# Statement of Significance: St Germains, Clyde North, December 2025

| | | | |
|---|---|---|---|
| **Address:** | 95 McCormack Road, Clyde North | **Name:** | St Germains |
| **Place type:** | Individual Heritage Place | **Grading:** | Significant |
| **PS ref no:** | HO16 | **Constructed:** | 1893 |

A Statement of Significance has been prepared that follows the HERCON Criteria:

- ✓ **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- ✓ **Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- ✓ **Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).



*Figure 1: The façade of St Germains*

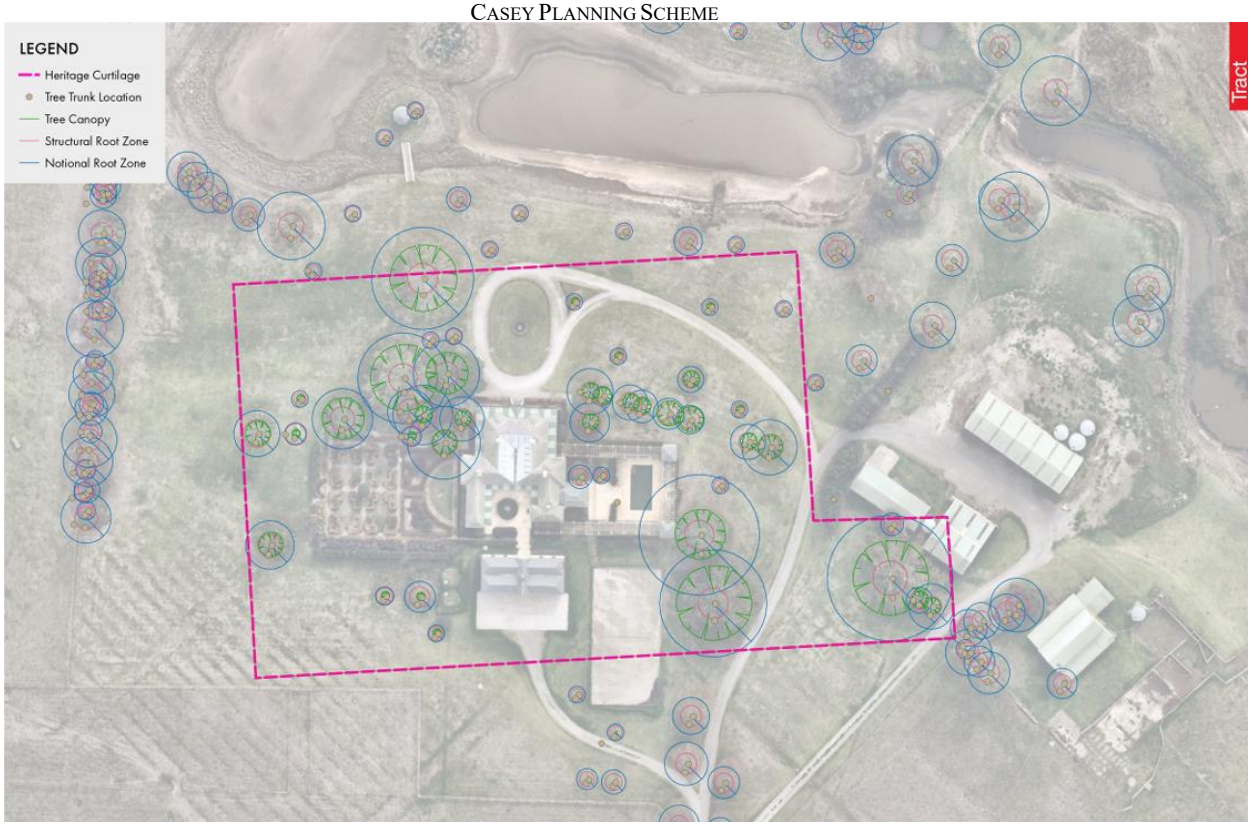



*Figure 2: Detail of curtilage for HO16 – shown by the red dotted line*

## What is significant?

'St Germains', comprising the homestead constructed c.1893 and curtilage, including the associated pastoral garden setting and mature trees.

Elements that contribute to the significance of the place include:

- The homestead
  *Including the early brick section (c.1860-70) and the later (c.1893) Italianate brick portion of the building which is located to the north.*

- The mature trees set around the property which are remnants of the nineteenth and early twentieth century ornamental garden.
  *This includes specimens of Pear, Syzigium, English Elm, Australian White Cedar, Kurrajong, Cypress in the garden remaining around the house, and very mature English Oak (the earliest surviving planting at the place) located to the rear of the large modern machinery shed to the east of the residence.*

- Two mature palms located to the west of the residence.
  *Californian Fan Palm and Canary Island Palm*

- The brick well and courtyard located to the centre of the c.1860-1870 section of the dwelling.

