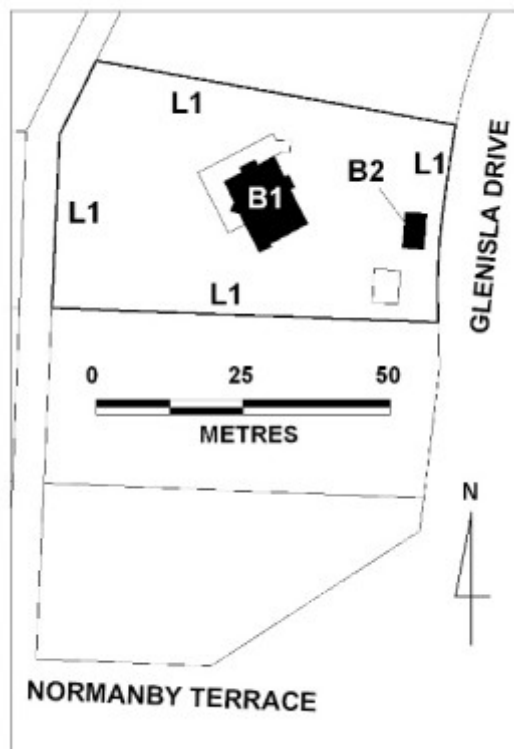


# THE CHALET



1 chalet mt martha



the chalet mt martha plan

## Location

14 GLENISLA DRIVE MOUNT MARTHA, MORNINGTON PENINSULA SHIRE

## Municipality

MORNINGTON PENINSULA SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1891

## Heritage Overlay Numbers

HO88

## VHR Registration

August 17, 2000

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - June 13, 2000

By the 1880s the Mornington Peninsula was an increasingly popular site for wealthy businessmen to build summer residences. In 1890 the Mount Martha Estate was set up on 1300 acres of Robert Watson's estate by a syndicate which included Henry Byron Moore, a Surveyor General in the 1870s and land speculator in the 1880s. The scheme was set up to capitalise on this trend by attracting a wider sample of wealthy Melbournians to the area. The estate was designed with sinuous roads following the contours of the hillside, and offered allotments laid out with commanding ocean views unobstructed by neighbours.

The two acre allotment on which the Chalet was built was owned by Moore. The building was designed by Melbourne architects Reed Tappin Smart, who more typically designed large commercial buildings and mansions. Tenders were called for by the architects for a building for Moore in 1890 along with a similar tender for Moore's partner, A Tuxen Esq. The 1890s depression put an early stop to the Estate as a whole and only a few allotments were sold. However, some of the entries for an architectural competition held for the Estate in 1891 appear to have been influenced by the Chalet design.

The design has similarities in decoration, scale and plan to an 'ornamental villa' in the American pattern book of Samuel Sloan published in the 1850s. It shares some features with early Queen Anne style domestic work. The picturesque effect is created by a combination of prominent stand-alone siting, main entrance facade aligned to views of the water, timber shingled upper walls and elaborate timber gable, eaves and fascia adornment. The square plan is fragmented by decorated bays. Inside, the central masonry core carrying the fire-places takes a hourglass shape rotated at 45 degrees to the main plan, creating an unusual, but well resolved room layout and staircase. This internal core is reflected on the outside by the prominent tower like cluster of six chimneys at the apex of the pyramidal roof. The service areas are concentrated at the rear, behind the kitchen in skillion-roofed attachments.

The Chalet Mount Martha is of architectural and historical significance to the State of Victoria

The Chalet Mount Martha is of architectural significance for its unusual and accomplished picturesque Swiss chalet design which is complemented by its picturesque siting. There are no known comparable picturesque timber villas among the rest of the architect's works, and few comparable designs in Victoria in general.

The Chalet Mount Martha is of architectural significance as an early example of a new direction in summer residences on the Mornington Peninsula. The Chalet heralded a departure from the earlier summer residences

designs at the Peninsula that typically had more formal Renaissance and Italianate inspired designs and which were sited either like city residences, or in the case of larger blocks, like English country houses. The Chalet presaged the many picturesque holiday houses built in the area in the early twentieth century.

