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# House, 12 Boyd Street BACCHUS MARSH, MOORABOOL SHIRE



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## Location

12 Boyd Street BACCHUS MARSH, MOORABOOL SHIRE

## Municipality

MOORABOOL SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO58

## Heritage Listing

Moorabool Shire

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## Statement of Significance

Last updated on - July 10, 2015

What is significant?

The Residence and its setting at 12 Boyd Street, Bacchus Marsh.

How is it significant?

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of local historical, aesthetic and scientific significance to the Shire of Moorabool.

Why is it significant?

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of local historical significance for its reflection of the Inter-War period of residential development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques and after 1932 preferential entry into the British markets for fresh, dried and tinned fruit. The owner builder, concrete block construction is demonstrative of a distinctive but relatively rare construction method used during the Inter-War period.

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of aesthetic significance as an excellent intact and representative example of an owner builder, patterned concrete block house. Constructed during the Inter-War period the residence demonstrates a distinctive style of housing form that period. Other features of note include the vented wide eaves and the twin timber framed double hung corner windows.

The Residence at 12 Boyd Street, Bacchus Marsh is of Scientific significance for its distinctive method of construction using handmade patterned concrete blocks. Identification and survival of these types of residences is rare in Victoria.

Heritage Study/Consultant	Moorabool - Bacchus Marsh Heritage Study 1995, Richard Peterson and Daniel Catrice, 1995;
Hermes Number	124289
Property Number	

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## Physical Description 1

A light coloured concrete block Modern house of the 1940s, with a hip roof It is in an almost symmetrical rectangular pavilion, with a grey concrete tile roof There is a central recessed entrance porch, facing Masons Lane. There are quoins and expressed concrete lintels. Windows are timber, broad with double-hung sashes in pairs, with horizontal glazing bars, including corner windows. There is a chain-link fence with a timber frame and capping, mild steel pedestrian and vehicular gates and a corrugated steel fence steel with capping to the side. There is a pre-cast diamond pattern paver footpath to Boyd Street , contemporary with the house.

## Historical Australian Themes

Township s.

## Intactness

Excellent.

## Physical Conditions

CONDITIONS & THREATS: Very good.

*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/>*