

Figure No.47: View of silos from west towards farm access



Figure No.48: View of early farm building from south

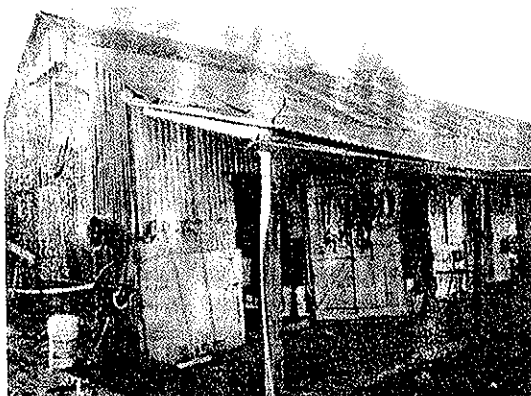


Figure No.49: View of stables in farm complex from south



Figure No.50: View of hayshed in farm complex from north-east



Figure No.51: View of old barn in farm complex from north

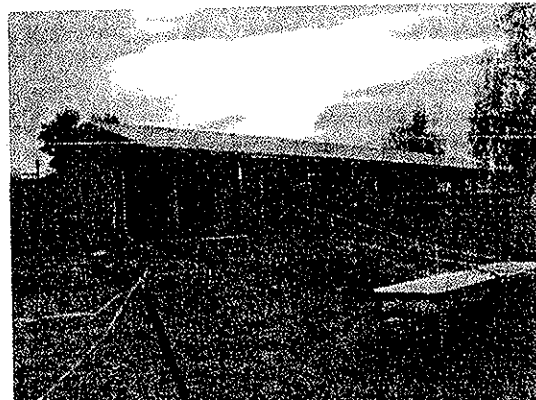


Figure No.52: View of milk shed in farm complex from south



Figure No.53: View of concrete bin in farm complex from east

Key:

- B1: Orielton Homestead
B2: Early Silos
B3: Early Outbuilding (Miller's Cottage)
B4: Large Stables
B5: Small Stables
B6: Early Milking Shed
B7: Milking Shed
B8: Concrete Bin

- L1: Driveway – early and current
- L2: Arrival and Carriage Loop
- L3: Presentation Gardens
- L4: Recreation Gardens
- L5: Productive garden – kitchen picking and orchard

