Seaview Guest house, 86 Hesse Street, Queenscliff

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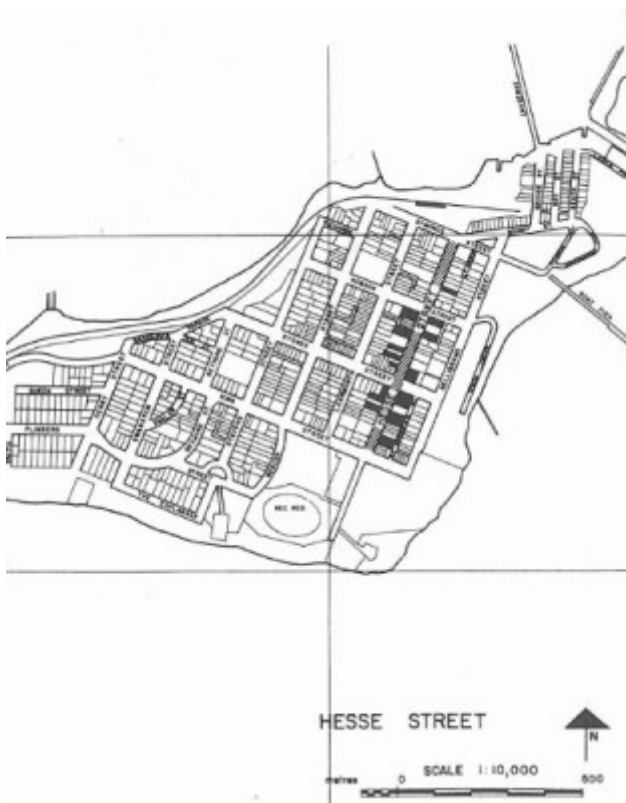Seaview Guest House, c.1880.

SeaView Guest House, 1981

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Seaview Guest house, 86 Hesse Street, Queenscliff - location map

Location

86 Hesse Street QUEENSCLIFF, QUEENSCLIFFE BOROUGH

Municipality

QUEENSCLIFFE BOROUGH

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO34

HO6

Heritage Listing

Queenscliffe Borough

Statement of Significance

Last updated on - October 1, 1982

Statement of Significance as recorded under the Queenscliff Heritage Study 2009

Seaview House is of local historical and architectural significance as a good and externally relatively intact example of a late nineteenth century and early twentieth century seaside resort guest house in Queenscliff. The building is also of historical interest for its use for a period as a coffee palace, reflecting the impact of the temperance movement at the end of the nineteenth century. While not of outstanding architectural/aesthetic quality, Seaview House is important as a corner building of some presence. It marks a transition of scale and form, from the Hesse Street north commercial character, to the residential area in the south and to its west.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Hermes Number	120607
Property Number	

Physical Description 1

Extract from the 1982 study

By 1888, Wills was extending further west along Stokes Street and for the convenience of his customers he had added a timber-posted verandah with pierced timber brackets to the front of his shop.(4)

The Sentinel of June 1890, announced that Wills was to add another storey to his premises.(S) The result was a two-level cost-iron balustraded verandah, with a concave roof, which faced onto Hesse Street, and, in the place of the pickets, corrugated iron and timber fence.(6) The commercia) nature of the Stokes Street facade was elevated another storey but the enlarged premises were to be residential; being run as a boarding house by a Mrs Tippett. It was the Sea View Coffee Palace and was later to be run by Mrs Jane Stephens, for some twenty years.(7)

The verandah has been replaced since and wrought-iron now stands where the cast-iron balustrading was. The iron fence remains but its colour scheme has been lost. Alterations "vere also carried out early in this century when the corner entrance was blocked, the round window inserted and the bracketted window-hoods attached over the original shap windows. These windows, which originally had arcaded triple lights, have been replaced with double-hung sashes in pairs.

Physical Description 2

Much added to 1875 stuccoed brick building with two storey verandah. This is a key corner building on the Stokes Street, Hesse Street intersection.

Extract from the 2009 study

Seaview House is a two-storey rendered brick former Victorian guest house, shop and residence situated at the south-west corner of Hesse and Stokes streets. The building has a chamfered corner adjacent to this intersection and a plain parapet conceals its roof from view from the surrounding streets. Fenestration is timber-framed double-hung sash windows, except adjacent to the corner entrance where unsympathetic pairs of double-hung sash windows have been fitted. Above these are unsympathetic hoods supported by timber brackets.

Along the Stokes Street elevation the building is a two-storey timber and cast iron balcony. At the rear of the building is a relatively sympathetic addition that is visible from parts of Hesse Street.

Intactness

GOOD

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/