

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 30 Bass Road BASS

STUDY NUMBER: 275

HERITAGE OVERLAY NUMBER: HO12

LOCAL GOVERNMENT AREA: Bass Coast Shire

ALLOTMENT: 3

PARISH: PARISH OF WOOLAMAI

SIGNIFICANCE RATING: Local



House, 30 Bass Road, Bass

Image Date: March 2002

EXTENT OF LISTING:

Whole Allotment

HOUSE

Heritage Overlay No **HO12**
PropertyNo
File Number
Heritage Study No **275**
Heritage Grading

HPD Number 52

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 30 Bass Road BASS

PARISH OF WOOLAMAI

COUNTY OF MORNINGTON

BASS (T)

3

Planning Authority

Ward Leadbeater

Access Description

Map Number

0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

ent of Listing

Whole Allotment

Published Extent of Listing

Significance Local

Statement of Significance

The house at 30 Bass Road, Bass, is of local aesthetic significance as a good example of an Edwardian villa, and is one of the few of its type remaining in the town.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

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

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.

Date Assessed 26/07/2004 Assessed By Fay Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Fair

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

Recommended Management

Investigate original external paint colours.
Replace fibro-cement cladding with weatherboard cladding.
Replace aluminium framed windows with appropriately designed timber windows.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

Builders/Makers

PropertyNo

File Number

Heritage Study No 275

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Extra Files

Unknown

Construction Started 1890 Circa Yes Completed Circa No

Physical Description

A single-storey, double-fronted Edwardian house which has been relcad in fibro-cement faux weatherboards. The hipped and gabled roof is clad in corrugated galvanised steel and penetrated by two brick chimneys. The asymmetrical street frontage has an ogee roofed verandah flanked by a half-timbered projecting gable with pressed metal infill. The verandah has a cast iron valance and is supported on turned timber posts. Original windows have been replaced with aluminium-framed windows.

Physical Condition and/or Archaeological Potential

Good

Usage Residence

Associated People

Historical Notes

Known as Woolamai until 1896, the Township of Bass was first surveyed in 1863. This house was built on what was originally Allotment 3 in the Township of Bass, which was first sold to M McGillivray in December 1884. It is not known what was constructed on the site prior to the building of this Edwardian style house which appears to date from the first decades of the twentieth century.

Historic Themes

Thematic Environmental History

13.5 From Bark Huts to Bungalows: The earliest settlers, both squatters and selectors, had to clear the land before they constructed the first homes - these were usually bark huts. Timber had to be cut from the forrests before any houses could be built. Bricks had to be made locally, and houses constructed of brick were more rare than those timber constructions. In the Bass Valley, fashions in housing followed those of the city, though sometimes a time-lag in fashion existed. Throughout the Shire, remnant and extant huts, farmhouses and Victorian cottages, as well as Edwardian, inter-War, 1940-50s houses and later, contemporary designs can be found.

Listings

References

Author	Title	Year	Shelf	Location
Bass Valley Historical Society	A Guide to the History & Beauty of the Bass District	1996		
Department of Lands & Survey	Parish plan of the Township of Bass, in the Parish of Woolamai			

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