

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 1850 Loch-Wonthaggi Road BLACKWOOD FOREST

STUDY NUMBER: 410

HERITAGE OVERLAY NUMBER: HO19

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF WONTHAGGI NORTH

SIGNIFICANCE RATING: Local



House, 1850 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 **HO19**
PropertyNo
File Number
Heritage Study No **410**
Heritage Grading

HPD Number 138 HI Number VHR Number

Other Names/s

Precinct Group Number

Extra Files

Location 1850 Loch-Wonthaggi Road BLACKWOOD FOREST

PARISH OF WONTHAGGI NORTH

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

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

Published Extent of Listing

Significance Local

Statement of Significance

The farmhouse at 1850 Loch-Wonthaggi Road, Blackwood Forest, is of historical and aesthetic significance as a largely intact example of an Edwardian villa, demonstrative of the aspirations and means of the middle class settlers in the area. The farmhouse is of historic interest, built during an important phase of development in the Blackwood Forest area, early in the twentieth century, as the dairying and timber industries grew. It is of aesthetic significance as an intact Edwardian style villa.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

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

Good

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

Recommended Management

Replace aluminium-framed window to projecting bay with appropriate timber-framed window.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

Builders/Makers

Unknown

Construction Started 1920 Circa Yes Completed Circa No

Physical Description

HPD Number 138

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

The farmhouse at 1850 Loch-Wonthaggi Road, Blackwood Forest, is a single-storey, 'Edwardian' weatherboard villa with a gabled corrugated galvanised steel roof. It has a projecting front bay flanked on either side by return verandahs supported on turned timber posts. The gable ends, gable screens and corbelled brick chimneys have been painted over. The projecting bay contains an aluminium framed window. Original windows are timber-framed, double-hung sashes. The front boundary is enclosed by a dense hedge presumably with a fence and woven wire gate.

Physical Condition and/or Archaeological Potential

Usage Farmhouse.

Associated People**Historical Notes**

This house is located on land originally part of Allotment 90 at Wonthaggi North, which was first sold to T Trewin on 12 January 1909. 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 in the surrounding area sold from the late 1890s onwards. The sale reflected a move from timber milling towards dairying, as dense forests were gradually cleared for pasture. The existing building dates from the c.1920s.

Historic Themes**Thematic Environmental History**

10.1 Grazing: From the 1890s, the Blackwood Forest Area was selected for timber, yet once the forest had been cleared, farmers turned to dairying as a way of life, and this subdivision is representative of this phase of development.

Listings**References**

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Parish Plan of Wonthaggi North, County of Mornington (W[12] 345), L7074.	1922	

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