HERITAGE COUNCIL DETERMINATION

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<th>5 October 2017</th>
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<td>Place/Object Name</td>
<td>Former Presbyterian Manse</td>
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<td>27 Lyons Street Williamstown</td>
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<td>VHR Number</td>
<td>H0229</td>
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At a meeting of the Heritage Council of Victoria on 5 October 2017 it was determined that, in accordance with Section 54 of the *Heritage Act 1995*, the Victorian Heritage Register entry for the above place should be amended, including the additional changes jointly agreed to by Mr Robert Kewley and the Executive Director, noted in the document at page 161 of the papers for HC224. This decision was reached having considered the assessment against the Heritage Council’s criteria and other information, including the proposed amendments contained in the attached report and submissions received in response to the Executive Director’s recommendation.

The Heritage Council endorses and adopts the attached report for the purposes of making its decision.

Professor Stuart Macintyre AO
Chair, Heritage Council of Victoria
Recommendation of the Executive Director and assessment of cultural heritage significance under s.32 of the *Heritage Act 1995*

**Name**: Former Presbyterian Manse  
**Location**: 27 Lyons Street Williamstown, Hobsons Bay City  
**Date Registered**: 9 October 1974  
**VHR Number**: VHR H0229  
**VHR Category**: Heritage Place  
**Hermes Number**: 1224

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:  
To amend the existing registration for VHR H0229 in accordance with s.54 of the *Heritage Act 1995* by:  
- Adding land  
- Updating the Statement of Significance to meet current practice  
- Including permit exemptions (this registration currently has no permit exemptions).

**Reasons for the proposed amendment:**  
The registration of the Former Presbyterian Manse, which was gazetted in 1974, requires updating. No land was able to be registered under the *Historic Buildings Act* until 1982. For places added before that time, only the buildings are included in the registration, not the land on which they sit or an appropriate curtilage. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change.

The existing registration documentation is provided at Attachment 1 of this report.

**STEVEN AVERY**  
Executive Director  
**Recommendation Date**: 21 July 2017

This recommendation report has been issued by the Executive Director, Heritage Victoria under s.32 of the *Heritage Act 1995*. It has not been considered or endorsed by the Heritage Council of Victoria.
AMENDMENT BACKGROUND

An application to amend this registration by adding land was accepted by the Executive Director on 15 June 2017.

CURRENT EXTENT OF REGISTRATION

Former Presbyterian Manse (excluding the rear timber wing) 27 Lyons Street, Williamstown.  
[Victoria Government Gazette No 44April 23,1976 p.1202]

No extent diagram accompanies the original 1974 registration or the 1976 amendment to the registration.

PROPOSED CATEGORY OF REGISTRATION

No change.
RECOMMENDED EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 229 encompassing all of Lot 2 on Lodged Plan 28446.

The proposed extent of registration of the Former Presbyterian Manse at Williamstown in the Victorian Heritage Register affects the whole place shown on Diagram 229 including the land, all buildings (interiors and exteriors), trees, landscape elements and other features.

RATIONALE FOR EXTENT

The extent of registration is the cadastral block encompassing all of Lot 2 on Lodged Plan 28446, which contains the Former Presbyterian Manse building and sufficient curtilage to provide a setting to the building.

Name: Former Presbyterian Manse, Williamstown
VHR number: VHR H0229
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Name: Former Presbyterian Manse, Williamstown
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RECOMMENDATION REASONS

REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

Following is the Executive Director's assessment of the place.

The cultural heritage significance of this registered place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed. [Section 27(1)(a)]

The significance of the Former Presbyterian Manse at Williamstown has been recognised by its inclusion on the Victorian Heritage Register (VHR H0229). This is an early listing (1974) and only the Former Manse building and not the land on which it stands are included in the registration.

Any development of the land on which the Former Presbyterian Manse is located would have the potential to negatively impact the cultural heritage significance of the registered place.

It is therefore recommended that the land on which the Former Presbyterian Manse at Williamstown is built and which surrounds it be included as part of the registration of the place.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

WHAT IS SIGNIFICANT?
The Former Presbyterian Manse, including the 1856-57 building, its verandahs, and the c.1882 additions. The mid-1980s single-storey-addition, and 1991 garage and pool enclosure buildings are not significant.

