

EMOH



EMOH SOHE 2008



1 emoh cox street port fairy entrance nov1999



Emoh Cox Street Portv Fairy Front View



emoh h252 extent june 2001

Location

8 COX STREET PORT FAIRY, MOYNE SHIRE

Municipality

MOYNE SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0252

Heritage Overlay Numbers

HO22

VHR Registration

October 9, 1974

Amendment to Registration

September 13, 2001

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - September 13, 2001

What is significant?

Emoh is a single storey stone residence of six principal rooms, part dating from as early as 1849, but mostly from the early 1850s, and subsequently much altered and extended, notably after 1885. It is located within the central street-grid of Port Fairy and close to the River Moyne. The original owner was William Rutledge, merchant, banker, settler and early MP and elements of his house remain internally. David Jermyn, a doctor, purchased the property in 1863 from a bankrupt Rutledge and in 1868 sold almost half the land to the Bank of Victoria. The sale could have forced alterations to a substantial glazed verandah along the new western boundary, which appears in an historic photograph of Rutledge and his wife in 1861. Jermyn was possibly responsible for the introduction of a lobby in the hall and the conversion of the front west room into a surgery. A later owner, the grazier John Meagher changed the facade to its present Classical style. (John Mason of Port Fairy may have acted as architect and Charles Bourne as plasterer.) Emoh operated as a Youth Hostel from 1976 when further substantial renovations and additions were made

How is it significant?

Emoh is of architectural and historical significance to the State of Victoria.

Why is it significant?

The complex is architecturally significant for its sequence of development from the pre-gold rush period through to the late twentieth century and for its Renaissance revival facade, relatively rare at this scale and date.

Emoh is historically significant for its association with William Rutledge, David Jermyn and John Meagher specifically and for its reflection of the changing character, conditions and fortunes of Belfast and Port Fairy generally when it was a seafaring town essential for the settlement and development of the Western District.

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 alterations are to be planned and carried out in a manner that prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

External

It is recommended that the following external works, subject to the recorded advice of the local Heritage Adviser, are exempt from the need for a permit:

- * Painting of all buildings, except existing non-painted surfaces, where the colours and types of paint used are traditional to the nineteenth and early twentieth century,
- * Minor landscaping, e.g. plantings, paths, gates and fences.
- * Minor signage, e.g. nameplates,
- * Routine maintenance, e.g. replacement of defective joinery with the like, electrical rewiring, plumbing repairs, etc.,
- * Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, signage, antennae, aerials etc, and making good,
- * All non-structural works to the 1970s dormitory wing.

Internal

It is recommended that the following internal works are exempt from the need for a permit:

- * Works required to comply with the recommendations of the CFA Fire Safety Evaluation Report No. 5827-281102-281124
ie. requirements for outward swinging doors, exit signs, emergency lighting, firefighting equipment and smoke hazard management.
- * Interior decoration to the main rooms which involves painting, papering and fitted floor finishes based on evidence discovered by physical and photographic research but no works which require the removal of joinery, plasterwork and structure,

- * Alterations to the main kitchen to the extent of new fittings and surfaces which are required to meet health and safety regulations,
- * Alterations to the secondary kitchen to the extent of new fittings and surfaces which are required to meet health and safety regulations,
- * Alterations to bathrooms and laundries and toilet areas to the extent of new fittings and surfaces which are required to meet health and safety regulations,
- * Installation, removal or replacement of smoke detectors,
- * Installation, removal or replacement of electrical wiring if 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.)
- * All non-structural works to the 1970s dormitory wing.

Construction dates 1847,
 Heritage Act Categories Registered place,
 Hermes Number 1332
 Property Number

History

Associated People:

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 252 in the category described as a Heritage Place, is now described as:

Emoh, 8 Cox Street, Port Fairy, Moyne Shire Council.

EXTENT:

1. All of the buildings and structures marked as follows on Diagram 600148 held by the Executive Director: B1 House, B2 Stables.
2. All the land marked L1 shown on Diagram 600148 held by the Executive Director.

Dated 11 September 2001

RAY TONKIN
 Executive Director

[Victoria Government Gazette G 37 13 September 2001 2316]

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/>