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# AMBLESIDE



Ambleside



image235

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## Location

230 GRIP ROAD, TOORA, SOUTH GIPPSLAND SHIRE

## Municipality

SOUTH GIPPSLAND SHIRE

## Level of significance

Recommended for Heritage Overlay

## Heritage Listing

South Gippsland Shire

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## Statement of Significance

Last updated on - December 20, 2022

### What is significant?

'Ambleside', at 230 Grip Road, Toora, built in 1912, is significant. The large Federation Queen Anne villa has a terracotta hip and gable roof with a number of projecting gables, arranged in a 'L' configuration, with vertically roughcast gable ends. Each hip has a projecting box bay with hopper windows and banks of casement windows with lead lights, including a splayed projecting corner hip with raised gable and bay window. The roof of 'Ambleside' features ridge cresting and scroll finials with three brick chimneys with roughcast panels, tops and pots. The homestead has orange brickwork and rendered banding, which may originally have been tuck pointed, has a contiguous return verandah facing the splayed corner, with segmental arched rails on turned posts. The verandah valance has closely spaced ladder frames with central tear drop decorations and a large panelled door casing. The front room has an oculus window. Internally, the main rooms have pressed metal ceilings. Non-original additions and alterations, other than those specified above, are not significant.

### How is it significant?

'Ambleside' is of local historic and aesthetic significance to the South Gippsland Shire. It is also strongly linked to the builder, Mr WR Yeomans .

### **Why is it significant?**

Historically, 'Ambleside' was built and owned by William Richard Yeoman in 1912. This building demonstrates the early development of Toora and the Grip Road area. 'Ambleside' stands as a testament to the wealth and prosperity of Toora and surrounds during the establishment of the town and the broader South Gippsland region. (Criterion A)

Aesthetically, there is no other example of a Queen Anne villa within the South Gippsland Shire. This is unique, not only for its size and style but the range of distinctive and decorative details as part of the design. 'Ambleside' significantly contributes to the historic and aesthetic character of Toora and its surrounds, highlighting the prosperous past of the town. (Criteria E)

Mr William Richard Yeoman was one of the most influential early citizens of Toora and the South Gippsland Shire. He opened and developed the Toora Tin Mine, was elected to the South Gippsland Council and served as the Third Shire President. He was also a builder and advocate for the Village Settlement model. Mr Yeoman significantly impacted the way that Toora was established and introduced wealth and prosperity into the community. (Criterion H)

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1912, 1912, 1912,
Other Names	House, thematic, -,
Hermes Number	31003
Property Number	

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## **Physical Description 1**

"Ambleside", at 230 Grip Road, Toora, built in 1912 is a large sprawling brick Queen Anne residence with a series of terra cotta tiled hip and gable roofs, generally arranged in an 'L' configuration with a contiguous return verandah facing the front corner.

The principal corner return hip (with the verandah) has a 45 degree splayed corner bay window and the verandah also has a projecting splayed corner hip surmounted by a raised gable. The main hip is extended at either side with larger projecting hips with ridge gable vents. The hip to the south is parallel to the corner hip, while that to the east is at right angles. Each of these has a projecting box bay with a bank of casement/hopper windows surmounted by a batted gable end.

The verandah valance has close spaced ladder frames with central tear drops over segmental arched rails carried on turned posts. Other notable elements include:

- The pink/orange brickwork, apparently of local origin, with rendered banding (the brickwork has been re-pointed; not very well. It may originally have been tuckpointed.)
- Consistent banks of casement windows with leadlight and hoppers over.
- The large panelled door casing.
- An oculus window to the front room.
- Terra cotta ridge cresting and scroll finials.
- Brick chimneys with roughcast panel tops and terra cotta pots.
- Exposed rafter ends.
- Vertically batted roughcast gable ends.
- Pressed metal ceilings to main rooms.

The garden is highly developed with modern planting and provides a good setting for the house.

*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/>*