

SEAFIELD



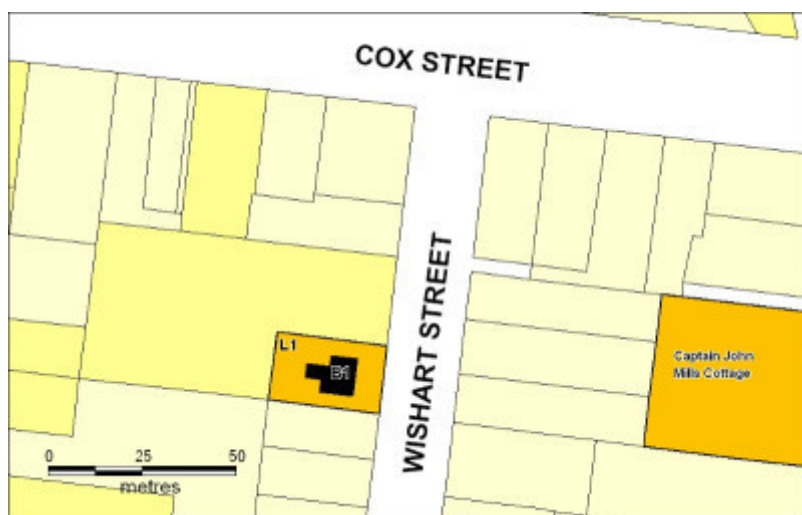
SEAFIELD SOHE 2008



h02063 seafield dec 2003



Seafield December 2003



h02063 h 2063 seafield extent feb 2004

Location

16 WISHART STREET PORT FAIRY, MOYNE SHIRE

Municipality

MOYNE SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2063

Heritage Overlay Numbers

HO41

VHR Registration

July 8, 2004

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on -

What is significant?

The block of land on which Seafield stands was leased by James Atkinson, owner of the Atkinson Special Survey to John Coates in October 1852. A condition of the lease was that a dwelling house be erected to the value of 75 pounds, and a house is confirmed on this site by December 1852.

The timber section of the house probably dates from this time, containing some pre-fabricated parts, as suggested by the variety of timbers and the joinery. The cottage is clad in 9 (270mm) deep Kauri weatherboards,. The steeply pitched hipped roof is now clad in corrugated iron, covering the earlier shingle roofing. It contains an attic accessed by steep cupboard stairs.

The house was rented by Captain Lewis Grant and his family from December 1852. Grant was a merchant sea captain to 1853, then a successful lighterman and coal merchant at Port Fairy. Grant purchased the land and cottage in 1855 and then undertook the building of the limestone extension in 1856 for use as an office, complete with massive stone chimney and later slate fireplace. This addition also contains an unusual hand run plaster ceiling rose moulded in imitation of rope. Grant moved out of the cottage in 1863, when the property was leased by the Shire of Belfast. The verandah is one of a number of later additions, some made in 1888-90 when it was rented out as a doctor's rooms.

How is it significant?

16 Wishart Street is of architectural and historical significance to the State of Victoria.

Why is it significant?

16 Wishart Street is architecturally and historically significant as an early residence built in 1852. The timber section is architecturally significant, probably containing pre-fabricated components, and built from a variety of exotic timbers and finished with a characteristically steep attic style shingled roof of a form common to Tasmania during the same period. Other unusual fittings include the steep attic stairs, a cast iron window frame, flat galvanised iron (possibly zinc) ceiling sheeting and the quirky rope moulding ceiling rose.

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:

General Conditions: 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 Conditions: 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 the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted. •Removal of extraneous items such as external lighting, air conditioners, pipe work, ducting, flues, wiring, antennae, aerials, fly screens and louvres etc, and making good.

- Installation or removal of external fixtures and fittings such as, hot water services and taps.

- Repainting of previously painted surfaces in the same colour.

- Painting or wallpapering of previously painted walls and ceilings provided that preparation or painting does not remove evidence of earlier paint or other decorative scheme. Evidence of earlier schemes should be reported to Heritage Victoria.

- Replacement of carpets and floor coverings.

- Removal or replacement of curtain track, rods, blinds and other window dressings.

- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

- Refurbishment of existing bathrooms, toilets and en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.

- 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. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

- Installation, removal or replacement of smoke detectors.

Construction dates	1852,
Heritage Act Categories	Registered place,
Other Names	SEAFIELD,
Hermes Number	12535
Property Number	

Extent of Registration

All the building marked B1 and all the land marked L1 on diagram 2063 held by the Executive Director.

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/>