

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 1827 Loch-Wonthaggi Road BLACKWOOD FOREST

STUDY NUMBER: 411

HERITAGE OVERLAY NUMBER: HO18

LOCAL GOVERNMENT AREA: Bass Coast Shire

ALLOTMENT: 15

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



House, 1827 Loch-Wonthaggi Road, Blackwood Forest

Image Date: March 2002

EXTENT OF LISTING:

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

HOUSE

Heritage Overlay No **HO18**
PropertyNo
File Number
Heritage Study No **411**
Heritage Grading

HPD Number 137

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 1827 Loch-Wonthaggi Road BLACKWOOD FOREST

PARISH OF JUMBUNNA

COUNTY OF MORNINGTON

15

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 house at 1827 Loch-Wonthaggi Road, Blackwood Forest, is of local aesthetic and historic significance. The house is of aesthetic significance as a fine example of a late-Victorian farmhouse/villa, demonstrative of the aspirations and means of middle class settlers in the area. It is historically significant as an example of a residence constructed during an important phase of development of the timber and dairying industry in the Blackwood Forest area.

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

AHC D2: 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).

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

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

General maintenance of weatherboards and galvanised roof.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

PropertyNo

File Number

Heritage Study No 411

Heritage Grading

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Other Names/s

Precinct

Group Number

Extra Files

Unknown

Builders/Makers

Unknown

Construction Started

1900s

Circa

Yes

Completed

Circa No

Physical Description

The house at 1827 Loch Wonthaggi Road, Blackwood Forest, is a single-storey late Victorian weatherboard cottage with a hipped corrugated galvanised steel roof and a bullnosed verandah supported on stop-chamfered posts. The symmetrical front elevation contains a panelled timber front door with sidelights and a fanlight, flanked on either side by timber-framed, double-hung sash windows.

Physical Condition and/or Archaeological Potential

Good

age Farmhouse.

Associated People

Historical Notes

This house is located on land originally part of Allotment 15 at Jumbunna, which was first sold to F Edwards in March 1896. This sale was part of a larger pattern of development triggered by the opening up of the Blackwood Forest Reserve for selection, which saw land sold in the surrounding area from the late 1890s onwards. The sales reflected a move from timber milling towards dairying, as dense forests were gradually cleared for pasture. This house is believed to have been constructed soon after purchase, c.1900.

Historic Themes

Thematic Environmental History

10.1 Grazing: Archie's Creek and Blackwood Forest were originally selected for timber-getting, and sawmills were established as early as the 1870s. By the late nineteenth century, the cleared land became available for pasturing, and the 1890s selectors of the Blackwood Forest Reserve, soon turned to dairying. This house forms part of the development that arose from 1890 onwards.

Listings

References

Author

Department of Lands & Survey

Title

Parish plan of Jumbunna, County of Mornington

Year ShelfLocation

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