History summary
The original portion of the Former Presbyterian Manse was designed by William Bull (architect, and Williamstown’s first municipal surveyor), and constructed by builders Smythe, Owen & Davis in 1856-57. The Manse was built on Williamstown’s first Presbyterian reserve of one acre, surveyed in 1856 under District Surveyor George Darbyshire. In 1882 additional rooms and a verandah were commissioned by the Presbyterian Church and constructed at the cost of £150. By 1885, the Church had decided to build a new manse in Hamner Street, and the subject site was sold in 1888 for over £1550 to local builder Henry Hick, who lived there until at least 1910. Hick was a figure of considerable importance in Williamstown, also holding the position of mayor on two separate occasions in 1887-88 and 1894-95. In the mid-1910s an adjoining single-storey timber-framed and weatherboard-clad extension was added to the Former Manse’s western side. Following this, it appears that for many years during the twentieth century the Former Manse operated as a boarding house. In the mid-1980s, the mid-1910s extension was demolished and replaced by a new single-storey timber-framed pavilion with north- and west-facing verandahs, designed by Max May Architects. In 1991 two additional Max May Architects-designed outbuildings – a one-and-two-storey garage, and an adjoining one-storey pool enclosure – were constructed in the south-western corner of the site.

Description Summary
The Former Presbyterian Manse at Williamstown is an asymmetrically-designed one- and two-storey villa building containing fabric from at least three separate phases of construction, commencing with its original Lyons Street-facing two-storey portion in 1856-57. To this portion’s west, added in c.1882 is an adjoining two-storey skillion-roofed addition and two-storey polygonal-bayed wing with south-facing windows. These nineteenth-century portions of the Former Manse feature basalt rubble walls with dressed-stone quoins, and roofs clad with slates. A single-storey timber-framed verandah roofed with roll-seam sheet metal abuts the west facing facade.
the eastern (Lyons Street) and northern sides of these stages of the Former Manse. All of the northern-side of the verandah – and also the southern end of its eastern-side – are enclosed by painted weatherboard walls and timber-framed windows and doors. A mid-1980s single-storey timber-framed and hipped roofed open-plan pavilion – with verandahs on its western and northern sides – adjoins the western side of the nineteenth-century Former Manse. This mid-1980s pavilion and its verandahs are roofed with corrugated steel. A separate one-and-two-storey corrugated steel-clad garage building – with adjoining one-storey steel and timber-framed and glazed building that encloses an in-ground swimming pool – occupy the site’s south-western corner. These garage and swimming pool buildings were constructed in 1991. A driveway extends along the site’s southern side from Lyons Street to the eastern face of the garage outbuilding. Separate garden areas surround the group of buildings on this approximately 1,356 sq.m (0.34 acre) site.

Traditional owners/Registered Aboriginal Parties
The Former Presbyterian Manse at Williamstown is located on the traditional land of the Boon Wurrung (Bunurong) people. There is no Registered Aboriginal Party for this area.

HOW IS IT SIGNIFICANT?
The Former Presbyterian Manse at Williamstown is of historical and architectural significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A
Importance to the course, or pattern, of Victoria’s cultural history.

Criterion D
Importance in demonstrating the principal characteristics of a class of cultural places and objects.

WHY IS IT SIGNIFICANT?
The Former Presbyterian Manse at Williamstown is significant at the State level for the following reasons:

The Former Presbyterian Manse is historically significant. Built in 1856-57 it is among the oldest group of extant houses in the metropolitan area and the earliest group of religious residences in Melbourne. The Former Presbyterian Manse is also a major and early surviving building in Williamstown and is thus associated with Williamstown’s early growth. It is the oldest religious residence in the town, and marks the site of the Presbyterians’ first reserve in Williamstown. Sited within parkland, it was designed by one of the region’s early architects William Bull who was also Williamstown’s first municipal surveyor. [Criterion A]

