
HO73 - House, 54-56 Exford Road, Melton South



House

Location

54-56 Exford Road MELTON SOUTH, Melton Shire

Municipality

MELTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO73

Heritage Listing

Melton City

Statement of Significance

Last updated on -

The house at 54-56 Exford Road, Melton South, formerly known as *Glenloth*, is significant as a predominantly intact example of an Edwardian style. It is a good example of a house built as a result of the activities of the Closer Settlement Board's sale of the former Staughton Exford Estate. It is also significant for its association with its original owner, Austin Exell, who conducted a model farm on the property,

The house at 54-56 Exford Road is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an Edwardian style. These qualities include the hipped roof form, together with the

minor gable and bullnosed verandah that project towards the road. Other intact or appropriate qualities include the asymmetrical composition, single storey height, galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, modest eaves, face brick chimney with a multi-corbelled top, timber framed double hung windows, timber framed front doorway, bracketed timber window hood on the front gable and the timber truss and bargeboards on the front gable end.

The house at 54-56 Exford Road is historically significant at a LOCAL level (AHC A4, B2). It is one of few remaining Melton Shire houses built as a result of the Closer Settlement Board's subdivision of the major Staughton pastoral estate, *Exford*. The Exford Estate was one of the earliest, largest, and best-known of the estates created under the Closer Settlement Act 1904. It expresses 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 break up of the massive pastoral estates at the beginning of the twentieth century marked a major new era in the history of Melton. The Shire was transformed by the Closer Settlement and Soldier Settlement Acts, as the emergence of new communities necessitated new roads and bridges and new primary schools. While the former *Glenloth* house is now in a suburban context and has completely lost its farming context, its proximity to and historical links with some important infrastructure products of the Exford Estate - the Melton South primary school, and the Bridge Road concrete bridge - adds to its significance. The property is significant for its association with Mr Austin Exell, for whom it was built, who conducted a model farm on the property. Other settlers of the new estates also included some of Melton's most historically celebrated residents, such as international trap shooter Hector Fraser. Other sons of the new farmers are commemorated on memorials of the world wars. The Exford Estate is also of significance as the estate in where, with Colbinabbin, the Board introduced English immigration as part of the development of its closer settlement estates, and prepared the land in anticipation of their arrival. The former *Glenloth* house is also significant for its association with Austin Exell, who established a model Fresian dairy and prizewinning stud on the property, then known as *Glenloth*.

Overall, the house at 54-56 Exford Road 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	1910,
Other Names	54-56 Exford Road, Melton South, Glenloth,
Hermes Number	30099
Property Number	

Physical Description 1

Physical Description -

The house at 54-56 Exford Road Melton South has a grassed and treed area at the front, with some perimeter plantings near the house. There is an introduced flat roofed carport at the side of the house. The house is now situated in a suburban subdivision, and has completely lost its farming context.

The asymmetrical, single storey, horizontal timber weatherboard, Edwardian styled house is characterised by a hipped roof form, together with a minor gable and bullnosed verandah that project towards the road. These roof forms are clad in galvanised corrugated steel. Modest overhangs are features of the eaves. An early face brick chimney with a multi-corbelled top adorns the roofline.

An early feature of the design is the bullnosed verandah. It is supported by round columns on elevated rendered masonry pedestals that may have been introduced during the interwar (c.1920s-1940s) era.

Other early features of the design include the timber framed double hung windows, timber framed front doorway, bracketed timber window hood on the front gable and the timber truss and bargeboards on the front gable end.

Integrity

Integrity - Predominantly intact

Historical Australian Themes

Melton Historical Themes: 'Farming'

Physical Conditions

Physical Condition - Good

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/>