

HERITAGE PLACE

NAME OF PLACE: 'BASS PARK'

ADDRESS/LOCATION OF PLACE: 70 Nolan Road BASS

STUDY NUMBER: 594

HERITAGE OVERLAY NUMBER: HO16

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF WOOLAMAI

SIGNIFICANCE RATING: Local



Bass Park, 70 Nolan Road, Bass

Image Date: December 2003

EXTENT OF LISTING:

Nominally 20 metres all around house but extending further to the front to encompass the circular driveway.

'BASS PARK'

Heritage Overlay No **HO16**
 PropertyNo
 File Number
 Heritage Study No **594**
 Heritage Grading

HPD Number **53** HI Number VHR Number

Other Names/s

Precinct Group Number

Extra Files

Location **70 Nolan Road BASS**

PARISH OF WOOLAMAI

COUNTY OF MORNINGTON

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

Nominally 20 metres all around house but extending further to the front to encompass the circular driveway.

Published Extent of Listing

Significance **Local**

Statement of Significance

Bass Park, at 70 Nolan Road, Bass, is of local historic and aesthetic significance. Aesthetically it is a fine example of a substantially intact Victorian Italianate style weatherboard villa in a rural setting. This property is located in an area which was opened up in the earliest days of the settlement of the district and as such is one of the oldest timber houses in the area. It is representative of the early development of Bass and is demonstrative of the aspirations and means of early wealthy pastoralists. The mature Cypresses contribute to its setting.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A4: Important for associations 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.

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.

DateAssessed **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

Continue restoration works.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

Homestead building

Title Details

Architectural Style

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Victorian Period (1851-1901) Italianate

Architect/Designers

Unknown

Builders/Makers

Unknown

Construction Started

1880

Circa

Yes

Completed

Circa

No

Physical Description

A single-storey, double-fronted Victorian weatherboard villa with a return verandah. The hipped, corrugated steel clad roof has narrow, bracketed eaves and is penetrated by red-brick chimneys with corbelled caps. The symmetrical principal elevation contains a panelled timber front door flanked on either side by timber-framed, double-hung sash windows. The verandah was rebuilt as part of recent restoration works. The rear wing of the villa is possibly a later addition. The mature Cyresses contribute to its setting.

Physical Condition and/or Archaeological Potential

Good

Usage Residence

Associated People

Michael Pender

Historical Notes

This farmhouse is located on what was originally part of one of several allotments first selected by Michael Pender on 31 August 1855. The property was made up of two allotments, one of 138 acres and the other of 126 acres 3 roods. Michael and his brothers William and Bass named the grazing property Bass Park. It was later sold to Charley Henderson. The house is believed to date from the c.1880s.

Historic Themes

Thematic Environmental History

10.1 Grazing: Michael Pender, a well known and large landholder in the Bass area, ran cattle on his properties, known as Upper Plains, from 1838 onwards. The building of the homestead at Bass Park is demonstrative of his wealth and status in the area.

Listings

References

Author	Title	Year	Shelf	Location
Department of Lands & Survey	Parish plan of Woolamai, Sheet 2. Michael Pender 31/8/1855 lots 1 and 2			
Harry H. Peck	Memoirs of a Stockman	1942		
R V Billis and A S Kenyon	Pastorial Pioneers of Port Phillip	1960		
Thomas Horton and Kenneth Morris	The Andersons of Western Port	1983		

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

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External Paint Controls?	No	Included in Vic Heritage Register?	No
Internal Alteration Controls?	No	Prohibited uses may be permitted?	Yes
Tree Controls?	Yes	Name of incorporated plan	No
Outbuildings/fences not exempt?	No	Aboriginal Heritage Place?	No