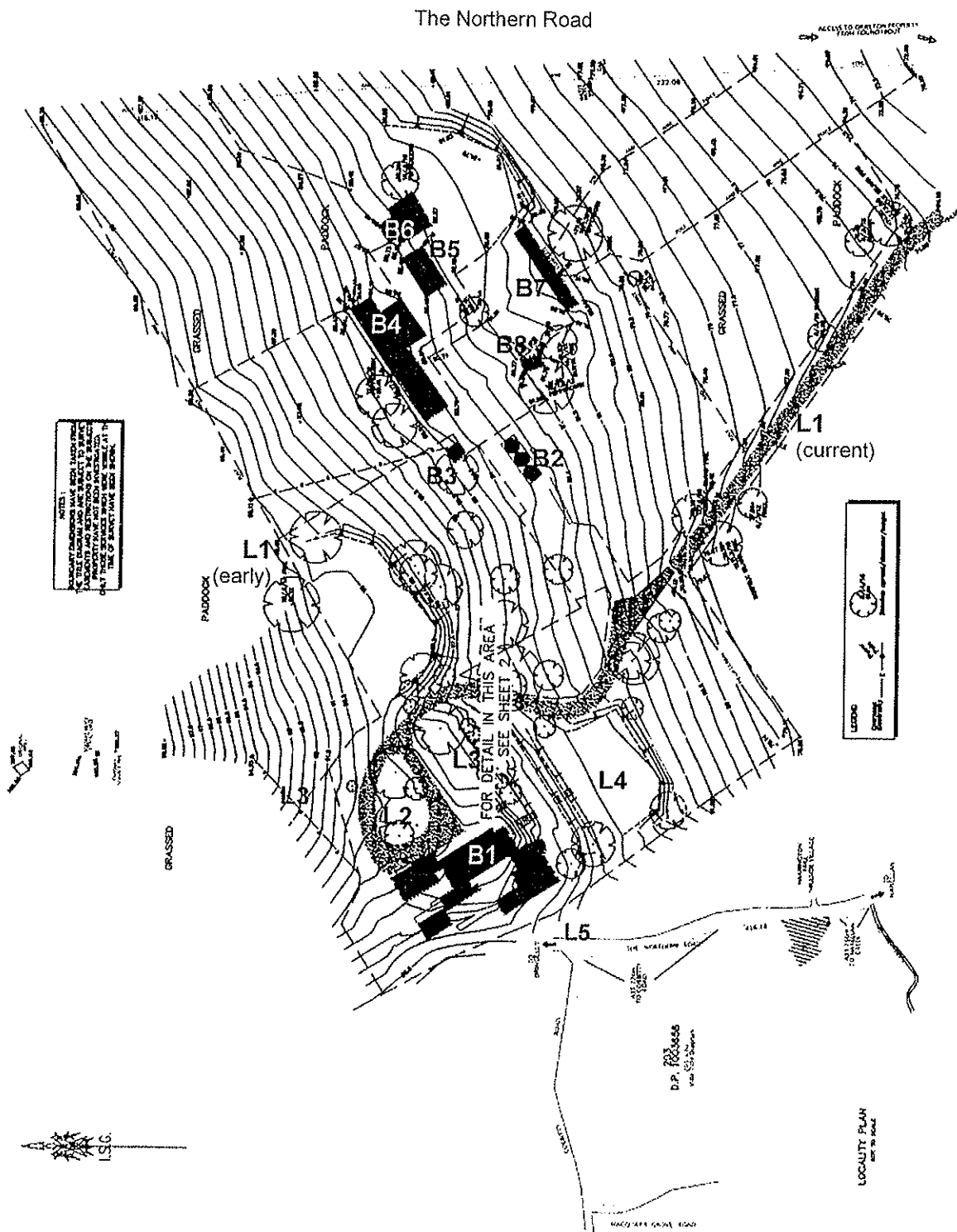
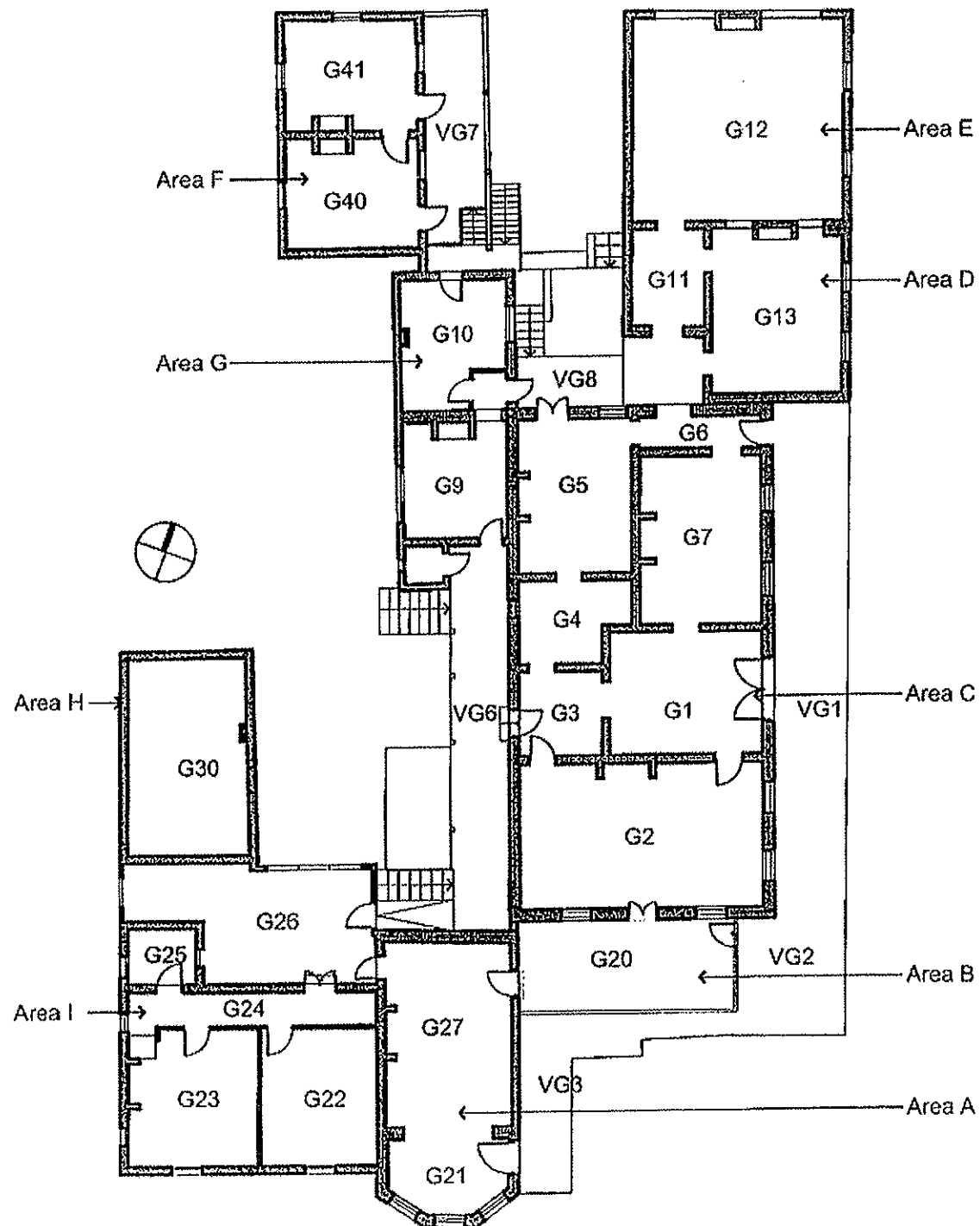
