

HERITAGE PLACE

NAME OF PLACE: FARMHOUSE

ADDRESS/LOCATION OF PLACE: Membrey Road BLACKWOOD FOREST

STUDY NUMBER: 391

HERITAGE OVERLAY NUMBER: HO20

LOCAL GOVERNMENT AREA: Bass Coast Shire

ALLOTMENT: 67

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



Farmhouse, Membrey Road, Blackwood Forest

Image Date: March 2002

EXTENT OF LISTING:

Nominal curtilage of 20 metres all around house including the mature trees.

FARMHOUSE

Heritage Overlay No HO20

Property No

File Number

Heritage Study No 391

Heritage Grading

HPD Number 125

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location Membrey Road BLACKWOOD FOREST

PARISH OF JUMBUNNA

COUNTY OF MORNINGTON

67

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

Nominal curtilage of 20 metres all around house including the mature trees.

Published Extent of Listing

Significance Local

Statement of Significance

The seemingly abandoned house on Membrey Road, Blackwood Forest, is aesthetically and historically significant as a fine and reasonably intact example of a weatherboard Edwardian villa, built as a farmhouse. The house was constructed during the early years of the twentieth century, a phase of renewed development of the district. The house is demonstrative of the aspirations and means of the settlers who arrived in the area during second phase of development. The mature Cypresses contribute to its setting.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC B2: Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

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.

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 damaged/deteriorated fabric.

Prepare and repaint weatherboards.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Architect/Designers

Unknown

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Builders/Makers

Unknown

Physical Description

The house at Membrey Road, Blackwood Forest, is a single-storey Edwardian weatherboard house with a hipped corrugated galvanised steel roof, penetrated by a corbelled red-brick chimney. The symmetrical front elevation is screened by a bullnosed verandah supported on turned-timber posts with a timber fretwork valance and ornate brackets. The mature Cypresses contribute to its setting and may be contemporary with the house.

Physical Condition and/or Archaeological Potential

Fair

Usage Abandoned

Associated People

Historical Notes

This house is situated on land originally part of Allotment 67 at Jumbunna, which was first sold to F P & G B Worsley in April 1900. The house is believed to date from soon after. The land 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 the move away from timber milling towards dairying, as dense forests were gradually cleared for rich pasture.

Historic Themes

Thematic Environmental History

10.1 Grazing: The dairying industry as the Bass Valley began to accelerate following the introduction of separators in the 1890s and refrigeration by the early years of the twentieth century. Distribution was further enhanced by the opening up of the railway line from Nyora to Wonthaggi in 1910. It is not known when or why this farmhouse was abandoned, though it may be a casualty of the 1980s economic recession.

Listings

References

Author

Title

Year Shelf Location

Department of Lands & Survey

Parish plan of Jumbunna, County of Mornington

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?

Yes

Name of incorporated plan No

Outbuildings/fences not exempt?

No

Aboriginal Heritage Place? No