

FORMER PRESBYTERIAN MANSE



Former Presbyterian Manse from the east (Lyons Street) side. The 1991 garage building is visible at the end of the driveway on the left.



Northwest corner of bluestone fabric, showing two-storey skillion-roof portion, with the enclosed timber-framed verandah of the north elevation in foreground.



Eastern side of timber-framed verandah, with 1856-57 Former Manse above/behind.



c.1882 polygonal bayed wing on left, abutting 1856-57 fabric containing two blind windows on right.



South face of c.1882 polygonal bayed wing.



Mid-1980s single-storey addition on left, c.1882 polygonal bayed wing on right.



View from northwest corner of site, looking east at mid-1980s single-storey addition.



Northwest corner of mid-1980s single-storey addition.



Looking west along driveway towards one- and two-storey 1991 garage building.



Looking south from northeast corner of 1991 pool-enclosure building, with garage beyond.



Within enclosed north verandah, looking at painted stone wall at northeast corner of Former Manse



Lower-storey room, looking east at unplastered wall of original clay bricks and basalt blocks.



Upper-storey room in polygonal bayed wing.



Central hall and stairwell, looking east.



FORMER PRESBYTERIAN MANSE SOHE 2008



h00229 former presbyterian manse lyons st williamstown close up she project 2003



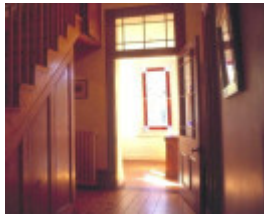
h00229 former presbyterian manse lyons st williamstown front verandah she project 2003



h00229 former presbyterian manse lyons st williamstown view from gate she project 2003



h00229 former presbyterian manse lyons st williamstown front of house she project 2003



h00229 former presbyterian manse lyons st williamstown entrance hall she project 2003



h00229 former presbyterian manse lyons st williamstown bedroom she project 2003



1 former presbyterian manse lyons street williamstown front view - c. early 1980s



Diagram 229.JPG



Permit Policy & Exemptions Diagram: Cultural Heritage Significance.

27 LYONS STREET WILLIAMSTOWN, HOBSONS BAY CITY

Municipality

HOBSONS BAY CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0229

Heritage Overlay Numbers

HO169

VHR Registration

October 9, 1974

Amendment to Registration

October 12, 2017

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 12, 2017

WHAT IS SIGNIFICANT?

The Former Presbyterian Manse, including the 1856-57 building, its verandahs, and the c.1882 additions.

The mid-1980s single-storey-addition, and 1991 garage and pool enclosure buildings, are not significant.

HOW IS IT SIGNIFICANT?

The Former Presbyterian Manse at Williamstown is of historical and architectural significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

WHY IS IT SIGNIFICANT?

The Former Presbyterian Manse at Williamstown is significant at the State level for the following reasons:

The Former Presbyterian Manse is historically significant. Built in 1856-57 it is among the oldest group of extant houses in the metropolitan area and the earliest group of religious residences in Melbourne. The Former Presbyterian Manse is also a major and early surviving building in Williamstown and is thus associated with Williamstown's early growth. It is the oldest religious residence in the town, and marks the site of the Presbyterians' first reserve in Williamstown. Sited within parkland, it was designed by one of the region's early architects William Bull who was also Williamstown's first municipal surveyor. [Criterion A]

The Former Presbyterian Manse is architecturally significant as an early and large example of a villa building constructed of local basalt (bluestone). Stylistically derived from Georgian architecture, its initial 1856-57 stage of construction demonstrates early details and materials. Of note are the deep timber eaves brackets which may have once served other than a decorative purpose in supporting the gutters. The south-facing external wall of the 1856-57 portion contains two 'blind windows'. The chimneys are stuccoed with slim cornice mouldings, dressed stone blocks are used as quoins, and some six-pane timber-framed window sashes survive. [Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

PERMIT EXEMPTIONS (under section 42 of the Heritage Act)

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act).

