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# Farmhouse "Willowbank"



Page's Lane Farmhouse  
(Derelict)

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## Location

44 Paces Lane ROWSLEY, MOORABOOL SHIRE

## Municipality

MOORABOOL SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO202

## Heritage Listing

Moorabool Shire

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## Statement of Significance

Last updated on - June 1, 1995

What is significant?

The Farmhouse at 44 Paces Lane, Rowsley.

How is it significant?

The Farmhouse at 44 Paces Lane, Rowsley is of local historical and architectural significance to the Shire of Moorabool.

Why is it significant?

The Farmhouse at 44 Paces Lane, Rowsley is of historical significance for its demonstration of the agricultural settlement of the Rowsley area into the 1920s. The substantial brick farmhouse in the Bungalow style demonstrates the prosperity experienced by farmers in the 1920s in the area.

The Farmhouse at 44 Paces Lane, Rowsley is of aesthetic significance as a substantial brick late Bungalow style farmhouse built in the Inter-War period. The residence exhibits key features of the Bungalow style including the dominant gambrel roof form, front gable wing with half timbering to the gable end, tripartite timber framed windows, exposed rafters, front verandah with tapered brick pillars and brick balustrade, and tall chimneys with rendered corncicing.

1995

A large brick late Edwardian farmhouse, transitional to Bungalow style, built in 1929. It is of local architectural significance as a developed example of this style.

Heritage Study/Consultant	Moorabool - Bacchus Marsh Heritage Study 1995, Richard Peterson and Daniel Catrice, 1995;
Hermes Number	116534
Property Number	

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## Physical Conditions

Derelict. Not secure, no glass in windows, roof rusted and open to the weather.

## Intactness

Reasonable

## Physical Description 1

A large, late Edwardian red brick house, with some elements transitional to the Bungalow style of the 1920s. It is triple-fronted with a high gambrel roof. Gables are set forward at left front and at right rear side. Upper gables are timbered.

Windows are triple casements. There are large chimneys, stepped, with moulded tops and one with a pot. Walls have string-course bands at window head and sill level. The verandah is set around the angle beneath the main roof pitch, supported on brick and render pylons. At left, windows have skillion hoods, performing no function other than decoration on this south elevation.

## Historical Australian Themes

Agriculture

*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/>*