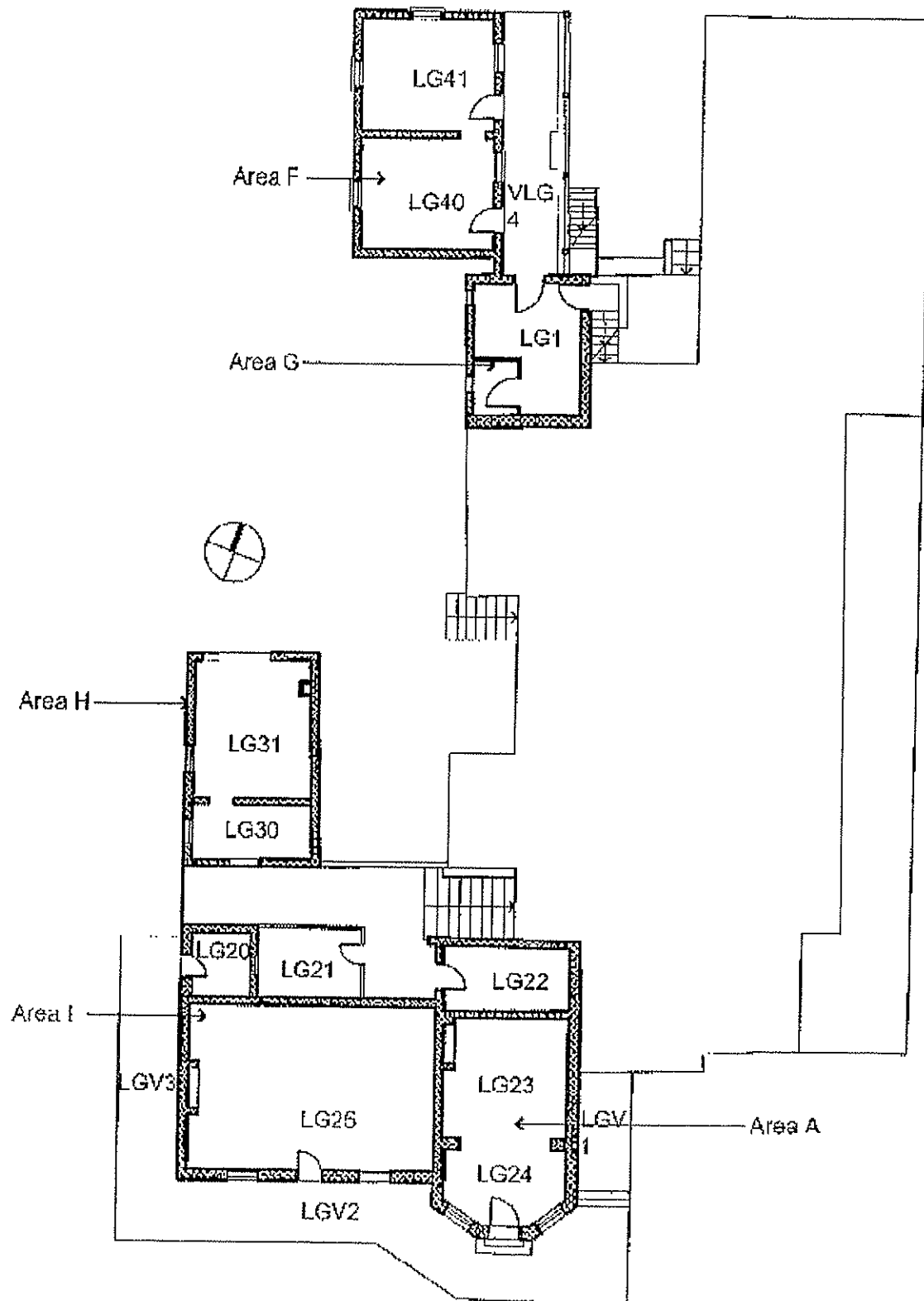


