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# PAYNE HOUSE, BARN & TREES



Payne House

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## Location

Beaconsfield Emerald Road BEACONSFIELD, Cardinia Shire

## Municipality

CARDINIA SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO18

## Heritage Listing

Cardinia Shire

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## Statement of Significance

Last updated on -

The Payne house, built in 1908 for the successful Melbourne draper on his extensive 466 acre property, is significant to Cardinia Shire as an example of a substantial country holiday home located in a popular resort town. It is significant, too, for its associations with the important Payne family and the role it played in the district as a social centre. The drive planting also contains trees of individual importance and together are also of note as a group, as is the original house design (although altered).

### *Regional Significance*

Heritage Study/Consultant	Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1908,
Other Names	Beaconsfield Emerald Road, Beaconsfield,
Hermes Number	30094
Property Number	

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## **Physical Description 1**

This large timber Edwardian-era verandahed house in the Federation Bungalow style has a two level gabled barn at the rear. Walls of both house and barn are clad with weatherboard and the roofs with corrugated iron (barn iron is the unusual 'Emu' brand from Wolverhampton which was distributed locally from c1908 onwards).

The house has two gabled bays, with trussing and finials, either side of an unusual central hipped room bay. The skillion verandah extends over all of these bays.

### **Drive planting**

The long driveway to the house is lined with an avenue of distinctive trees. These include a pair of the native trees Bunya Bunya (*Araucaria bidwillii*), a pair of hoop pine, also native (*Araucaria cunninghamii*), and a lemon scented gum (*Eucalyptus citriodora*). The majority of trees in the avenue are *Pinus radiata*, a number of which are senescent or approaching senescence.

## **Physical Conditions**

The house and barn have been changed in detail, with the northern end of the front verandah having been enclosed.

## **Historical Australian Themes**

Historical Themes

7.1 Gentlemen's rural retreats

11.0 Evidence of: Life style, housing and landscape choice of notable figures residing in the district

## **Physical Description 2**

Associations - Payne, John

*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/>*