The Chalet Mount Martha is of historical significance for its associations with the development of the Mount Martha Estate, which was an early example of a scheme to capitalise on the popularity of summer residences for the wealthy on Mornington Peninsula. While elements of the planning of the Estate can still be discerned in the street pattern and names (including Glenisla Drive), this building and Mount Martha House (formerly Mount Martha Coffee Palace) are the only built remnants of the scheme.

The Chalet Mount Martha is of historical significance for its associations with prominent Melbourne figure Henry Byron Moore, a former surveyor general, entrepreneur. He was also the secretary of the Victorian Racing Club for a period and was instrumental in the promotion of the Melbourne Cup as a national event.

## 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.
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.

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

Exterior

- \* Minor repairs and maintenance which replace like with like.
- \* Removal of extraneous items such as air conditioners, pipework, ducting, wiring, antennae, aerials etc, and making good.
- \* Installation or repair of damp proofing by either injection method or grouted pocket method.
- \* Repair or replacement of fences and gates.
- \* Regular garden maintenance.
- \* Installation, removal and replacement of garden watering systems.
- \* Laying and repair of gravel toppings to the driveways.

#### Residence Interior

- \* Installation, 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.
- \* Removal of paint from originally unpainted or oiled joinery, doors, architraves and skirtings.
- \* Painting of previously painted walls and ceiling provided that preparation or painting does not remove evidence of the original painting or other decorative scheme.
- \* Installation, removal or replacement of carpets and flexible floor coverings.
- \* 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 kitchen benches, cupboards and fixtures including sinks, stoves, ovens refrigerators, dishwashers etc and associated plumbing and wiring, provided that the existing masonry structure of the building core, including the old stove alcove, remains in place.
- \* Refurbishment of existing bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Installation, removal and replacement of electrical wiring provided that all new wiring is fully concealed.
- \* Installation, removal and replacement of bulk insulation in the roof space.
- \* Installation, removal and replacement of smoke detectors

#### Gatehouse:

- \* Restumping and repairs to floors and walls.
- \* Any internal refurbishment.

Construction dates	1890,
Heritage Act Categories	Registered place,
Hermes Number	5348
Property Number	

## Assessment Against Criteria

### Criterion A

The historical importance, association with or relationship to Victoria's history of the place or object.

The Chalet Mount Martha is of historical significance for its associations with the development of the Mount Martha Estate, which was an early example of a scheme to capitalise on the popularity of summer residences for the wealthy on Mornington Peninsula. While elements of the planning of the Estate can still be discerned in the street pattern and names (including Glenisla Drive), this building and Mount Martha House (formerly Mount Martha Coffee Palace) are the only built remnants of the scheme.

The Chalet Mount Martha is of historical significance for its associations with prominent Melbourne figure Henry Byron Moore, a former surveyor general, entrepreneur. He was also the secretary of the Victorian Racing Club for a period and was instrumental in the promotion of the Melbourne Cup as a national event.

### Criterion B

The importance of a place or object in demonstrating rarity or uniqueness.

The Chalet Mount Martha is of architectural significance for its unusual and accomplished picturesque Swiss chalet design which is complemented by its picturesque siting. There are no known comparable picturesque timber villas among the rest of the architect's works, and few comparable designs in Victoria in general.

**Criterion C**

The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

**Criterion D**

The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.

The Chalet Mount Martha is of architectural significance as an early example of a new direction in summer residences on the Mornington Peninsula. The Chalet heralded a departure from the earlier summer residences designs at the Peninsula that typically had more formal Renaissance and Italianate inspired designs and which were sited either like city residences, or in the case of larger blocks, like English country houses. The Chalet presaged the many picturesque holiday houses built in the area in the early twentieth century.

**Criterion E**

The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

The Chalet Mount Martha is of architectural significance for its unusual and accomplished picturesque Swiss chalet design which is complemented by its picturesque siting

**Criterion F**

The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

**Criterion G**

The importance of the place or object in demonstrating social or cultural associations.

**Criterion H**

Any other matter which the Council considers relevant to the determination of cultural heritage significance

## **Extent of Registration**

1. All of the building known as The Chalet Mt Martha marked B1 on Diagram 1891 held by the Executive Director
2. All of the land marked L1 on Diagram 1891 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/>*