Figure No. 54: Subject site – Building items and landscape elements.



N↑

Figure No. 55: Subject building – Orielson homestead (Ground Floor)




N↑

Figure No. 56: Subject building – Orielson homestead (Lower Ground)

3.6 Subject buildings

For this section, refer to Figure Nos.54-56, pp.51-53.

3.6.1 Orielton Homestead (B1)

<p>Location Plan</p> 	<p>Special Features/ Significance</p> <p>Heritage Value: Highly Significant</p> <p>Special Features:</p> <ul style="list-style-type: none"> • Structure generally • Remnants of early roofing • Walls • Floors • Doors and hardware • Original and early windows, including hardware • Joinery • Fireplaces • Cellar
<p>General Description</p> <p>Construction periods: late 1820s to 1880s. Design styles: Vernacular, Georgian, Victorian, Federation</p> <p><u>Construction materials</u></p> <p>The complex is built in painted, rendered brick walls, timber roof structure and custom orb profile galvanised sheeting. Remnants of different period lathe and plaster ceilings remain in part or above new plaster sheet ceilings.</p> <p>The construction of the house is a layering of styles ranging from the original Colonial Vernacular Georgian construction through to the Victorian Italianate and Classical Federation styles. The house displays evidence of early construction with a layering of Italianate features thought to be added during the Beard occupation.</p>	

3.6.1.1 Area A

General Description	
Construction periods: c1850, c1870, c1880	
Design styles: Two storey Victorian Italianate villa building	
Construction materials	
Walls	Exterior - brickwork render with stone coursing, Interior - brickwork rendered Bedroom wall – fibro, former brick wall dividing rooms.
Roof	Framing – part pit sawn hardwood timber. Large part sawn Oregon timber
Cladding	Corrugated metal sheeting
Floors	Suspended timber flooring with carpet.
Joinery/ Features	<p><u>Room G18</u> Remnant wall c. 1850 Timber double hung windows within Italianate façade (c1880s). Large timber architraves – painted. Pressed metal ceiling with gas fitted ceiling rose (c. 1880s) Plaster cornices.(c. 1880s) Brick painted fireplace (later adaptation)</p> <p><u>Room G19</u> Bay window c.1880</p> <p><u>Room G20 – c.1880</u> Painted timber French door (boarded) Simple timber painted architraves Timber cornice and fibro ceiling Fibro dividing wall</p> <p><u>Room G21 – c.1880</u> Painted timber French door Timber double hung window Timber and fibro ceiling Timber fireplace</p> <p><u>Room LG8 – c.1850</u> Remnant wall c.1870s Faceted bay Timber ceiling Possible stair access Porcelain sash fasteners and lift (c.1880s). Window sills to match 1870s have a rounder profile.</p> <p><u>Room LG7</u> Brass sash lifts Lathe and plaster ceiling – small ceiling rose (x2) Louvered vents Hardwood floors with platform (probable teachers platform) Fireplace Timber picture rail Architrave same as room A (i)</p> <p><u>Room LG5</u> Brick rendered walls - later added Concrete floor Timber double hung window (boarded up)</p>

	<p><u>Room LG7</u> Fibro addition Timber windows</p> <p><u>Room LG9</u> External – brick with rendered stone coursing Internal – brick rendered Concrete floor Timber door externally accessed</p>
Current use/condition	<p>Housing. <u>Upstairs</u> Occupied by residents – good condition.</p> <p><u>Downstairs</u> Unoccupied and used for storage – poor condition. Room A (LG5 - toilet) is accessed externally and used as a public facility for horse agistment.</p>



Figure No. 57: View of area G18. The space is currently used as a dining room for the current occupants.

