

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 55 Michie Road KROWERA

STUDY NUMBER: 339

HERITAGE OVERLAY NUMBER: HO115

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



House, 55 Michie Road, Krowera

Image Date: March 2002

EXTENT OF LISTING:

Nominally 20 metres all around house.

HOUSEHeritage Overlay No **HO115**

PropertyNo

File Number

Heritage Study No **339**

Heritage Grading

HPD Number **190**

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location **55 Michie Road KROWERA**

PARISH OF JUMBUNNA

COUNTY OF MORNINGTON

Planning Authority

Ward **Leadbeater**

Access Description

Map Number

0Map Scale **1:100000**

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Nominally 20 metres all around house.

Published Extent of Listing

Significance **Local**

Statement of Significance

The house at 55 Michie Road is of local historic and aesthetic significance. The site is of historic significance in its association with one of the earliest selectors, Alexander Biggar, and is demonstrative of the earliest phase of settlement of the area. The house is of aesthetic significance as a largely intact Edwardian style bungalow constructed in a rural setting. It is demonstrative of the aspirations and means of the subsequent settlers in the area, and provides evidence of a later phase of Krowera's settlement.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

AHC A.4 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 E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Date Assessed **13/08/2004** Assessed By **F Woodhouse**

Comparisons

Rare Assessment

Intact Assessment

Good

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

Recommended Management

The garage may be altered or demolished as required.

The existing front fence should be replaced with a more appropriate design (e.g timber picket or woven wire)

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

The house at 55 Michie Road, Krowera, is a single-storey Edwardian/1920s style villa with a hipped galvanised steel roof, projecting gabled bays and a wide skillion return verandah supported on stop-chamfered timber posts. External walls are clad in weatherboards,

HOUSE

Heritage Overlay No HO115

PropertyNo

File Number

Heritage Study No 339

Heritage Grading

HPD Number 190

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

notched to emulate timber shingles. The roof contains a corbelled red-brick chimney and gable ends with shaped timber screens. Original windows are timber-framed double-hung sashes. There is corrugated steel garage located adjacent to the house which is not significant.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People

Historical Notes

This house is located on land originally forming part of Allotment 30B at Jumbunna. This allotment was originally leased to selector Alexander Biggar in 1882, who later expanded, then divided the property between sons Alex and James in 1903. The land was returned to the Crown on 22 July 1952. The house is believed to date from the c.1920s.

Thematic Themes

Thematic Environmental History

10.0 Primary Production: Agriculture in the hilly hinterland of the Bass Coast Shire has traditionally been characterised by dairy and beef cattle grazing, and it continues today. The early selectors chose these hills and valleys for the production of sheep for wool, dairy cattle for milk and cheese, and beef cattle for meat.

Listings

References

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Parish Plan of Jumbunna		
Joseph White	Krowera: The History of its Early Selectors and the Selections	1969	

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