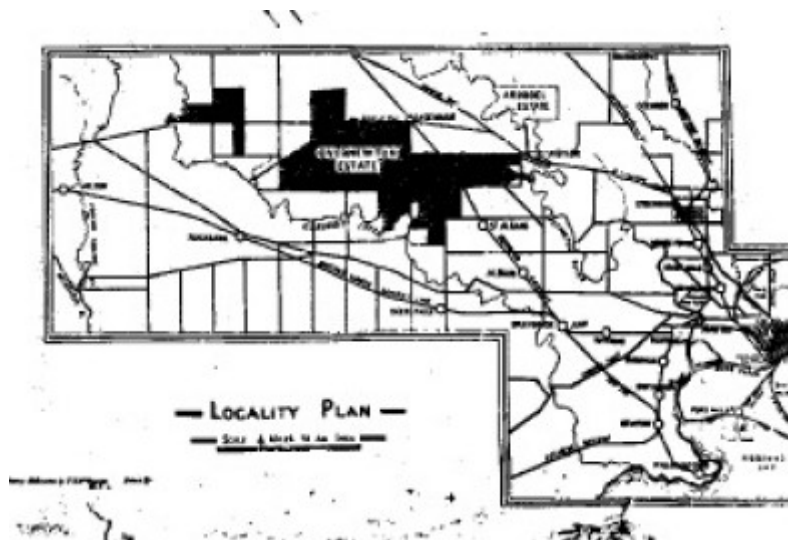


HO55 - House, 974-1048 Melton Highway, plumpton



House



Map of Overnewton Estate

Location

974-1048 Melton Hwy PLUMPTON, Melton Shire

Municipality

MELTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO55

Heritage Listing

Melton City

Statement of Significance

Last updated on -

The house at 974-1048 Melton Hwy, Plumpton has significance as a moderately intact example of an unassuming Victorian style and as one of few remaining houses associated with the historically significant Closer Settlement Board Overnewton Estate subdivision of 1905-6.

The house at 974-1048 Melton Hwy, Plumpton is architecturally significant at a LOCAL level (AHC D.2). Although unassuming in design (which is typical for a number of timber cottages in the Melton area for the era) and missing a front verandah, the cottage still demonstrates original design qualities of a Victorian style. These qualities include the hipped roof form and modest eaves. Other intact or appropriate qualities include the single storey height, modest scale, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, central timber framed doorway with four panelled timber door and highlight. The rear sections of the house have been renovated and altered but do not detract unduly from the original portion at the front.

The house at 974-1048 Melton Hwy, Plumpton is historically significant at a LOCAL level (AHC A.4). It is a scarce remaining example in Melton Shire of small farmhouses built as a result of the Closer Settlement Board's subdivision of prominent pastoralist William Taylor's Overnewton Estate into 79 farms. The Overnewton Estate was one of the earliest, largest, and best-known of the estates created under the Closer Settlement Act 1904. It is expressive of one of the major themes of Australia's history - the contest between large pastoralists and small farmers for the land - and the abiding power of the yeomanry ideal well into the twentieth century. The partial dry stone wall along the front boundary almost certainly dates to the pastoral era. This contrasts with the Monterey cypresses around the property that is likely to have been planted in conformity with the Closer Settlement Board's landscaping requirements for the property. Both the wall and the shelter planting enhance the historical significance of the place.

The original farm context of the property, including its open rural setting, its remaining mature Cypress trees, and dry stone wall, contribute to the historical and aesthetic significance of the place.

Overall, the house at 974-1048 Melton Hwy, Plumpton is of LOCAL significance.

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1906,
Other Names	974-1048 Melton Hwy, Plumpton,
Hermes Number	30051
Property Number	

Physical Description 1

Physical Description -

The house at 974-1048 Melton Hwy, Plumpton Sydenham is set on a large rural site. Nearby are some outbuildings and a dry stone wall, probably built from stoney land cleared by the original selector. The garden is largely overgrown and comprises open grassed areas, perimeter shrubbery and mature stands of Cypress trees. There is a recent round corrugated steel water tank immediately adjacent the cottage.

The symmetrical, modestly scaled, single storey, horizontal timber weatherboard, unassuming Victorian styled cottage is characterised by a hipped roof form, together with modest eaves. The roof is clad in galvanised corrugated steel.

The symmetry of the design is accentuated by the early central timber framed doorway with an early four panelled timber door and highlight above, and the flanking double hung windows.

The elevated concrete floor on a brick base at the front of the cottage has been introduced. The cottage also appears to be missing a post-supported front verandah.

The dry stone wall situated along the front boundary is of combination stone and post & wire style (although it was probably of all-stone construction). It is approximately 300 metres long, and over 1300 mm high, with large coping stones. It is of notable height and cross-section.

The open farm setting of the house enhances its prominence on a major road. Its associated cypress plantings, drystone wall fence and outbuildings are all associated with the original site, and contribute to its significance.

Integrity

Integrity - Moderately intact

Physical Conditions

Physical Condition - Fair-good

Historical Australian Themes

Shire of Melton Historical Themes: 'Farming'

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/>