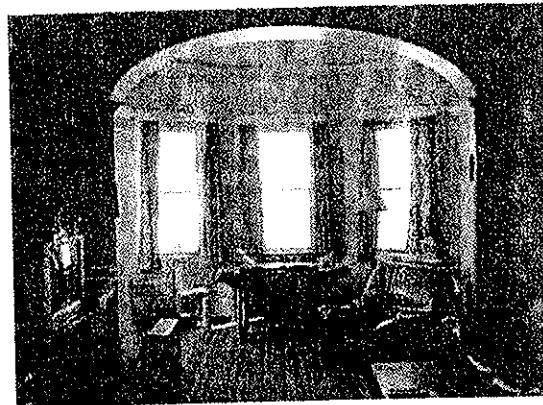


Figure No.58: View to G19 of the dining room looking towards the faceted bay dating back to the Beard occupation. Evidence of the original wall remains.

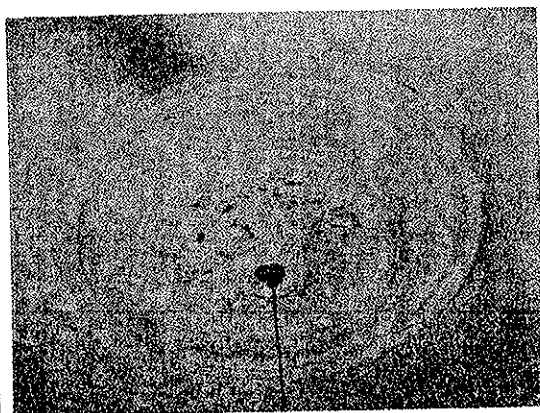


Figure No.59: G18 Detail of the pressed metal ceiling and gas ceiling rose with cherubs. Lathe & plaster ceiling above

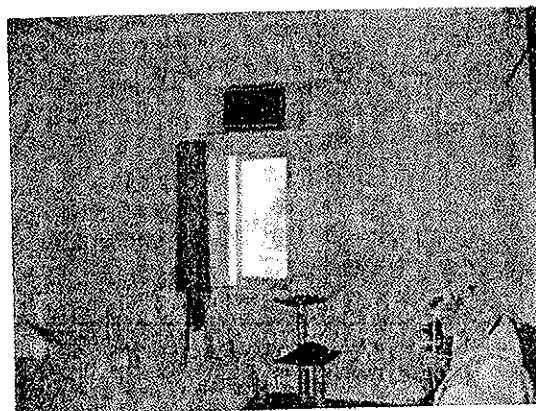


Figure No.60: View of room G20 currently used as a bedroom. The French doors no longer access a verandah. In the highlight is inserted an A/C unit.

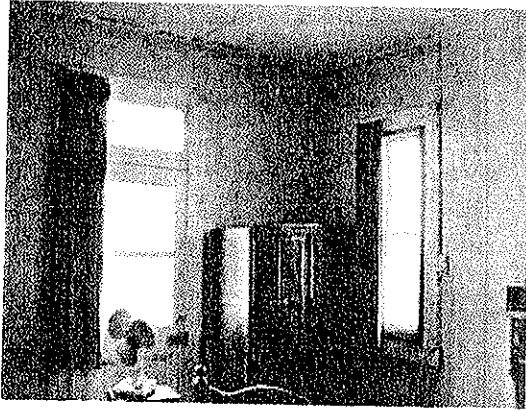


Figure No.61: View of second bedroom G21 with simple detailing and changed French door. No access is possible to outdoor space as only remnants of the original verandah remain



Figure No.62: View of area LG8 currently used as a storage space.

