

## Statement of Significance: 398-428 Exford Road, Weir Views, 'House', November 2018

<b>Heritage Place:</b>	House 398-428 Exford Road, Weir Views	<b>PS ref no:</b>	HO129
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### What is significant?

The Federation period weatherboard house at 398-428 Exford Road, Weir Views.

The weatherboard house originally had a symmetrical façade. It was later extended at the northern end in a similar manner to the original section so that the entry is located off-centre (towards the southern end). Two red brick chimneys survive to the southern elevation and the roof is clad in corrugated sheet metal. The original double hung sash windows have vertical glazing bars (that is the sashes are two-paned).

### How is it significant?

The 'House' is of local historical and representative significance to the City of Melton.

### Why is it significant?

The house at 398-428 Exford Road, Weir Views is historically significant for being an early weatherboard house, likely to have been constructed during the first decade of the 20<sup>th</sup> century. It is one of a few such buildings in the City which are a testament to its rural history.

The Federation period house has associations with the Exford Estate, of which it formed part until the turn of the 21<sup>st</sup> century. It was probably built for a farm manager or the like. The house faces the northern group of outbuildings to Exford Homestead (located on the opposite side of the road), including the woolshed, coach house and former blacksmith's forge and residence. Though the residence is now separated from these buildings by Exford Road, the house maintains a visual relationship with the outbuildings and was likely erected before the road was created in 1911. The Exford Estate is significant for its associations with the earliest phase of European occupation of the Port Phillip District (later Victoria). Initially occupied by Dr John Watton, a member of the Port Phillip Association, it was taken over by Simon Staughton in 1842 and was retained by the Staughton family (Harry Werribee and Harold Werribee) until the late 1920s. (Criterion A)

The house is of representative significance for being a relatively intact example of a turn of the century house. It has a distinct lack of detailing, not uncommon for timber houses in a rural location. In its appearance, it is similar to the other houses built about the turn of the 20<sup>th</sup> century associated with the Closer Settlement Scheme that was undertaken on Exford holdings. Whilst its chimney detailing in particular identifies, the house, as dating to the Federation period, it is an example of the Victorian survival type (Criterion D).

### **Primary source**

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*City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)*

This document is an incorporated document in the Melton Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*