
Harless orchard house



Harless Orchard House

Location

35 INGRAMS ROAD RESEARCH, NILLUMBIK SHIRE

Municipality

NILLUMBIK SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO218

Heritage Listing

Nillumbik Shire

Statement of Significance

Last updated on -

ELTHAM STUDY STATEMENT OF SIGNIFICANCE:

This house stands out in the building stock of the former Shire of Eltham as probably the best Edwardian era dwelling. Residential buildings from that era are not common and virtually all of them are late 19th century standard house designs. The modest design of this house reflects the traditional lack of affluence in the Shire before the Second World War.

REVISED STATEMENT OF SIGNIFICANCE (with AHC criteria)

The Harless orchard house is significant to the Nillumbik Shire as:

- a distinctive design, with its diagonal cross wall timbering, within the context of the often simple designs and limited numbers of the surviving Edwardian-era housing stock within the Shire (Criterion B2);
- a well preserved example of an Edwardian-era orchardist's house in an era of expansion for the industry (Criterion 02);
- a modestly sized house, reflecting the traditional lack of affluence in the former Eltham Shire before the Second World War (Criterion A4).

Heritage Study/Consultant	Nillumbik - Nillumbik Shire Heritage Study 2001, Graeme Butler & Assoc, 2001;
Hermes Number	64146
Property Number	

Physical Description 1

ELTHAM STUDY DESCRIPTON:

Style Edwardian.

Design basically standard.

Plan rectangular.

Single storeyed.

Walls timber stud construction, weatherboard and asbestos cement sheet clad.

Roof hipped, corrugated ironclad.

Features are the decorated front facade.

N.W. CNR. With CUDGEE COURT

Integrity

substantially intact/some intrusions- the roof valley has been roofed over with steel deck.

Physical Conditions

good (partially disturbed, wellpreserved)

Historical Australian 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/>