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# LEONGATHA VICTORIAN VILLAS



42 Peart St



32 Jeffrey St



27 Turner St

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## Location

32 JEFFREY STREET, STEELE STREET, and TURNER STREET, LEONGATHA, SOUTH GIPPSLAND SHIRE

## Municipality

SOUTH GIPPSLAND SHIRE

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

## Heritage Listing

South Gippsland Shire

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## Statement of Significance

Last updated on - December 20, 2022

### What is significant?

The Leongatha Victorian Villas group, comprises of:

- Adelong, constructed c.1903 for the Phillip and Elizabeth Bellingham, at 32 Jeffrey Street.
- Aero View, constructed c.1904 for Dr. Michael Carr, at 13A Steele Street.
- Rostrevor (later Hylands), constructed in 1897 for Hugh McCartin, at 27 Turner Street.
- St. Austell, constructed in c.1895 and stables at 42 Peart Street, Leongatha

The houses, all built within the period from 1897 to c.1904 have common characteristics that demonstrate the influence of the Italianate style, including symmetrical plans with M-hip iron roofs, with projecting bays at the side, return bullnose verandahs, separate from the roof, supported by square or stop chamfered timber posts with cast iron or timber frieze and/or brackets, and timber framed sash windows in single or tripartite in form, or in bays. Other common traits include corbelled red brick or rendered chimneys, panelled entry doors with sidelights and toplights, and eaves decorations including brackets and timber mouldings. Weatherboard cladding, with the use of imitation Ashlar boards at Rostrevor, is also common.

The mature Canary Island Palm (*Phoenix canariensis*) at 32 Jeffrey Street also contributes to the significance of the place.

St Austell is a late Victorian transitional timber villa. Asymmetrical in plan, it has a hipped iron roof with projecting gables (these have 'rams horn' finials, and decorative barge boards with shaped lobes and a simple crossbar) to the front and on the south side with a separate return verandah contained between the bays, which is supported by original fluted cast iron posts with Corinthian capitals and ornate brackets. It is clad in what appear to be original round-edged weatherboards with three rows of boards with 'shiplap' profile at about mid-wall height. The original four-panelled front door has sidelights and highlights and the windows to the main elevation, the projecting bays and along the north side are paired double hung sash. Except for the windows below the verandah, these have original metal window hoods. There is one corbelled brick chimney. The stables, situated at the rear of the property, is a small gabled timber building built on the side boundary. It has small windows in the gable ends.

Non-original alterations and additions are not significant.

### How is it significant?

The Leongatha Victorian Villas group is of local historic and aesthetic significance to South Gippsland Shire.

### Why is it significant?

Historically, they are some of the earliest surviving houses in Leongatha and are representative of the more substantial houses built for prominent families and businesspeople as the town grew and became established by the end of the nineteenth century. St Austell, and these other buildings, is associated with the first phase of development of Leongatha in the late nineteenth century. St Austell is notable as a very intact example that is complemented by an early stables block. (Criteria A & B)

Rostrevor is of note for its associations with the first two owners, Hugh McCartin (1897-c.1924) and Herbert Hyland (c.1924 to 1970) who each played important roles in the development of Leongatha and South Gippsland. McCartin built the first hotel in Leongatha, established the first saleyards, and was a Woorayl Shire Councillor from 1890 to 1900 (including two terms as Shire President). Hyland was also a Shire Councillor from 1923 to 1929 before entering State Parliament in 1929 as the MLA for South Gippsland, a position he held for an unprecedented 41 years until his death in 1970 at the age of 86. (Criterion H)

Aero View is associated with Dr Michael Carr, who was the first resident doctor in Leongatha. (Criterion H)

The houses are examples of Italianate villas with characteristic form and detailing (Criterion E):

- Rostrevor is notable for its fine detailing and materials, which include the cast iron frieze contained within a timber rail and cast iron brackets to the verandah, the three sided bay windows, ruby glass sidelights to the front door, and the imitation Ashlar boards to the facade.
- Aero View is notable for the finely detailed chimneys, which feature stepped corbelling and a cross pattern in the sides (which is reputedly a reference to the profession of the first owner, who was a doctor) and the timber trusswork and notched weatherboards to the projecting gable.
- While Adelong is less intact, it retains distinctive symmetrical form and details including eaves decorations, three-sided bay windows to the main facade and brick chimneys. The setting is enhanced by the mature Canary Island Palm (*Phoenix canariensis*), which is an early garden remnant.
- St. Austell is notable for its fine detailing and very high degree of intactness. Of particular note are the cast iron verandah posts and brackets, which are rare in South Gippsland.

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1900, 1900, 1900, 1897, 1904,
Other Names	Rostrevor/Hylands (27 Tuner St), AeroView (13A Steele St), Adelong (32 Jeffrey St), St. Austell (42 Peart St), Rostrevor, Adelong, Aero View, Houses, extra,

Hermes Number 72775

Property Number

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### **Physical Description 1**

DF Vic W/B Hip. Non original windows, front verandah removed.

### **Physical Conditions**

Good

### **Integrity**

Altered Unsympathetically

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*