P/L owned it and before then, George Landale (Riverina) from c1909 when the house had 338 acres attached¹³.

1 RB1881, 375; RB1884,454 includes CAs 74-6

2 NTA WR & J Francis, nomination from 1966; WD1888-9; Mickle, 'Tooradin.. 1875-1975', p.18

3 BDM

4 WD1893-4

5 RB1889,646-7; RB1894-5,590-1

6 Mickle; see LP 3315

7 RB1895,784; WD1884-5 no DM; WD1888-9 a David McCulloch listed at Hawthorn in the late 1880s; WD1899-1900 no listing

8 RB1899, 945f.

9 Mickle; Francis pers. comm.

10 RB1896, 792-3

11 RB1899-1900, 945

12 ER 1903, Flinders Div.

13 W Francis, pers. comm.; Mickle, p.19

Description

The verandahed house is built in two thicknesses of brick, set on stone footings. It also has two slated hipped roof forms: one the typical late Victorian era M-hip and the other a high hipped form which may indicate the earlier house absorbed by the 1890s work. This earlier section encompasses the Dining Room and Kitchen plus the service rooms at the rear¹. To one side of this service wing is a series of verandahed timber rooms, known as the staff quarters. The verandah is supported on cast-iron columns, now stripped of their friezes, and the roof is in a bullnose form which is common among Edwardian era or late 19th century houses. The verandah floor is tiled and the coping is stone.

The interior has typically solid plastered walls and lathed plaster ceilings, with richly moulded cornices and ceiling details. The dining room in particular has rich plaster detailing to the ceiling and some furnishings from earlier owners (ie. table, dresser, hallstand). Mantles throughout the main rooms are of turned timber and ornate design which suggests the Edwardian era. The t-shaped hall is unusual and the coupled columns under the arch are distinctive, resembling those in Isles View. The bathroom has an early free-standing bath with metal shower screen, porcelain lavatory basin and plated tapware (Louis Anderson & Co). As with Isles View, all interior doors onto the passage have toplights.

The iron kitchen stove was made by D&W Chandler of Melbourne (No.8A) and the service rooms include a servants dining room.

The stables (since converted) is roofed with 'Lysaght Orb galvanised tinned' corrugated iron over heavy (Oregon?) trusses.

Changes

The rear verandah has been enclosed in the Edwardian era, with leadlight glazed screens and a paneled plaster ceiling, and the polished timber (blackwood?) fire place in the adjoining sitting room appears to be from the 1920-30s. The sitting room has encaustic floor tiling which indicates that the house had the typical courtyard at the rear, with the kitchen and servants rooms opening off an open verandah.

The drive reputedly came via the present row of conifers (Monterey cypress) which line the house yard at the side and front, arriving at the side door first, perhaps to alight from a carriage.

The brick exterior was painted pale blue when the present owner purchased the house and remained painted until at least 1975 but since has been removed fairly successfully only recently using baking powder and water². Some efflorescence or paint residue is still visible.

Significance

The Tooradin Estate homestead is among the early surviving farm houses in the former Cranbourne Shire and has links, by its siting, to the early phase of pastoralism in Gippsland. The house has distinctive elements such as the plaster ceiling detail, plan form, joinery and passage archway and is notable within the West Gippsland region.

¹ see NTA Francis plan
² South Australian recipe

The former stable is also of local importance as indicative of the simple early farm structures used in the area.

Bibliography

1. NTA 1969 (class.)
2. Gunson, 'The Good Country', p.123-4, 159, 188, 192, 193-4, 204
3. Billis & Kenyon, p.240-1 Manton's
4. W Francis pers. comm. cites conversation with D McCulloch's grand daughter; also notes timber dip stripping method used by Tyabb contractors which does not harm the timber

Fisherman's Cottage
Other Names: Haines' house
Mickle Street
Tooradin



History & description

History

Mathew (or Matthew) Evans was the grantee of CP5 in September 1875, having selected the site under sections 19&20 of the 1869 Lands Act¹.

