

# HERITAGE PLACE

**NAME OF PLACE:** FARMHOUSE

**ADDRESS/LOCATION OF PLACE:** 240 Loch-Kernot Road LOCH

**STUDY NUMBER:** 260

**HERITAGE OVERLAY NUMBER:** HO121

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF JEETHO WEST

**SIGNIFICANCE RATING:** Local



Farmhouse, 240 Loch-Kernot Road, Loch

**Image Date:** March 2004

**EXTENT OF LISTING:**

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

# FARMHOUSE

Heritage Overlay No HO121

PropertyNo

File Number

Heritage Study No 260

Heritage Grading

HPD Number 37

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 240 Loch-Kernot Road LOCH

PARISH OF JEETHO WEST

COUNTY OF BULN BULN

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 farmhouse at 240 Loch-Kernot Road, is of local historic and aesthetic significance. It is of historic significance as it provides evidence of the early phase of development of the township of Loch and is demonstrative of the aspirations and modest means of the early settlers in the area. The farmhouse is also of local aesthetic significance as a largely intact example of a Victorian/Edwardian cottage.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

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 D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

Date Assessed 06/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

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

Recommended Management

Replace aluminium cladding with weatherboard cladding in the same profile as the original.  
Reconstruct missing verandah elements. Replace front door with a typical four-panel door.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

Homestead building

Title Details

Physical Description

The house at 240 Loch-Kernot Road, Loch, is a single-storey double-fronted weatherboard villa with a hipped corrugated galvanised steel projecting gabled bay and a bullnose return verandah supported by turned-timber posts. The roof contains a red-brick chimney with dog-toothed corbelling and the gabled bay contains a canted bay window, which may be an alteration, with timber-framed double-hung sashes and a corrugated galvanised steel roof. Alterations include the aluminium faux weatherboard cladding to the side elevation, the concrete

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verandah floor and the non-original front door. There is also a skillion roofed addition to the rear and garage to the side.

**Physical Condition and/or Archaeological Potential**

Good

**Usage** Residence.

**Associated People**

Edward Hall

**Historical Notes**

Loch was named after Sir Henry Brougham Loch, Governor of Victoria 1884-89 and was first settled in 1876 as a sheep farming district. This house is located on land originally comprising Allotment 4 at Jeetho West, which was first sold to Edward Hall in late 1881. Hall retained ownership as late as 1910, when rate books list him as the owner of a 60 1/2 acre property valued at 50 pounds. While the exact date of construction is uncertain, physical and stylistic evidence suggests this house dates from c.1900-1920. The property remained in the family after Edward Hall's death.

**Historic 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. The proximity of the original Allotment 4 to the Loch-Kernot Road would have enabled the produce to be conveniently transported to local or the Melbourne markets.

**Listings**

**References**

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Phillip Island and Woolamai Rate Books		
Joseph White	Parish plan of Jeetho West, County of Mornington	1974	
Les Blake	One Hundred Years of History	1974	
	Place Names of Victoria		

**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