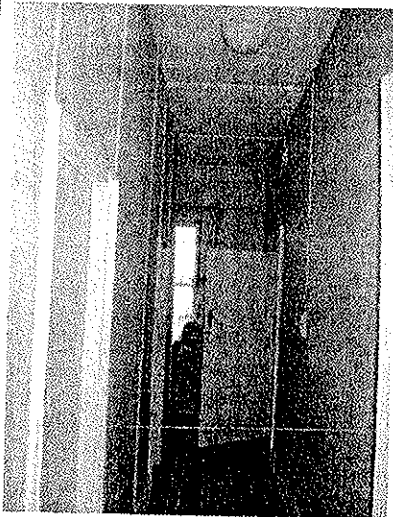


Figure No.63: View of the corridor G22 leading to bedroom on the left and to bathroom on the right hand side

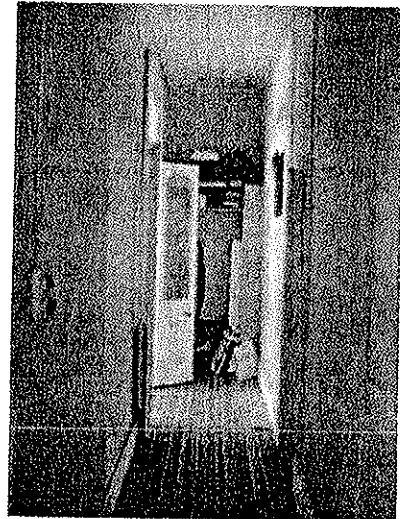


Figure No.64: View of corridor leading to G22 the bedrooms on the left and the 1940s kitchen on the right.

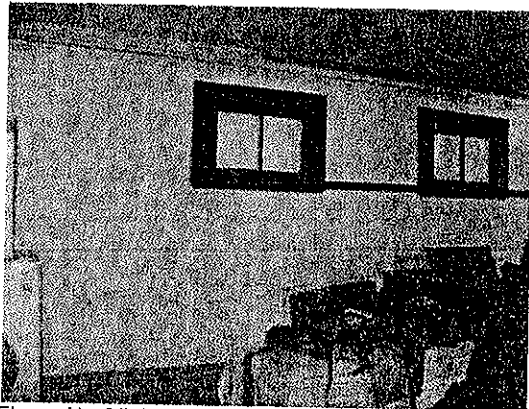


Figure No.65: View of the former teacher's classroom LG7 indicating original windows. The area has significantly deteriorated because of its lack of use.

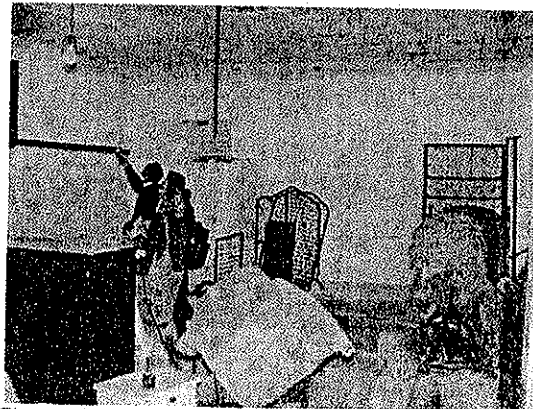


Figure No. 66: View of the teacher's classroom LG7 indicating deteriorated ceiling and early picture rails.

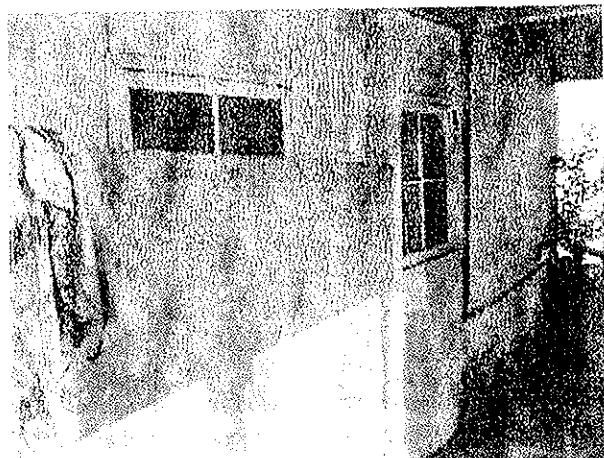


Figure No.67: View areas LG5 & LG6. The area is connected by a covered way which has the 1940s kitchen located directly above.



Figure No.68: View of area LG9.. The area is thought to be a cold storage space. The adjacent stairs are no longer accessible but there are concrete stairs located directly next to the early stairs to access the upper level.



