

HERITAGE PLACE

NAME OF PLACE: PENDER HOUSE

ADDRESS/LOCATION OF PLACE: 2485 Bass Highway BASS

STUDY NUMBER: 266

HERITAGE OVERLAY NUMBER: HO11

OTHER NAME/S OF PLACE: LUKE HOMESTEAD

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF CORINELLA

SIGNIFICANCE RATING: Local



Pender House, 2485 Bass Highway, Bass

Image Date: July 2004

EXTENT OF LISTING:

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

PENDER HOUSE

Heritage Overlay No **HO11**
PropertyNo
File Number
Heritage Study No **266**
Heritage Grading

HPD Number 203 HI Number VHR Number

Other Names/s LUKE HOMESTEAD

Precinct Group Number

Extra Files

Location 2485 Bass Highway BASS

PARISH OF CORINELLA

COUNTY OF MORNINGTON

BASS (T)

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

The Pender House is historically and aesthetically significant in the Bass Coast Shire. It is one of the oldest surviving brick houses in the Bass area, and was built in the 1860s for the major landholder, Michael Pender, in the newly settled district. The house is historically and aesthetically significant as a brick residence in the Victorian Regency style. It is unusual in the area because most of the extant houses built during the mid- to late nineteenth century were constructed of timber. It is representative of the pattern of early development of the pastoral district.

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 B2: Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest

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

AHC E1: Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

AHC H1: Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Date Assessed 26/07/2004 Assessed By Fay Woodhouse

Comparisons

Rare Assessment

Intact Assessment

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

Recommended Management

Research possible source of funds to restore Pender House.
Reinstate verandah.

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Repair damp proof course and repair brickwork.
Repair/reinstate all joinery and rainwater goods.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

Homestead building

Title Details

Architectural Style

Victorian Period (1851-1901) Regency

Architect/Designers

Barry, J M

Builders/Makers

Unknown

Construction Started

1865

Circa

Yes

Completed

Circa

No

Physical Description

The Pender House, also known as the Luke Homestead, is situated at 2485 Bass Highway. It is a double-fronted, Victorian brick villa, built in c.1865, making it one of the oldest brick houses in the district. It has a corrugated galvanised steel hipped roof and two brick chimneys. The centrally placed arched doorway is flanked by symmetrical window openings on either side. One lacks window joinery. The house is substantially intact, despite the missing verandah. The brickwork has deteriorated and rising damp appears to be a problem.

Physical Condition and/or Archaeological Potential

Usage Residence

Associated People

Michael Pender

Historical Notes

A call for tenders by architect John M Barry in May 1865 to build a villa on the Bass River Station for Michael Pender most likely relates to this house, as it is now known as the Pender House. Born in Wicklow, Ireland in 1789, Pender arrived in Australia in 1836. His first lease is noted in Billis and Keyon as 'Western Port No. 214, Intermediate District 5120, 500 acres cattle, Bass River 1838'. Initially the run was in the name of Michael Pender and A Thom; however, in 1846, it is listed only as M Pender. Pender, therefore, was an important early settler in the district. The first lease, with A Thom, appears to have leased the homestead site, which was first sold to J A Luke as part of Allotment 85L in the Parish of Corinella. Pender is noted as one of the first applicants for freehold land in the Bass River area. Pender foresaw that pastoral leases would be superseded by freehold grants, and on 24 September 1852 he applied for 640 acres at one pound per acre and was granted that land. The homestead's construction may be linked to the 1863 survey of the township of Bass, a short distance to the south, (known as Woolamai until 1896). Pender lived in Melbourne where he owned a public house and 'laid the foundations of a large fortune'.

Historic Themes

Thematic Environmental History

6.1 Pastoralists - Sheep and Squatters: Michael Pender was one of the first pastoralists in the area, and his Upper Plains Run extended for approximately 8 square miles. This house, though built as a farmhouse, is far superior to its neighbours. Designed by an architect and built of brick, it was described as a five room cottage, yet it demonstrates the status and wealth of Pender and his pastoral run.

Listings

References

| Author | Title | Year | Shelf | Location |
|---|---|------|-------|----------|
| Argus, 1 May 1865. Tenders Wanted - building a villa. | Tenders Wanted - Building a Villa (cited in Lewis Index.) | 1865 | | |
| Department of Lands & Survey | Parish Plan of Corinella | | | |
| R V Billis and A S Kenyon | Pastoral Pioneers of Port Phillip | 1974 | | |
| Thomas Horton and Kenneth Morris | The Andersons of Western Port | 1983 | | |

Conservation Plans

Owner Type

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Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls? No

Internal Alteration Controls? No

Tree Controls? No

Outbuildings/fences not exempt? No

Included in Vic Heritage Register? No

Prohibited uses may be permitted? Yes

Name of incorporated plan No

Aboriginal Heritage Place? No