The Former Presbyterian Manse is architecturally significant as an early and large example of a villa building constructed of local basalt (bluestone). Stylistically derived from Georgian architecture, its initial 1856-57 stage of construction demonstrates early details and materials. Of note are the deep timber eaves brackets which may have once served other than a decorative purpose in supporting the gutters. The south-facing external wall of the 1856-57 portion contains two ‘blind windows’. The chimneys are stuccoed with slim cornice mouldings, dressed stone blocks are used as quoins, and some six-pane timber-framed window sashes survive. [Criterion D]
PROPOSED PERMIT POLICY

Preamble
The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

The extent of registration of the Former Presbyterian Manse at Williamstown in the Victorian Heritage Register affects the whole place shown on Diagram 229. Under the Heritage Act 1995 a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.42 of the Heritage Act) or after registration (under s.66 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Conservation management plans
It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Aboriginal cultural heritage
If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the Aboriginal Heritage Act 2006.

Other approvals
Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology
This place has the potential to contain historical archaeological deposits. If any historical archaeological remains are discovered or exposed at any time, it is necessary to immediately contact Heritage Victoria.

Cultural heritage significance
Overview of significance
The cultural heritage significance of the Former Presbyterian Manse at Williamstown lies in the physical fabric of the place, particularly the architectural elements of and within the 1856-57 and c.1882 portions of the building. The timber- and steel-framed buildings dating from the 1980s and 90s on the western side of the site are of no cultural heritage significance.

Name: Former Presbyterian Manse, Williamstown
VHR number: VHR H0229
Hermes number: 1224
a) All of the buildings and features listed here are of **primary cultural heritage significance** in the context of the place. The buildings and features of cultural heritage significance are shown in **red** on the diagram. A permit is required for most works or alterations. See Permit Exemptions section for specific permit exempt activities:

- The 1856-57 portion of the two-storey villa building to the east of the site; and
- The c.1882 adjoining two-storey portions to the 1856-57 fabric’s immediate west, including the skillion-roofed portion on the north side, and polygonal bayed wing on the south; and
- The open and enclosed single-storey timber-framed verandah structures (c.1882) adjoining these two-storey portions’ eastern (Lyons Street) and northern sides.

b) The following buildings and features are of **no cultural heritage significance**. These are shown in **yellow** on the diagram. Specific permit exemptions are provided for these items:

- The single-storey timber-framed and hipped roofed pavilion – and the verandahs on its western and northern sides – adjoining the west side of the c.1882 two-storey portions; and
- The one-and-two-storey corrugated steel-clad garage building in the site’s south-western corner; and
- The one-storey steel and timber-framed and glazed building – and its enclosed in-ground swimming pool – adjoining the north side of the corrugated steel-clad garage building.

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**Former Presbyterian Manse at Williamstown**  
**Permit Policy & Exemptions Diagram: Cultural Heritage Significance.**

Name: Former Presbyterian Manse, Williamstown  
VHR number: VHR H0229  
Hermes number: 1224
PROPOSED PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act).

General Condition 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 Condition 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.

General Condition 3
All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4
Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5
Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

SPECIFIC PERMIT EXEMPTIONS

Landscape Exemptions:
- The process of gardening, including mowing, hedge clipping, bedding displays, disease and weed control, and maintenance to care for existing plants.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services outside the tree protection zone of trees in accordance with AS4970.
- Works associated with the management of possums and vermin.
- Removal, or maintenance and repair, of existing paving and other hard landscaping elements like for like.
- Removal, or maintenance, repair and replacement of existing fences and gates like for like.

Specific Exemptions:
1856-57 and c.1882 Former Presbyterian Manse building and verandahs (Primary significance)

Exteriors
- Repairs and maintenance which replace like with like.
- Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Painting of previously painted surfaces provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Interiors
- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Name: Former Presbyterian Manse, Williamstown
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• Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping by non-abrasive means.
• Installation, removal or replacement of carpets and/or flexible floor coverings, curtain track, rods, blinds and other window dressings, hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
• Refurbishment of bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings, kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
• 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 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.
• Installation, removal or replacement of bulk insulation in the roof space.
• Installation, removal or replacement of smoke detectors.

All other buildings (No significance)

Exteriors
• Repairs and maintenance which replace like with like.
• Demolition and removal of buildings and elements.
• Alteration of buildings, within the existing footprints and envelopes of those buildings.
• Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
• Installation or repair of damp-proofing by either injection method or grouted pocket method.
• Painting of previously painted surfaces.

