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## HO100 - Former Dairy



Former Dairy



Late Victorian era dwelling on the property

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### Location

1180 Exford Road EYNESBURY, MELTON SHIRE

### Municipality

MELTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO100

### Heritage Listing

Melton City

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### Statement of Significance

Last updated on -

The dairy at 1180 Exford Road, Exford, is significant as a rare example of pise construction constructed between 1907 and 1911. It represents only one of two known buildings of this type of construction in the Melton Shire; the more substantial example being Exford Homestead, 255 Exford Road, Melton South. The dairy formed part the property initially owned by Exford Closer Settlement Estate selector Patrick Redden. The dairy appears to be in fair condition when viewed from a distance. A Late Victorian timber weatherboard dwelling is also located on the site is of historical significance and architectural interest. It is also significant for its representation of the Exford

Closer Settlement Estate, and the historic break-up of Melton's pastoral estates in the early twentieth century.

The dairy at 1180 Exford Road is scientifically significant at a LOCAL level (AHC F.1). The dairy represents an unusual and now rare example of pise (rammed earth) construction in the Melton Shire.

The house and dairy at 1180 Exford Road are historically significant at a LOCAL level (AHC A4, B2, D2). They comprise good representative evidence of the break-up of the large pastoral estates at the turn of the twentieth century, which was a turning point in the history of Melton Shire. In particular they constitute a now scarce, and the most prominent and best remaining in-context example, of a farm homestead associated with the original Exford Closer Settlement Estate. The Exford Estate was one of the most prominent of the Victorian Closer Settlement Board's early estates, and with Colbinabbin Estate, the first to set apart part of the estate especially for British immigrants. The house and dairy constitute a good example of the turn of the century small farming way of life that flourished in the Shire, in their original open farm context. The house is also significant for its role as the Exford Post Office for eight years in the mid twentieth century.

The house at 1180 Exford Road has architectural interest. Although most of the verandah posts have been introduced, it still demonstrates some original design qualities of a Late Victorian style. These qualities include the hipped roof form, together with the hipped bullnosed verandah that projects towards the front. Other intact or appropriate qualities include the single storey height, horizontal timber weatherboard wall cladding, unpainted galvanised corrugated steel roof cladding, face red brick chimney with a corbelled top, narrow eaves, turned timber verandah post with decorative brackets, symmetrical composition of the front facade defined by the central timber framed doorway with four panelled door and highlight, and the flanking timber framed double hung windows, and the other timber framed double hung windows.

Overall, the house and dairy at 1180 Exford Road are of LOCAL significance.

## Theme

### 4. Transforming and managing the land

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1907,
Other Names	1180 Exford Road, Exford (Lot 1 PS 514964, Redden House and outbuilding,
Hermes Number	30224
Property Number	

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## Physical Description 1

### Physical Description -

The property at 1180 Exford Road, Exford, retains its original open farm setting. Its immediate context includes grassed areas and rear round galvanised steel water tanks. A single storey, horizontal timber weatherboard, Late Victorian styled house is situated on the site and is characterised by a hipped roof form, together with a hipped bullnosed verandah that projects towards the front. These roof forms are clad in galvanised corrugated steel. An early face red brick chimney with a corbelled top adorns the roofline. Narrow overhangs are features of the eaves. Other features include the front verandah (now mainly supported by introduced rudimentary posts on stone pads) with decorative brackets, early central timber framed doorway with four panelled door and highlight, and the flanking early timber framed double hung windows. The other timber framed double hung windows on the

side walls are also early. The condition of the house was recently described as 'poor' by HLCD heritage architects.[1]

Of particular interest is the nearby modestly scale single storey dairy constructed of pise (rammed earth).[2] It has a gable roof form clad in corrugated sheet metal with a small timber framed window opening (now with introduced steel mesh over) and a single door opening have a vertical boarded door

[1] Letter, Helen Lardner, Director HLCD Pty Ltd to the Strategic Planner of the Melton Shire Council, 15 March 2006

[2] The pise (rammed earth) construction of the dairy at 1180 Exford Road has also been confirmed by HLCD, 15 March 2006.

## **Historical Australian Themes**

*Melton Historical Themes: 'Farming'; 'Community'*

## **Integrity**

Integrity - Moderately intact

## **Physical Conditions**

Physical Conditions -

Dairy:- Fair - there is evidence of rusting in the roof cladding, wall cracks and deterioration in the window opening (including sill, framing and glazing).

House:- Poor [1]

[1] HLCD, 15/3/2006

*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/>*