

HERITAGE PLACE

NAME OF PLACE: 'ABERFELDIE'

ADDRESS/LOCATION OF PLACE: 1465 Loch-Wonthaggi Road GLEN ALVIE

STUDY NUMBER: 394

HERITAGE OVERLAY NUMBER: HO77

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF WONTHAGGI NORTH

SIGNIFICANCE RATING: Local



'Aberfeldie', 1465 Loch-Wonthaggi Road, Glen Alvie

Image Date: March 2002

EXTENT OF LISTING:

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

'ABERFELDIE'

Heritage Overlay No HO77
PropertyNo
File Number
Heritage Study No 394
Heritage Grading

HPD Number 148

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 1465 Loch-Wonthaggi Road GLEN ALVIE

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

Footprint of Listing

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

Published Extent of Listing

Significance Local

Statement of Significance

The residence at 1465 Loch-Wonthaggi Road, the former 'Aberfeldie', is of local historic and aesthetic significance. 'Aberfeldie' was the residence of the original major landholder, Francis Edwards, and later the Bowman family, who also worked substantial holdings in the district. Both families were held in high esteem in the district because of their properties and community work. The house remained part of the Bowman family estate until the 1980s. The former 'Aberfeldie' is of aesthetic significance as a fine example of a Victorian weatherboard homestead. It is demonstrative of the aspirations and means of the early upper middle class settlers in the area, the place names revealing their Scottish origins, and provides evidence of the early phase of Glen Alvie's settlement.

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 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.

Date Assessed 06/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Fair

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

Recommended Management

Remove tower roof and reconstruct balustrade.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

Homestead building

Title Details

Architectural Style

Victorian Period (1851-1901) Italianate

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Construction Started 1890s Circa Yes Completed Circa No

Physical Description

The house at 1465 Loch-Wonthaggi Road, Glen Alvie, is a substantial and elaborate Victorian weatherboard villa with a bullnose verandah and a hipped corrugated galvanised steel roof surmounted by a monitor which originally contained cast iron balustrading and which has been replaced by a corrugated steel roof. The roof has bracketed eaves and contains corbelled red brick chimneys. The bullnose verandah is supported on stop-chamfered timber posts with a cross-braced timber balustrade. The exterior also features projecting canted bays with timber-framed, double-hung sash windows. There is also a recent addition detailed to match the original house.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People

Historical Notes

The district was named after Glen Alvie, near Inverness, Scotland, and was obviously settled by at least some Scots. This house is located on land originally part of allotment 69A at Jumbunna, which was first owned by Frances Edwards. The title is dated 18 July 1891. The allotment was made up of 69 acres 2 roods and 34 perches. The original house, then known as 'Aberfeldie' and named after a place in Perthshire, Scotland, was built soon after Edwards settled on the allotment. This appears to have been the house block, as it is probably on the highest ground. It is within close proximity to the Loch-Wonthaggi Road. The Edwards family held four other parcels of land in the vicinity, Allotments 59, 60, 61 and 61A, totalling in excess of 897 acres, and including 1665 Loch-Wonthaggi Road. In 1906 Allotment 69A, along with 400 acres of land (Allotments 69A and 59) were purchased by the neighbouring settler, James Bowman, who held the existing Allotment 69E, consisting of 240 acres 3 roods and 13 perches. The family took up residence in 'Aberfeldie'. After James Bowman's death in 1918, ownership passed to his son Alf Bowman, who further expanded the estate's land holdings. Descendants of the Bowman family retained ownership of the house until 1983. It was sold to Mr & Mrs Rodney Potts in 1983.

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 69A to the Loch-Wonthaggi Road would have enabled the produce to be conveniently transported to local or the Melbourne markets.

Listings

References

Author	Title	Year	ShelfLocation
C. Berry, K. Perrett.	Glen Alvie and District: First 100 Years	1985	
Department of Lands and Survey	Parish Plan of Jumbunna		

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