

HERITAGE PLACE

NAME OF PLACE: 'GOSHEN'

ADDRESS/LOCATION OF PLACE: 3995 Bass Highway DALYSTON

STUDY NUMBER: 490

HERITAGE OVERLAY NUMBER: HO62

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF WOOLAMAI

SIGNIFICANCE RATING: Local



'Goshen', 3995 Bass Highway, Dalyston

Image Date: March 2002

EXTENT OF LISTING:

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

'GOSHEN'

Heritage Overlay No **HO62**
 PropertyNo
 File Number
 Heritage Study No **490**
 Heritage Grading

HPD Number 78

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 3995 Bass Highway DALYSTON

PARISH OF WOOLAMAI

COUNTY OF MORNINGTON

Planning Authority

Ward Anderson

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 3995 Bass Highway, Dalyston, is of local aesthetic and historical significance. Aesthetically it is a good example of a substantially intact rural Victorian weatherboard villa constructed as a homestead/farmhouse. It is demonstrative of the aspirations and means of the early upper middle class settlers in the area, and provides evidence of the early phase of Dalyston's settlement.

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 C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

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).

.HC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Date Assessed 06/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

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

Recommended Management

Investigate original external paint colours

Reinstate missing original verandah elements

The garage may be retained, modified or demolished

Replace front fence with a more appropriate design (eg. timber picket)

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

HPD Number **78**

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The residence at 3995 Bass Highway Dalyston, is a double-fronted Victorian weatherboard villa with a hipped corrugated galvanised steel roof. The roof contains a corbelled red-brick chimney and features narrow eaves with paired timber brackets. The symmetrical front elevation is encircled by a return verandah with squared timber posts (presumably non-original). Sections of the verandah roof cladding have been replaced with corrugated fibre-glass sheeting. The panelled timber front door is flanked on either side by tripartite, timber-framed double-hung sash windows. A c.1950s fibro garage is located to the side of the villa is not significant.

Physical Condition and/or Archaeological Potential

Fair

Usage **Residence.****Associated People****Historical Notes**

For over half a century, Dalyston was known as 'Price's Corner' after James Price who owned property behind what is now O'Halloran's Hotel. Dalyston was named Daly's Town on 6 May 1912 after the landowner P J Daly. It has been a farming district since the 1860s, when squatters selected substantial runs. This house is situated on land originally part of Allotment 24 (199 acres and 19 perches) at Woolamai, which was first selected for lease by Joseph Clark following the Land Act (Duffy Act) of 1862. It is uncertain whether this Joseph Clark (because of the spelling of his name on the Parish Plan) is the brother of Sir William Clarke, the largest landowner in the Colonies, though it seems likely to be the same Joseph Clarke. The two brothers inherited extensive holdings, and were farmers and horse breeders. The title to this property is dated 27 February 1863. Selectors were required to improve their leaseholds by cultivating one tenth of the area within twelve months, erecting a habitable building, or enclosing the land with a substantial fence. Clark[e] also selected the adjacent Allotment 19, of 276 acres 1 rood and 12 perches, and Allotment 23, of 212 acres and 6 perches. The Kent family subsequently acquired the land, and it is understood this building was erected for them in c.1907. It was most likely built by Mr G Ahern, local builder and timber merchant, who constructed a number of early buildings around Dalyston.

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 24 to the Bass Highway would have enabled the produce to be conveniently transported to local or the Melbourne markets.

Listings**References**

| Author | Title | Year | ShelfLocation |
|--------------------------------|--|------|---------------|
| Alan J Carmichael | Memoirs of Dalyston & District | | |
| Department of Lands and Survey | Parish Plan of Woolamai, Sheet 2 | | |
| Margaret Rixon, pers comm. | | 2004 | |
| Sylvia Morrieesy | 'Sir William John Clarke (1831-1897)' in Australian Dictionary of Biography, Vol. 3. | 1969 | |

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? | No | Name of incorporated plan | No |
| Outbuildings/fences not exempt? | No | Aboriginal Heritage Place? | No |