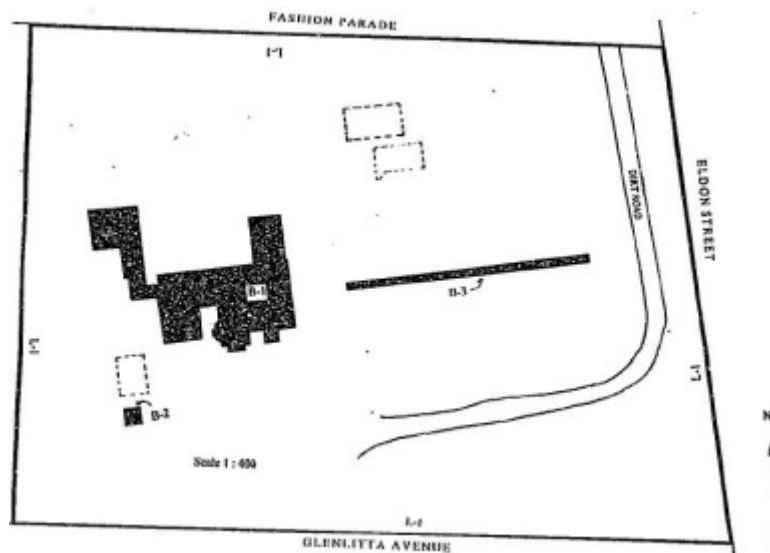


MANOR HOUSE



1 manor house eldon street
broadmeadows front view



h01181 plan h1181

Location

1 ELDON STREET BROADMEADOWS, HUME CITY

Municipality

HUME CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1181

Heritage Overlay Numbers

HO4

VHR Registration

April 18, 1996

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 7, 1999

What is significant?

The Manor House is a one storey, U shaped attic house construction of coursed rubble basalt with a gabled slate roof and hipped bay dormer windows. The building was constructed c.1850 and derives its style from vernacular buildings of the Scottish lowlands.

How is it significant?

The Manor House is significant for architectural reasons and historical reasons.

Why is it significant?

The Manor House is architecturally significant as an outstanding and extraordinary example of a Scottish vernacular style building in Victoria. The building has very distinctive hipped bay dormers and dwarf parapeted gable ends, which are typical of Scottish lowland buildings but seen rarely in Victoria. Through its Scottish influenced architecture, the Manor House describes the origins of early settlers in Victoria.

The Manor House is of historical importance for its associations with the prominent citizen Alexander Gibb; a Scottish immigrant who successfully farmed the lands of Broadmeadows and became an example of a model farmer. Alexander Gibb, born in 1811 in Perthshire, Scotland was a carpenter by trade who was able to take up a pre-emptive right on the property in 1848. Meadowbank, through its construction, style, location and age is historically important in understanding the early settlement of Victoria and the factors which affected settlement patterns. Meadowbank is significant as a testament to the endeavours of Alexander Gibb and as the embodiment of the aspirations of a pioneering and successful colonist.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or

activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted. INTERIOR DECORATIVE SCHEMES

* Interior painting/wallpapering to walls and ceilings, provided the preparation work for painting/papering does not remove evidence of the building's original paint or other decorative scheme.

* Removal of existing carpets/flexible floor coverings eg. vinyl.

* Installation of carpets and flexible floor coverings.

* Installation of curtain track, rod, blinds.

REFURBISHMENT OF BATHROOMS, TOILETS, KITCHENS

* Refurbishment of bathroom/toilet/ en suite including removal of existing sanitary fixtures and associated piping, mirrors and floor coverings, and installation of new fixtures, and wall and floor coverings.

* Removal of existing benches and fixtures (stoves, dishwashers etc.) and floor coverings and installation of new benches and fixtures, including associated plumbing and wiring.

Construction dates	1850,
Heritage Act Categories	Registered place,
Other Names	MEADOWBANK,
Hermes Number	3094
Property Number	

History

Associated People: Assoc.People ALEXANDER GIBB

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1181:

The Manor House, (Formerly Meadowbank), 1 Eldon Street, Broadmeadows, City of Hume.

Extent:

To the extent of:

1. The buildings and works known as the Manor House, the weather-board shed and the garden path as marked B-1, B-2 and B-3 on Plan 603907 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council.

2. The land marked L-1 on Plan 603907, being the land described in Certificate of Title Volume 5303 Folio 568 endorsed by the Chair, Historic Buildings Council and held by the Director, Historic Buildings Council.

[Victoria Government Gazette No. G15 18 April 1996 pp.957-958]

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/>