

# Victorian Heritage Database Report

Report generated 04/06/20

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## HO72 - House, 2 Exford Road, Melton South



House

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### Location

2 Exford Road MELTON SOUTH, Melton Shire

### Municipality

MELTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO72

### Heritage Listing

Melton City

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### Statement of Significance

Last updated on -

The house at 2 Exford Road, Melton South, has significance as intact example of an interwar Bungalow style. The house was originally built in Diggers Rest c.1929, and moved to its present location c.1939-40. The house appears to be in good condition when viewed from the street.

The house at 2 Exford Road is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates

original design qualities of an interwar Bungalow style. These qualities include the hipped roof form that traverses the site, together with gable roof forms that project at the front and side (towards the rear) that are linked by the flat roofed porch. Other intact or appropriate qualities include the asymmetrical composition, single storey height, unpainted galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, face brick chimney with a soldier course top, wide eaves, timber brackets supporting the projecting gable ends, projecting flat roofed faceted bay windows under the projecting gables, timber framed double hung windows, face brick corner porch pier and the timber shingling, small timber brackets and oval timber ventilation openings in the gable ends.

The house at 2 Exford Road is historically significant at a LOCAL level (AHC B2, H1) for its association with the Robinson Brothers chaff mills in both Diggers Rest and Melton South. It is a rare surviving place directly associated with the highly important hay and chaff industries in the region, Melton chaff being regarded as the best in Australia. As all of the chaff mills having since burnt down this is the perhaps the only remaining building associated with the industry in the Shire.

Overall, the house at 2 Exford Road is of LOCAL significance

Heritage Study/Consultant	Melton - Shire of Melton Heritage Study phase 2, David Maloney, David Rowe, Pamela Jellie, Sera Jane Peters, 2007;
Construction dates	1929, 1939,
Other Names	Exford Road, Melton South,
Hermes Number	30096
Property Number	

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## Physical Description 1

Physical Description -

The house at 2 Exford Road, Melton South, has a grassed frontage punctuated by mature trees and some perimeter flower beds. There is a concrete driveway along the side that leads to a rear garage that has a hipped roof form clad in galvanised corrugated steel. The garage appears to have been built at the same time as the house, and has horizontal timber weatherboard wall cladding.

The asymmetrical, single storey, horizontal timber weatherboard, interwar Bungalow styled house is characterised by a hipped roof form that traverses the site, together with gable roof forms that project at the front and side (towards the rear) that are linked by a flat roofed porch. These roof forms are clad in unpainted galvanised corrugated steel. An early face brick chimney with a soldier course top adorns the roofline. Wide overhangs are features of the eaves, as are the timber brackets that support the projecting gable ends.

Early features of the design include the projecting flat roofed faceted bay windows under the projecting gables. These bays have timber framed double hung windows. There are also other early timber framed double hung windows elsewhere on the building. Another feature is the face brick corner pier that supports the flat roofed porch, near the front of the house.

Other early features include the timber shingling, small timber brackets and oval timber ventilation openings in the gable ends.

The house is located on the east side of Exford Road, on the south-east corner of Creek Street, near the railway line.

## Historical Australian Themes

*Shire of Melton Historical Themes: 'Community'; 'Other Industries (Chaff Mills*

## **Physical Conditions**

Physical Condition - Good

## **Integrity**

Integrity - Substantially intact

*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 data owner.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*