

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 2305 Bass Highway BASS

STUDY NUMBER: 595

HERITAGE OVERLAY NUMBER: HO10

LOCAL GOVERNMENT AREA: Bass Coast Shire

ALLOTMENT: 85b

PARISH: PARISH OF CORINELLA

SIGNIFICANCE RATING: Local



House, 2305 Bass Highway, Bass

Image Date: March 2004

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house.

HOUSE

Heritage Overlay No HO10

PropertyNo

File Number

Heritage Study No 595

Heritage Grading

HPD Number 149

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 2305 Bass Highway BASS

PARISH OF CORINELLA

COUNTY OF MORNINGTON

85b

Planning Authority

Ward Leadbeater

Access Description

Map Number 0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

From the front boundary and nominally 20 metres all around house.

Published Extent of Listing

Significance Local

Statement of Significance

This inter-War farmhouse is of historic significance as a building constructed during the second major phase of development of the Bass district. Much of the district had been settled by the pastoralists of the mid- to late nineteenth century, and this home is a significant example of an inter-War residence on a farming block.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A4: Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC C2: Importance for information contributing to a wider understanding of the history of human occupation of Australia.

Date Assessed 26/07/2004 Assessed By Fay Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

Include in VHR Include in RNE Include in Local Planning Scheme No Recommendations for Inclusions

Recommended Management

Replace deteriorated timber fabric to verandah.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

Builders/Makers

Unknown

Construction Started

Circa No Completed

Circa No

PropertyNo

File Number

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Physical Description

The farmhouse at 2305 Bass Highway, Bass, is a single-storey timber-framed 'Edwardian' villa with roughcast rendered walls, a hipped and gabled corrugated galvanised steel roof. A wide return verandah is supported on timber posts with decorative timber brackets. The roof has vented gable ends with weatherboard infill and tall rendered chimneys with brick tops and terracotta pots. Original windows are tripartite timber-framed, double-hung sashes with fanlights. Internal alterations have included the removal of two chimneys, and four rooms, and the addition of one room.

Physical Condition and/or Archaeological Potential

Fair

Usage Residence

Associated People**Historical Notes**

This house is situated on land originally comprising Allotment 85B in the Parish of Corinella, which was first sold to W H Edwards on 11 January 1934. The sale reflected different development patterns east and west of the Bass Highway, with land sales occurring to the west from 1852, but not proceeding on the east side to the Bass River until the first decades of the twentieth century. The house was probably constructed for Edwards soon after he purchased the site.

Historic Themes**Thematic Environmental History**

13.1 Small Towns and Larger Centres: The township of Bass developed as pastoral runs from the 1850s, however later settlement of the east of the river did not occur until early in the twentieth century. During the Depression of the 1930s, further subdivision occurred that opened up the eastern portion of the township, when the dairy industry was also reaching maturity in the district.

Listings**References**

Author	Title	Year	Shelf	Location
Department of Land & Survey	Parish plan of Corinella, County of Mornington			
Diane Wilson	pers. Comm	2004		
Joseph White	One Hundred Years of History	1974		

Conservation Plans

Owner Type

Section 32 Recommendation**Owners/Occupants/Managers**

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls? No Included in Vic Heritage Register? No

Internal Alteration Controls? No Prohibited uses may be permitted? Yes

Tree Controls? No Name of incorporated plan No

Outbuildings/fences not exempt? No Aboriginal Heritage Place? No