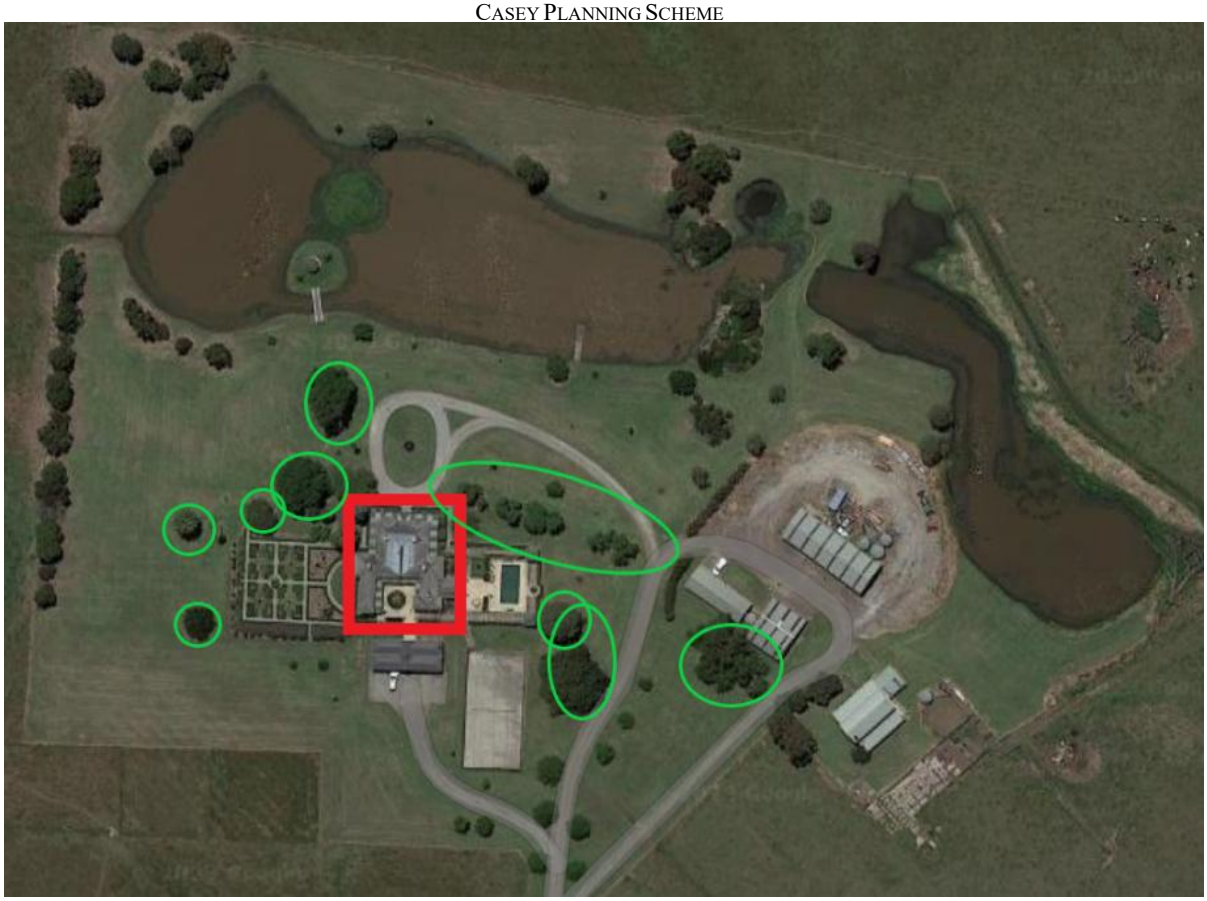


*Figure 3: St Germains - significant elements on site. Red indicates built form, and green indicates trees/plantings of significance.*

## How is it significant?

'St Germains' at 95 McCormack's Road, Clyde North, is of local historical, architectural and aesthetic significance to the City of Casey.

## Why is it significant?

Historically, 'St Germains' is significant as an intact example of a substantial Victorian-style villa residence that is closely associated with the early pastoral and agricultural development of the Western Port District of Victoria. It was built by the locally prominent figure and early squatter, Alexander Patterson (1813-1896), who initially occupied this site as a Crown lease in the 1840s and became a leading figure in the agricultural and civic development of the district. Patterson was renowned as a breeder and judge of stock, not only locally but throughout Victoria. The present residence replaced an earlier home built by Patterson on the same site in 1851 **(Criterion A)**.

Architecturally, 'St Germains' is significant as an intact example of a Victorian Italianate villa residence (built c1893); it appears to have been designed by an architect, but the architect is not known. Notable features include the elegant classical façade with projecting gabled bays, elaborate highlight and sidelights to the front entrance, eaves brackets, and the ornamental cast iron detail of a Scottish thistle on the front pediment. The St Germains homestead was designed in accordance with the important social standing of the owner Alexander Patterson, who was a founder of the district and a prominent local identity. This style of residence, erected during the

pastoral era of the latter part of the nineteenth century, is now relatively uncommon in the municipality **(Criterion D)**.

Aesthetically, 'St Germains' is significant as a representative example of a Victorian Italianate residence set amidst a fine collection of mature ornamental trees that are surviving remnants of its nineteenth-century landscape setting. Such a setting was a local expression of the picturesque, which was a favoured landscape treatment during the pastoral era in Victoria. The surviving mature trees denote the location and pathway of the former driveway to St Germains and provide an appropriate pastoral garden setting for the residence. The English Oak at the rear of the corrugated iron machinery sheds is of aesthetic significance for its outstanding size and form. **(Criterion E)**.

**Primary source**

---

*Letter of advice from Annabel Neylon to Casey City Council, 6th February 2023*

*Letter of advice from Casey City Council to Martina Johnson (VPA), 1st March 2023*

*Letter of advice from Echelon Planning to David Portelli, VPA, 2nd November 2022*

*Heritage Place Citation, St Germains, 95McCormack Road, Clyde (prepared by Context Pty. Ltd., 2017)*

*Final Report – McPherson Precinct Structure Plan (PSP 1055): Targeted Review of St Germains (HO16), Southside Lodge (HO130) and Heritage Assessment of 10 Smiths Lane, Clyde North, Victoria. Prepared by Ecology and Heritage Partners for the Metropolitan Planning Authority, November 2015*.