

Heritage Overlay No.: 055
Citation No.: 119
Place: House, 974-1048 Melton Highway

Other Names of Place: N/A
Location: 974-1048 Melton Hwy, Plumpton
Critical Dates: c.1906-07
Existing Heritage Listings: None
Recommended Level of Significance: LOCAL



Statement of Significance:

The house at 974-1048 Melton Hwy, Plumpton has significance as a moderately intact example of an unassuming Victorian style and as one of few remaining houses associated with the historically significant Closer Settlement Board Overnewton Estate subdivision of 1905-6.

The house at 974-1048 Melton Hwy, Plumpton is architecturally significant at a LOCAL level (AHC D.2). Although unassuming in design (which is typical for a number of timber cottages in the Melton area for the era) and missing a front verandah, the cottage still demonstrates original design qualities of a Victorian style. These qualities include the hipped roof form and modest eaves. Other intact or appropriate qualities include the single storey height, modest scale, horizontal timber weatherboard wall cladding, galvanised corrugated steel roof cladding, central timber framed doorway with four panelled timber door and highlight. The rear sections of the house have been renovated and altered but do not detract unduly from the original portion at the front.

The house at 974-1048 Melton Hwy, Plumpton is historically significant at a LOCAL level (AHC A.4). It is a scarce remaining example in Melton Shire of small farmhouses built as a result of the Closer Settlement Board's subdivision of prominent pastoralist William Taylor's Overnewton Estate into 79 farms. The Overnewton Estate was one of the earliest, largest, and best-known of the estates created under the Closer Settlement Act 1904. It is expressive of one of the major themes of Australia's history - the contest between large pastoralists and small farmers for the land - and the abiding power of the yeomanry ideal well into the twentieth century. The partial dry stone wall along the front boundary almost certainly dates to the pastoral era. This contrasts with the Monterey cypresses around the property that is likely to have been planted in conformity with the Closer Settlement Board's landscaping requirements for the property. Both the wall and the shelter planting enhance the historical significance of the place.

The original farm context of the property, including its open rural setting, its remaining mature Cypress trees, and dry stone wall, contribute to the historical and aesthetic significance of the place.

Overall, the house at 974-1048 Melton Hwy, Plumpton is of LOCAL significance.