This site was part of some 15 'Tooradin Village' (Koo-wee-rup parish) lots lithographed by NG de Gruchy and surveyed by RH Shakespear (member of Institute of Surveyors, surveyor under the property act, St Kilda) some time last century, probably c1887². Because the lot was created c1887, this is the probable earliest date for the cottage; there was no cottage shown in the survey. The subdivision formed the north-west side of Mickle Street and the north-west boundary of Evans' property³.

1 3189/19.20
2 LP 1536, dated 1887 via J Eichler, COC
3 museum collection

Another Evans' subdivision of c1888 resulted in a total of 77 town blocks, generally of 66 feet frontage, and one remaining farm block (78) of 12 acres (suggesting this is where Evans' improvements might have been). The streets were named after pioneers, Mickle, Lyall and Bakewell and the surveyors were the well known firm of Muntz & Bage¹.

Prior to 1968 this property had eight owners, the first was the grantee Mathew Evans (1875), owner of the selection of which this property formed a part².

Evans had been born in Langton, Leicester and arrived in Victoria with his father in 1848 and first came to Tooradin in 1869 when he saw men loading drays with schnapper. He purchased many lots in the town, either side of the inlet, and many were eventually occupied by fishermen. Evans provided a site for the Church of England which was opened by Rev. Dr. Goe (Melb) and the pastor, Rev AA Wiltshire. He also set aside an allotment behind Christ Church known as Spring Reserve which provided water for those who purchased or leased his land³. Rate books of 1885 list Evans as the owner of 1/2 acre building allotment with light soil and a house, 1/4 acre town lot (fenced), 1/2 acre town lot (unimproved) and a 320 acre selection which was scrubby and sandy⁴.

Charles Head was reputedly the next owner of the site in 1879 (as yet undivided?), Edmund Baylee 1887 (town lot), Samuel Staughton 1908, Isabella Poole (nee Kernot) c1910, Ameila (Milly) McGuinness (nee Poole) 1949 (sold and went next door which was part of the property), Harold Hewson 1953, and Albert Marriage 1960⁵. Isabel Poole was the 'Aunt Bella' of the Johnson children who occupied Isles View, opposite, from c1939⁶.

Late in 1884 one of the above listed owners, Charles Head who was a farmer, was the owner of 1/2 acre 'light soil', house and garden which he leased to the labourer, George Haines; it was rated at 15 pounds⁷. In 1886 this was described as a 1/4 acre town lot and rated at 10 pounds, annual value.

In 1887 (after the subdivision), EP Baylee, the Melbourne land boom auctioneer, became the owner of a 1/4 acre town lot in Tooradin and also leased it to Haines, with the same valuation, indicating that the house may have existed here prior to the subdivision⁸. Baylee & Co were hotel brokers, and farm agents of Collins Street West⁹.

George Haines married Elizabeth Ridgway in 1862 and commenced a large family, Eliza, Annie, John, Charlotte, Louisa, William, Sophia, James, Thomas, Matilda and George: all born at Cranbourne in the period 1864-1886¹⁰. George Haines died c1892 and his widow continued on in the house.

In c1894-5, Baylee lost the title of the site to his mortgagors, the Standard Bank who continued as the owner until early this century, leasing it to Henry Mundy fisherman, in

1 see LP 1809, dated 1888

2 see Gunson, 'The Good Country', p.160 cites Mickle interview with Fred Evans, 1958

3 typescript history museum exhibit, assumed part based on title data

4 RB1885, 410f

5 ibid.; RB1910-11, 985 Poole acquires

6 Mavis Adams, pers. comm. Arthur Johnson slept there as a boy

7 RB1884-5, 417; RB1883-4, p.26 no town lots

8 RB1888, 535

9 WD1884-5; Canon, p.182

10 BDM

1895-6, but in 1897-9 it appears to have been empty¹. This century it was leased to the contractor, Arthur Evans for many years (linked with the first owner?)².

