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# House And Farm Complex

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## Location

2645 South Gippsland Highway, TOORADIN, Casey City

## Municipality

CASEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO191

## Heritage Listing

Casey City

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## Statement of Significance

Last updated on - June 3, 2004

What is significant?

The house and farm complex, comprising the house constructed c.1922 and associated outbuildings, sheds, fencing, yards and mature vegetation, at 2645 South Gippsland Highway, Tooradin.

How is it significant?

The house and farm complex at 2645 South Gippsland Highway, Tooradin is of local historic and aesthetic significance to the City of Casey.

Why is it significant?

Historically, it is significant as a rare example of an almost intact interwar farm complex comprising a homestead and related outbuildings. It demonstrates the development of primary production as a consequence of closer settlement during the interwar period. (AHC criteria A4, B2 and D2)

Aesthetically, it is significant as a rare example of an almost intact interwar farm complex. Although none of the buildings are, in themselves, individually outstanding examples of their type, the complex as a whole is remarkable for its state of preservation and forms a picturesque grouping. (AHC criterion E1)

Heritage Study/Consultant Casey - Casey Heritage Study, Context Pty Ltd, 2004;  
Construction dates 1922,  
Hermes Number 63160  
Property Number

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## Usage/Former Usage

House and farm

## Physical Description 1

The house and farm at 2645 South Gippsland Highway Tooradin comprises a farmhouse, outhouse, outbuildings and cypress hedge/windbreak to the south and west.

The farmhouse is a single storey Edwardian weatherboard house with a steeply pitched hipped roof with gable ends on the primary elevations and a skillion roof addition to the rear. There are three painted red brick chimneys. Turned timber finials and decorative timber bargeboards adorn the gable ends. The return verandah is incorporated within the roofline and has turned timber columns. The timber panelled front door has side and highlights, and windows are paired or grouped (three) casements, with textured coloured glass highlights. The rear addition has double hung sash windows (one multi-pane), which were probably salvaged.

Within and adjoining the house block are a timber picket fence (probably original), other fencing (slab post and wire) and gates, a weatherboard outhouse with a corrugated iron gabled roof and a trapdoor for the nightsoil (probably original), a pressed pattern concrete block shed with a corrugated galvanised steel roof in the rear yard (c.1940s) and a later concrete block shed (postwar?), three timber post (trunk) and corrugated iron clad sheds (c.1900s) and an animal yards and run.

Surviving mature vegetation includes a large cypress hedge/windbreak on the south and west, two Honey Locusts (*Gleditsia triacanthos*) and a fruit tree (*Prunus* sp.). There is an Elm plus some Poplar suckers at the front gate.

## Physical Conditions

House - Fair. Other buildings - Fair to Poor. Trees - varies.

## Intactness

Medium-High. The farm retains a farmhouse which has high integrity, outbuildings and some landscape features.

## Historical Australian Themes

Settling & Working the land

*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/>*