
COTTAGE



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Location

68 CAMPBELL STREET PORT FAIRY, MOYNE SHIRE

Municipality

MOYNE SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0251

Heritage Overlay Numbers

HO21

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

What is significant?

Graceton is located on the southern side of the street grid of Port Fairy and faces the dunes of the South Beach. The earliest section, towards the rear along the west boundary of the block, is built in part of nogged timber framing with limestone rubble infill. It now forms the kitchen, pantry and a small bedroom of this single storey cottage of four principle rooms. Samuel Cock, stonemason, may have built this section soon after his emigration in 1854. By 1858 he had purchased the land and, in 1870, re-mortgaged it for a considerable sum, which suggests that, by about 1858, he had constructed the front bluestone wing. It has a notable semicircular fanlight with coloured glass and surviving four-paned double hung sash windows. The detached privy in the north-west corner of the site probably dates from the same time. William Powling purchased the cottage in 1879 and sold it to Margaret Denny in 1887 (with the conveyance not effected until 1939). The bull-nose timber verandah was added in 1913 when the front door was also changed. The Denny family, local fishermen, occupied the house from 1887 to 1963. A modern detached bathroom dates from the 1960s. From the 1970s, Graceton has been used as a holiday cottage. The cottage retains a high degree of integrity from the late nineteenth and early twentieth century periods, but has no original decoration, and is in good condition.

How is it significant?

The cottage, Graceton, at 68 Campbell Street, Port Fairy is of architectural and historic important to the State of Victoria.

Why is it significant?

Architecturally, the cottage demonstrates a range from humble vernacular construction techniques, specifically nogging, to the more formal details of arches, niches, elaborate plasterwork and the late Georgian fanlight. Historically, as part of a group of similar cottages (and one of several surviving within Port Fairy) Graceton reinforces the modest seafaring character of a pioneering town of national significance.

[Online Data Upgrade Project 2001]

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 Heritage Victoria 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 the Executive Director, 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 all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan 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 determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination 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 must 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.

Construction dates 1879,

Heritage Act Categories Registered place,

Hermes Number 2836

Property Number

History

REGISTER OF THE NATIONAL ESTATE - CITATION THE SINGLE STOREY STONE COTTAGE AT 68 CAMPBELL STREET, PORT FAIRY, WAS ERECTED PRIOR TO 1879. SAMUEL COCK, A STONEMASON WHO ACQUIRED THE PROPERTY IN 1858, MAY HAVE ERECTED THE LATER TWO ROOM BLUESTONE COTTAGE AS A FRONT TO AN EARLIER PRIMITIVE LIMESTONE RUBBLE COTTAGE WITH SHINGLE ROOF. THE TIMBER VERANDAH WITH PALLANDIAN BALUSTRADE WAS ERECTED C. 1915. THE ORIGINAL SHINGLE AND SLATE ROOFING IS NOW CONCEALED WITH CORRUGATED IRON. THE STONE COTTAGE AT 68 CAMPBELL STREET, PORT FAIRY, IS AN AXIAL DESIGN DERIVED FROM ITALIANATE ARCHITECTURAL TRADITIONS OF MID VICTORIAN TIMES. THE ORIGINAL LIMESTONE COTTAGE MAY BE REPRESENTATIVE OF THE EARLIEST BUILDING PERIOD IN PORT FAIRY; HOWEVER THE HISTORY OF THIS STRUCTURE REMAINS LARGELY UNRECORDED. THE BUILDING IS AN UNUSUAL COTTAGE DESIGN, OF LARGE SCALE, AND PART OF AN IDENTIFIABLE GROUP OF COTTAGES OF DIVERSE DESIGN AT 64-68 CAMPBELL STREET. THE STONE COTTAGE AT 68 CAMPBELL STREET IS EXTERNALLY INTACT. THE INTERIOR HAS NOT BEEN INSPECTED. OF STATE SIGNIFICANCE.

Extent of Registration

Borough of Port Fairy. No. 251. Cottage, 68 Cox Street, Port Fairy.

[Victoria Government Gazette No 100 Wednesday, October 9 1974 p.3649]

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/>