

Heritage Overlay No.: 073
Citation No.: 195
Place: House, 54-56 Exford Road

Other Names of Place: The house and farm were originally known as *Glenloth*.
Location: 54-56 Exford Road, Melton South
Critical Dates: Construction: c.1910
Existing Heritage Listings: None
Recommended Level of Significance: LOCAL



Statement of Significance:

The house at 54-56 Exford Road, Melton South, formerly known as *Glenloth*, is significant as a predominantly intact example of an Edwardian style. It is a good example of a house built as a result of the activities of the Closer Settlement Board's sale of the former Staughton Exford Estate. It is also significant for its association with its original owner, Austin Exell, who conducted a model farm on the property,

The house at 54-56 Exford Road is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an Edwardian style. These qualities include the hipped roof form, together with the minor gable and bullnosed verandah that project towards the road. Other intact or appropriate qualities include the asymmetrical composition, single storey height, galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, modest eaves, face brick chimney with a multi-corbelled top, timber framed double hung

windows, timber framed front doorway, bracketed timber window hood on the front gable and the timber truss and bargeboards on the front gable end.

The house at 54-56 Exford Road is historically significant at a LOCAL level (AHC A4, B2). It is one of few remaining Melton Shire houses built as a result of the Closer Settlement Board's subdivision of the major Staughton pastoral estate, *Exford*. The Exford Estate was one of the earliest, largest, and best-known of the estates created under the Closer Settlement Act 1904. It expresses 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 break up of the massive pastoral estates at the beginning of the twentieth century marked a major new era in the history of Melton. The Shire was transformed by the Closer Settlement and Soldier Settlement Acts, as the emergence of new communities necessitated new roads and bridges and new primary schools. While the former *Glenloth* house is now in a suburban context and has completely lost its farming context, its proximity to and historical links with some important infrastructure products of the Exford Estate - the Melton South primary school, and the Bridge Road concrete bridge - adds to its significance. The property is significant for its association with Mr Austin Exell, for whom it was built, who conducted a model farm on the property. Other settlers of the new estates also included some of Melton's most historically celebrated residents, such as international trap shooter Hector Fraser. Other sons of the new farmers are commemorated on memorials of the world wars. The Exford Estate is also of significance as the estate in where, with Colbinabbin, the Board introduced English immigration as part of the development of its closer settlement estates, and prepared the land in anticipation of their arrival. The former *Glenloth* house is also significant for its association with Austin Exell, who established a model Fresian dairy and prizewinning stud on the property, then known as *Glenloth*.

Overall, the house at 54-56 Exford Road is of LOCAL significance.