

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 1665 Loch-Wonthaggi Road GLEN ALVIE

STUDY NUMBER: 416

HERITAGE OVERLAY NUMBER: HO78

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



House, 1665 Loch-Wonthaggi Road, Glen Alvie

Image Date: March 2002

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house and extending two metres beyond the tree canopy/drip line.

HOUSE

Heritage Overlay No HO78

PropertyNo

File Number

Heritage Study No 416

Heritage Grading

HPD Number 147

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 1665 Loch-Wonthaggi Road GLEN ALVIE

PARISH OF JUMBUNNA

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 and extending two metres beyond the tree canopy/drip line.

Published Extent of Listing

Significance Local

Statement of Significance

The house, and adjacent weatherboard barn, at 1665 Loch-Wonthaggi Road, Glen Alvie are of local historic and aesthetic significance. Built in the c.1900-1910s, the site is historic significance as an early farmhouse and outbuildings. It is demonstrative of the aspirations and means of the early settlers in the area, and the necessities of agriculture, and provides evidence of the early phase of Glen Alvie's settlement. The farmhouse is of aesthetic significance as a good example of a Queen Anne/Edwardian weatherboard villa constructed as a farmhouse.

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.

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

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).

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

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Date Assessed 8/08/2004 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

Replace missing terracotta pots to chimney.

Rust treat and repaint cast-iron verandah elements.

Prepare and repaint weatherboard outbuilding

Metal sheds may be altered or demolished as required

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

HPD Number 147

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Title Details

Architectural Style

Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

Physical Description

The house at 1665 Loch-Wonthaggi Road, Glen Alvie, is a single-storey weatherboard Edwardian villa with projecting gabled bays and a hipped corrugated galvanised steel roof. The roof has red-brick chimneys with rendered caps and extends over a verandah on three sides supported by turned-timber posts with a cast-iron valance. Windows under the verandah are timber-framed, double-hung sashes. The projecting bays contain reproduction casement windows and have half-timbered gable ends with pressed metal infill. A skillion roofed wing abutting the side of the house is presumably a later addition. Adjacent to the house is an original or early weatherboard outbuilding with a hipped corrugated galvanised steel roof and corbelled red-brick chimney. The site also contains mature cypresses.

Physical Condition and/or Archaeological Potential

Good

Usage Farmhouse.

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 at 1665 Loch-Wonthaggi Road, is situated on land originally part of Allotment 16 at Jumbunna, which was first sold to B H Edwards in December 1899. It originally consisted of 317 acres and 30 perches. The Edwards family were prominent landowners in the district and held four other parcels of land in the vicinity, Allotments 59, 60, 61 and 61A, totalling in excess of 897 acres, and including Aberfeldy at 1475 Loch-Wonthaggi Road. The existing farmhouse dates from the c.1900-1910s and is probably the original house constructed on the site.

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 16 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	Shelf	Location
Department of Lands and Survey	Parish plan of Jumbunna			
H C Berry	Glen Alvie & District: First 100 Years	1985		

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

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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