
HO18 - Paine's Cottage



Paine's Cottage



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Paine's Cottage Chimneys

Location

152-176 Chapmans Road TOOLERN VALE, Melton Shire

Municipality

MELTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO18

Heritage Listing

Melton City

Statement of Significance

Last updated on -

Paine's Cottage at 152-176 Chapmans Road, Toolern Vale, is a late nineteenth century dwelling, possibly relocated to this site c.1890. It is significant as a moderately intact example of a Victorian vernacular style, as a scarce representation of a selector's dwelling in the Shire, and for its association with the Paine family. The possible relocation of the dwelling to this site is not unusual, as the Shire has a history of relocated nineteenth and early twentieth century dwellings. Paine's Cottage at 152-176 Chapmans Road is architecturally significant at a local level (AHC D.2). Although possibly relocated and having introduced chimneys and window shutters, the cottage still demonstrates original design qualities of a Victorian vernacular style. These qualities include the simple steeply pitched roof form clad in unpainted galvanised corrugated steel, narrow eaves and the single storey height. Other intact or appropriate qualities include the horizontal timber weatherboard wall cladding, and the symmetrical composition of the front facade with central timber framed doorway and flanking timber framed windows. The rear timber stable and dairy and the Italian cypresses also contribute to the significance of the setting. Paine's Cottage at 152-176 Chapmans Road is historically significant at a local level (AHC A4 B2). It is one of the more intact of only a few surviving nineteenth century 'Selection' era dwellings in the Shire. It is a scarce surviving nineteenth century weather-board house remaining in the Shire. The house and property are indicative of the small size of selections in the Djerriwarrh forest, which made it necessary for their owners to have an ancillary income, such as timber splitting, carting, or produce dealing. The remnant post & rail and stone front boundary fence contributes an appreciation of the original small size and isolation of the few farms that were cleared from the surrounding forest. Evidence of charring is evocative of the important theme of 'water fire' in the Shire's history. An underground stone-lined tank (possibly a well) is also expressive of this theme. A timber stable/dairy, constructed partly of vertical slab and partly saplings, and bark shingle also contributes to an understanding of the place as an early small farm. Still known locally as 'Paines Cottage', the place is also significant for its long association with the Paine and Collins families, early and prominent names in the social and civic histories of the Shire of Melton.

Paine's Cottage at 152-176 Chapmans Road is socially significant at the local level (AHC G1). It was identified as a place of heritage significance to the local community in a community forum held as part of this heritage study.

Overall, Paine's Cottage at 152-176 Chapmans Road is of LOCAL heritage significance.

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1860,
Other Names	152-176 Chapmans Road, Toolern Vale. (Allotment 76A, Section 42, Parish of Yangardook),
Hermes Number	29960
Property Number	

Physical Description 1

Physical Description -

Paine's Cottage at 152-176 Chapmans Road, Toolern Vale, has a rural setting with open grassed surroundings. Four mature Italian cypresses (*Cupressus sempervirans* var. *stricta*), estimated to be at least 90-100 years of age, are situated in front of the cottage, with other native and exotic trees in the distance.

The property appears to have been one of very few farms cleared from the forest on the west side of Chapmans Road. This is emphasised by the c.200 metres of a quite intact (with regard to posts only) remnant of a post & rail fence along the frontage of the property. The few courses of stone at its base appear to have been added after original construction, as they obscure the lower hole. The fence is charred in places.

The single storey, horizontal timber weatherboard, Victorian vernacular styled cottage is characterised by a simple steeply pitched roof form clad in unpainted galvanised corrugated steel. Narrow overhangs are features of the eaves. The elevated nature of the cottage suggests that it may have been relocated to this site, the possibility of which is reinforced by the random stone and brick chimneys that have been added at one side.

The front facade has a symmetrical composition defined by the early central timber framed doorway and the flanking timber framed windows. The steel security door and the timber shutters over the windows have been introduced. The side windows appear to have been altered and the rear skillion wing has been introduced. The interior has a simple four room arrangement, and is lined with unpainted lining boards.

At the rear of the cottage is an early timber outbuilding, possibly once a stable or milking shed. It is partly constructed of vertical split logs. It has been stabilised in recent times.

The property is also said to include an underground tank known as 'Paines Well', a natural stone lined well dating from c.1880s. The well is twenty feet in diameter and said to have been fed by a natural spring at the bottom.[1] It was not sighted in this study.

[1] *ibid*

Physical Conditions

Physical Condition - Fair-Good

Integrity

Integrity - Moderately intact/altered

Historical Australian Themes

Shire of Melton Historical Themes: 'Farming', 'Water and Fire'.

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/>