

PREFABRICATED TIMBER HOUSE



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HOUSE SOHE 2008



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H02024 prefab house
maroondah hway rear



H02024 1 prefab house
maroondah hway

Location

1029 MELBA HIGHWAY YARRA GLEN, YARRA RANGES SHIRE

Municipality

YARRA RANGES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2024

Heritage Overlay Numbers

HO8

VHR Registration

February 13, 2003

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - February 19, 2003

What is significant?

The house is a prefabricated structure which has been dismantled and re-erected at least once. Rate books show that the structure was erected at its current location on Maroondah Highway in 1927. [Note: building was relocated in 2010 to Gulf Station H0384 Yarra Glen] It has been used as a residence since then. According to oral sources, it was moved from New South Wales where it was said to have been a former detention centre. Nothing else of its history prior to its relocation is known.

The building is a single storey, double-fronted timber house with a corrugated iron gable roof. The front verandah with skillion roof is partially enclosed. At the rear is a small gabled weatherboard addition.

The wall framing consists of grooved Oregon posts with solid panels slotted between. There is evidence of open mortice and tenon jointing fixing the bottom of the panels to the wall plate. The panels are clad in weatherboards externally and are boarded flush internally. Internally the main building comprises six rooms, although the layout has clearly been modified. The floor is structurally discontinuous to the perimeter walls. The timber ceiling has a square grid frame into which solid panels are dropped. A number of the ceiling panels have holes drilled across their corners, apparently for ventilation. Internal doors have observation holes.

The fenestration has been altered, including the insertion of two louvred windows in the north wall. The original windows, of which only a few survive, were casements with fine glazing bars, and shutters. One set of shutters survives.

The original date of construction of the building is not known but is believed to be c1870s. Its construction suggests that it was built by government rather than by private enterprise. There is a strong resemblance of the panellised system to portable schools built in the nineteenth century for the Victorian Education Department. The building may have been a teacher's residence, although the observation holes also suggest some form of detention purpose.

How is it significant?

The house is of architectural significance to the State of Victoria.

Why is it significant?

The house is architecturally significant for its unique form of prefabricated construction not known elsewhere in the State, or in Australia. Buildings with panellised construction were imported into Australia from England from the 1820s, a well-known example being Latrobe's cottage in 1839. Such buildings continued to be imported into Victoria during the 1850s and inspired the Victorian government to produce locally built portable buildings of similar construction for institutional purposes. Whilst the exact provenance of the building is not yet known, it is an important part of the lineage of prefabricated buildings erected in Australia.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage

Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

None

Construction dates	1870,
Heritage Act Categories	Registered place,
Other Names	FORMERLY 343 MAROONDAH HIGHWAY CROYDON; RELOCATED 2010,
Hermes Number	12531
Property Number	

Extent of Registration

All the building shown on Diagram 2024 held by the Executive Director.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>