
HO101 - House, 865 Exford Road, Exford



House

Location

865 Exford Road EXFORD, Melton Shire

Municipality

MELTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO101

Heritage Listing

Melton City

Statement of Significance

Last updated on -

The house at 865 Exford Road, Melton South, has significance as a moderately intact example of a late Edwardian style. Built c.1907 and moved to its present site by 1916. It is also significant for its representation of the Exford Closer Settlement Estate, and the historic break-up of the Melton pastoral estates in the early twentieth century.

The house at 865 Exford Road, Melton South, is of architectural interest. Although relocated and altered, the house still demonstrates a rudimentary Edwardian style. These qualities include the steeply pitched hipped roof

form, together with the minor gable and the hipped verandah that project towards the road. Other intact or appropriate qualities include the asymmetrical composition, single storey height, horizontal timber weatherboard wall cladding, unpainted and lapped galvanised corrugated steel roof cladding, face brick chimney with a corbelled top, broad eaves with exposed timber rafters, timber bargeboards on the gable end and the timber framed front door opening.

The house at 865 Exford Road is historically significant at a LOCAL level (AHC A4, B2). It comprises 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 it is one of the most prominent and best remaining examples of the dwellings associated with the original Exford Closer Settlement Estate. The Exford Estate was a major early estate of the Victorian Closer Settlement Board and, together with the Colbinabbin Estate, also the first to dedicate part of the estate especially for British immigrants. The relocation of the house from a neighbouring Exford Closer Settlement Estate allotment occurred very soon after it was originally built, and contributes to an understanding of the operation of the Closer Settlement Act, and the failures that were a part of the schemes.

Overall, the house at 865 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	1907,
Other Names	865 Exford Road, Exford (Lot 1 TP 111335),
Hermes Number	30226
Property Number	

Physical Description 1

Physical Description -

The house at 865 Exford Road, Melton South, has a rural setting. There is an open grassed area at the front and to one side is an exotic tree/shrub.

The relocated and altered asymmetrical, single storey, horizontal timber weatherboard, rudimentary late Edwardian styled house is characterised by a steeply pitched hipped roof form, together with a minor gable and a hipped verandah that project towards the road. These roof forms are clad in unpainted and lapped galvanised corrugated steel. An early face brick chimney with a corbelled top adorns the roofline. Broad overhangs and exposed timber rafters are features of the eaves.

An early feature of the design is the front verandah. It is now supported by introduced square timber posts. Another early feature is the timber bargeboards on the gable end.

The original timber framed double hung front windows have been replaced with introduced aluminium framed windows. However, the early timber framed front door opening appears to survive

Historical Australian Themes

Melton Historical Themes: 'Farming'

Integrity

Integrity - Low

Physical Conditions

Physical Conditions - Fair

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/>