

**BACCHUS MARSH HERITAGE STUDY.**

**Ref: 42**

Richard Peterson Architect & Conservation Consultant. Daniel Catrice Historian 1994.

<b>NAME:</b> ---	
<b>ADDRESS:</b> Page's Lane (NW cnr Bacchus Marsh-Balliang Road), Rowsley.	
<b>TITLE DETAILS:</b>	
<b>USE:</b> Derelict.	
<b>PREVIOUS USE:</b> Farmhouse.	
<b>CONSTRUCTION DATE:</b> 1929	<b>SOURCE:</b> 1
<b>CRITERIA:</b> Ar1.	<b>HISTORIC THEME:</b> Agriculture
<b>DESCRIPTION:</b>	<b>STYLE:</b> Late Edwardian <b>STORIES:</b> <b>DETACHED.</b>
<b>MATERIALS:</b>	<b>WALLS</b> Red brick <b>ROOF</b> Iron <b>STRUCTURE</b> LB
<b>CONDITION:</b> Poor	<b>INTACTNESS:</b> Reasonable <b>THREATS:</b> Dereliction
<b>SIGNIFICANT INTACT ELEMENTS:</b> FORM. VERANDAH. ROOF FORM. CHIMNEYS. UNPAINTED FINISH. RUIN.	
<b>SIGNIFICANCE:</b>	
<b>TYPE:</b> ARCHITECTURAL.	
<b>LEVEL:</b> LOCAL.	
<b>DESIGNATION EXISTING:</b> Nil.	
<b>RECOMMENDED CONTROL:</b> PLANNING SCHEME.	
<b>MAP NO:</b> R2.05	<b>SURVEY:</b> RP <b>DATE:</b> 30.12.93 <b>NEGS:</b> 3.8



**HISTORY:** This farmhouse was erected *circa* 1929 for George Bingham and his wife, Hilda May (née Cumming).

**VISUAL DESCRIPTION:** 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.

**COMPARATIVE ANALYSIS:** There are 44 Edwardian farmhouses in the Shire.

**SIGNIFICANCE:** 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.

**INTACTNESS:** Reasonable

**CONDITIONS & THREATS:** Derelict. Not secure, no glass in windows, roof rusted and open to the weather.