Interiors
• All works.

RELEVANT INFORMATION

Local Government Authority  City of Hobsons Bay

Heritage Overlay  HO169 (VHR 0229)

Victorian Aboriginal Heritage Register  No

Other Listings  National Trust of Victoria (Australia): File number B0244, (classified as being of state significance)

Other Names  Presbyterian Manse (Former)
ADDITIONAL IMAGES

Former Presbyterian Manse at Williamstown from the west, with the extent of proposed Registration outlined in red. (mid-2016)

Former Presbyterian Manse from the east (Lyons Street) side. The 1991 garage building is visible at the end of the driveway on the left. (mid-2016)

Name: Former Presbyterian Manse, Williamstown
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Eastern side of timber-framed verandah, with 1856-57 Former Manse above/behind. (Oct 2016)

Northwest corner of bluestone fabric, showing skillion-roof portion of c.1882 construction, with north elevation’s enclosed timber-framed verandah in foreground. (Oct 2016)

Name: Former Presbyterian Manse, Williamstown
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(L) c.1882 polygonal bayed wing on left, abutting 1856-57 fabric containing two ‘blind windows’ on right;  
(R) looking directly at south face of c.1882 polygonal bayed wing. (July 2017)

Mid-1980s single-storey addition on left, c.1882 polygonal bayed wing on right. (July 2017)

Name: Former Presbyterian Manse, Williamstown  
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View from northwest corner of site, looking east at mid-1980s single-storey addition. (July 2017)

Northwest corner of mid-1980s single-storey addition. (Oct 2016)

Name: Former Presbyterian Manse, Williamstown
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Looking west along driveway towards one- and two-storey 1991 garage building. (Oct 2016)

Looking south from northeast corner of 1991 pool-enclosure building, with garage beyond. (Oct 2016)

Name: Former Presbyterian Manse, Williamstown
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(L) within enclosed north verandah, looking at painted stone wall at northeast corner of Former Manse; 
(R) lower-storey room, looking east at unplastered wall of original clay bricks and basalt blocks. (July 2017)

(L) upper-storey room in polygonal bayed wing; (R) central hall and stairwell, looking east. (July 2017)

Name: Former Presbyterian Manse, Williamstown
VHR number: VHR H0229
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Early 1980s: from northwest corner of site, looking east at 1910s additions. (source: Robert Kewley)
The top photograph on page 14 is taken from same viewpoint.

Early 1980s: looking from north at 1910s single-storey additions. (source: Robert Kewley)

Name: Former Presbyterian Manse, Williamstown
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Early 1980s: looking from south at Former Presbyterian Manse. (source: Robert Kewley)

KEY REFERENCES USED TO PREPARE ASSESSMENT


Name: Former Presbyterian Manse, Williamstown
VHR number: VHR H0229
Hermes number: 1224
EXISTING CATEGORY OF REGISTRATION
Heritage place.

EXISTING EXTENT OF REGISTRATION
Former Presbyterian Manse (excluding the rear timber wing) 27 Lyons Street, Williamstown.  
[Victoria Government Gazette No 44, 23 April, 1976 p.1202]

EXISTING STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE
The former Presbyterian Manse, 27 Lyons Street, Williamstown is a two storey structure built as the manse for the Presbyterian Church in 1856-57, to the designs of architect David Ross. The church sold the bluestone house in 1886.

The asymmetrically composed design has projecting wings, one with a bay window. Quoins, multi-pane windows, sills and hipped slate roofs are features of the design. The iron-roofed, timber verandah has been removed. The Manse is a particularly early surviving substantial house, an important part of the historic townscape of Williamstown, has historical associations and is of particular importance architecturally. Surviving substantial residences of the 1850s are not common and this building is given distinction by its detailing and bluestone construction.

Stylistically derived from Georgian architecture, the house is one of its architect's few known works. The Manse has been altered and added to and is in a deteriorated state. It is also under threat by commercial development plans.

EXISTING PERMIT POLICY
None.

EXISTING PERMIT EXEMPTIONS
None.