Figure No.69: View of area LG9. The timber ramp leading to the kitchen is directly visible on left side. The adjacent stairs are no longer accessible.

3.6.1.2 Area B

General Description

Construction periods: c1940
 Design styles: Post-War, vernacular

Construction materials

Walls	Fibro walls with timber joinery. The external walls from areas A and C form part of the internal walls of the corridor.
Roof	Timber framed lean-to roof with corrugated metal sheeting
Floors	Concrete with carpet.
Joinery/features	Door and window hardware from external walls (area C) maintained. Aluminium windows.
Current use/condition	This area is in good condition and currently used as an access way/corridor for areas A and C.

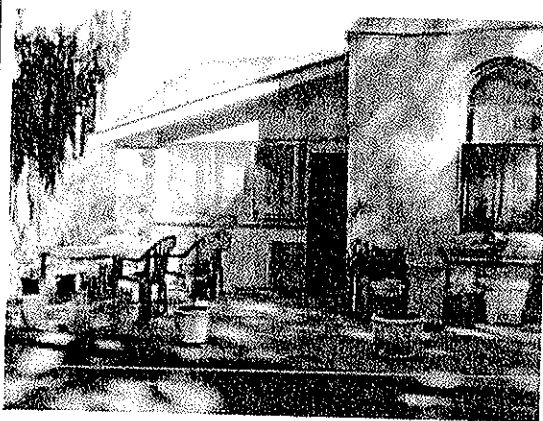


Figure No.70: View of the east elevation of the 1940s corridor attached to the early homestead.

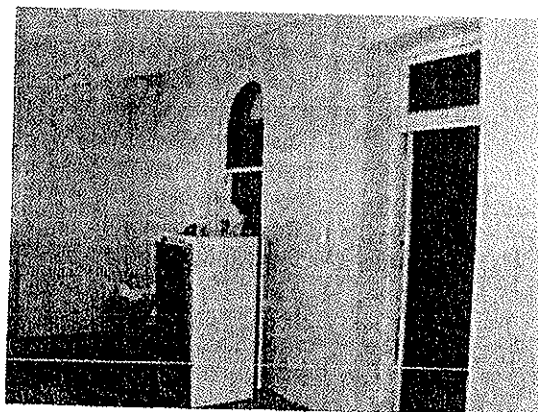


Figure No.71: View of the internal 1940s corridor G17 looking at the south wall of the early building. The external windows and doors of the early homestead remain intact.



Figure No.72: View of the 1940s addition looking from the former southern gardens. Access into the space is from the side.

3.6.1.3 Area C

General Description	
Construction periods: c.1880 – probably over footings of earlier c.1830 structure Design styles: Italianate Victorian	
Construction materials	
Walls	External – Brick with stone coursing Internal – brick rendered
Roof	Oregon timber roof structure with galvanised tinned iron sheeting. Circular sawn
Floors	Timber - hardwood
Joinery/ features	<p><u>Room G1 - entry</u> Lathe and plaster ceiling Large cedar architraves and skirting boards Square cedar door and door hardware (entry door)</p> <p><u>Room G6 - Library</u> Grand fireplace Servants bell Circular cut architrave Arched cedar windows and window hardware – double hung Timber shutters</p> <p><u>Room G5 - kitchen</u> Tiled brick stove/fireplace Cedar door and window hardware Small skirting Timber picture rail Shelving located next to fireplace (kitchen stove area)</p> <p><u>Room G4 – butler's area</u> Early paned window Possible butlers room Former shelving</p> <p><u>Room G3 - vestibule</u> Large cedar skirting Timber door leading to rear verandah Arched cedar door hardware leading to room C (i)</p> <p><u>Room G2 – Dining room</u> Arched cedar windows and window hardware Fireplace Large architraves and skirting boards – painted Timber French doors leading onto fibro addition</p>
Current use/condition	Unoccupied space – former residence. The area is in poor condition and in urgent need of repair except for G2 which is used as a bedroom/sitting room (also weeping).



Figure No.73: View of area C from east. The area is in urgent need of repair.