The bank owned a number of blocks in the Evans estate, including lots 22,23, which were sold to the Terang grazier, Samuel Staughton, c1908(confusion?)³. In the next year (1908-9) Staughton also owned lot 7, with a timber house⁴. Soon after, Isabella Poole owned this house as a 1/2 acre lot from c1910-10 and then, by the early 1920s, as one acre: being lots 5-8 of Evans Subdivision⁵. She also acquired lots 22,23 which were later held by her son, Lawson Poole⁶.

A watercolour (by Curtis?) shows what could be this cottage sited on the foreshore of the inlet among gums and overlooking fishing boats moored to the bank (donated by Mrs. Milroy, nee Kernot, once owned by her father). The cottage is shown with no front verandah, one brick chimney, the two main front rooms under the gable and the rear skillion.

Kernot's former house is now to the west of this house (renovated) and the house and a confectionery (later baker's) shop further east was owned by a cousin of Mrs. Johnson snr. (Isles View), the Scott family (Ethel?). Families in the street were interrelated. For example, Gloria and Mavis Johnson (now Adams) would sit on the front verandah to sell soft drink and sweets to picnickers on the foreshore (she and Johnson family lived in Mickle Street until c1939, at the back of the house). Bella's only son Lawson Poole is remembered as living in a house directly behind the house in Mickle Street but it was burnt recently (shed only)⁷. Mavis recalls that this house had a passage from the front to the kitchen (part gone) and a step along the way in Bella's day.

The house is now owned by the City of Casey and occupied by the historical society as a museum.

Description

This is a simple gabled, weatherboarded and verandahed cottage of originally two main rooms, either side of a passage, with a skillion to the rear. The verandah has a concave profile and is hipped; windows are six-pane sashes and the door four-paneled: all are typical of a building of the period up to the early 1880s. Attached to one side are three brick chimneys (overpainted), with a corbelled cornice. At the rear is an open verandah which has been partially built in at either end.

Inside the internal lining is bead-edge T&G boarding, with a cast-iron coal grate in one front room which appears to be early 20th century, having coloured tile surround and turned mantle posts. The other room is currently furnished as a bedroom and has no fireplace.

The next room is down a step, under the skillion, and furnished as a dining room, with a mantle shelf only and painted brick fireplace piers; the next room back, down a step, is the kitchen, with its cast-iron stove and scullery in an annex on the verandah, with its scrubbed pine sink drainer. Another added kitchen is entered from the back verandah via the laundry.

1 RB1894,684; RB1895,780; 1899,860 in the name of MGB Jefferson, Melbourne estate agent

2 RB1907,-8,619

3 RB1908,940; RB1909, 934-5; WD1899-1900 Staughton

4 *ibid.*

5 RB1924-5,1294

6 RB1910-11,986

7 M Adams, pers. comm.

A structure at the rear is said to have been a laundry/store for the house but this has been converted to a flat.

Significance

Because of its high state of preservation, this cottage represents well another important theme in the area's early history, that of the humble often leased dwelling occupied by labourers and fishermen in town lots. It is among the first houses to be built in the Tooradin township and the oldest remaining town house in the former Cranbourne Shire.

Bibliography

1. Owner Koo-wee-rup Swamp Historical Society (now merged with Cranbourne?) via secretary: Gwyneth Bollen who knows relatives of former occupiers, 2 ladies.
2. Gunson, 'The Good Country', Mat. Evans p.159-61, 188
3. LP 1809 (CP 5) surveyed in 1888
4. Canon, 'The Land Boomers', (MUP, 1967)
5. Mavis Adams(nee Johnson, see Isles View, nearly 70 years old) re. Mrs Johnson (nee Kernot) was 88 when she died c1993, oral source of some of daughter's memories; family did not know the side room as Sportmens Rest as is currently known- it was part of Aunty Bella's. Old photos also re bathing boxes.