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

Landscape Exemptions:

- . The process of gardening, including mowing, hedge clipping, bedding displays, disease and weed control, and maintenance to care for existing plants.
- . Subsurface works involving the installation, removal or replacement of watering and drainage systems or services outside the tree protection zone of trees in accordance with AS4970.
- . Works associated with the management of possums and vermin.
- . Removal, or maintenance and repair, of existing paving and other hard landscaping elements like for like.
- . Removal, or maintenance, repair and replacement of existing fences and gates like for like.

Specific Exemptions:

1856-57 and c.1882 Former Presbyterian Manse building and verandahs (Primary significance)

Exteriors

- . Repairs and maintenance which replace like with like.
- . Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- . Installation or repair of damp-proofing by either injection method or grouted pocket method.
- . Painting of previously painted surfaces provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Interiors

- . Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- . Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping by non-abrasive means.
- . Installation, removal or replacement of carpets and/or flexible floor coverings, curtain track, rods, blinds and other window dressings, hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

- . Refurbishment of bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings, kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- . Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- . Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ.
- . Installation, removal or replacement of bulk insulation in the roof space.
- . Installation, removal or replacement of smoke detectors.

All other buildings (No significance)

Exteriors

- . Repairs and maintenance which replace like with like.
- . Demolition and removal of buildings and elements.
- . Alteration of buildings, within the existing footprints and envelopes of those buildings.
- . Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- . Installation or repair of damp-proofing by either injection method or grouted pocket method.
- . Painting of previously painted surfaces.

Interiors

- . All works.

Theme

6. Building towns cities and the garden state 8. Building community life

Construction dates	1856,
Architect/Designer	Bull, William,
Heritage Act Categories	Registered place,
Hermes Number	1224
Property Number	

History

The original portion of the Former Presbyterian Manse was designed by William Bull (architect, and Williamstown's first municipal surveyor), and constructed by builders Smythe, Owen & Davis in 1856-57. The Manse was built on Williamstown's first Presbyterian reserve of one acre, surveyed in 1856 under District Surveyor George Darbyshire. In 1882 additional rooms were commissioned by the Presbyterian Church and constructed at the cost of £150. By 1885, the Church had decided to build a new manse in Hanmer Street, and the subject site was sold in 1888 for over £1550 to local builder Henry Hick, who lived there until at least 1910. Hick was a figure of considerable importance in Williamstown, also holding the position of mayor on two separate occasions in 1887-88 and 1894-95. In the mid-1910s an adjoining single-storey timber-framed and weatherboard-

clad extension was added to the Former Manse's western side. Following this, it appears that for many years during the twentieth century the Former Manse operated as a boarding house. In the mid-1980s, the mid-1910s extension was demolished and replaced by a new single-storey timber-framed pavilion with north- and west-facing verandahs, designed by Max May Architects. In 1991 two additional Max May Architects-designed outbuildings - a one-and-two-storey garage, and an adjoining one-storey pool enclosure - were constructed in the south-western corner of the site.

KEY REFERENCES USED TO PREPARE ASSESSMENT

Bate, Weston (ed), 1972, *Liardet's water-colours of early Melbourne*, Carlton, Victoria: Melbourne University Press on behalf of the Library Council of Victoria.

Casey, Maie, et al (eds), 1975, *Early Melbourne Architecture, 1840 to 1888: A Photographic Record*, Melbourne: Oxford University Press.

Hobsons Bay Heritage Study Amended 2014, Volume 3 - Heritage Precinct and Place Citations, Part 2 - Heritage Places.

Saunders, David (ed), 1966, *Historic Buildings of Victoria*, Jacaranda Press for The National Trust of Australia (Victoria).

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by modifying the following place in the Heritage Register:

Number: H0229

Category: Heritage Place

Place: Former Presbyterian Manse

Location: 27 Lyons Street, Williamstown

Hobsons Bay City

All of the place shown hatched on Diagram 229 encompassing all of Lot 2 on Lodged Plan 28446.

Dated 12 October 2017

STEVEN AVERY

Executive Director

[Victoria Government Gazette G 41 12 October 2017 2223]

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/>