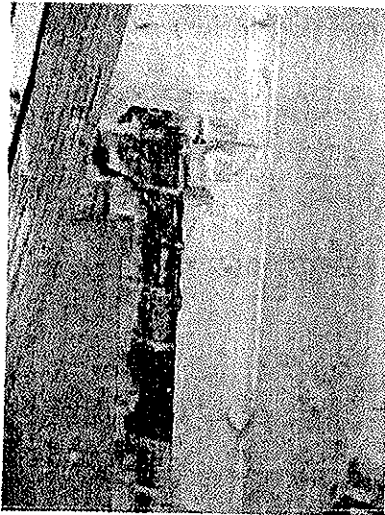


Figure No.74: View of the fireplace and servants bell from area G6. The area is thought to be a dining room or smoking room.



Figure No.75: View of large arched cedar windows in room G6. The timber shutters have since been removed.



Figure No.76: View of secondary entry G7. The arch to the left leads to what is considered to be part of the original homestead.

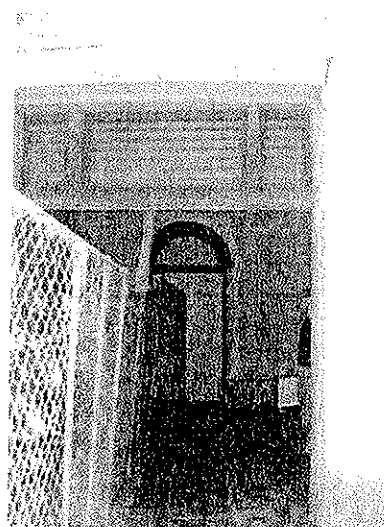


Figure No. 77: View of the original square entry G1 with cedar trimmings. The arched cedar doorway leads into a small vestibule.

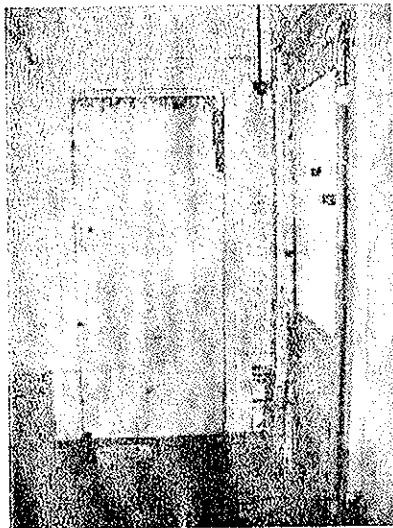


Figure No.78: View of vestibule from the butler's area G4 with direct access to the rear verandah.



Figure No.79: Butler's area G4 looking through early window through to rear verandah.

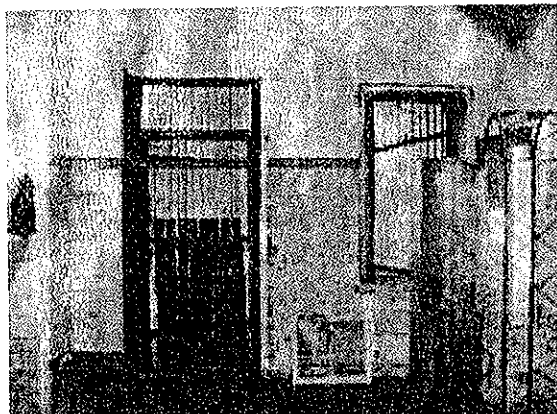


Figure No.80: View of kitchen G5 looking north towards the former shelving, French door and window.



Figure No.81: View of kitchen with fireplace G5 and remnant door hardware and picture rails.



Figure No.82: Living room G2 to the left of the main entry. The room is still largely intact with large painted arched windows, architraves and skirting.

3.6.1.4 Area D

General Description	
Construction periods: late c.1850 Design styles: Georgian, vernacular	
Construction materials	
Walls	Exterior - brickwork rendered with stone coursing Interior - brickwork rendered
Roof	Framing - pit sawn hardwood timber, Corrugated metal sheeting
Floors	Concrete Former timber flooring removed approx. 300mm above existing FL
Joinery/ Features	<p><u>Room G10</u> Lathe and plaster ceiling (hardwood) Roof sheeting imported from England (English stamp located at underside of sheeting) Central fireplace East façade windows square timber framed with shutters</p> <p><u>Room G9</u> Lathe and plaster ceiling with simple ceiling rose Door hardware inscribed with date 1884. Former window – flat arch (west wall)</p> <p><u>Room G8</u> Concrete floor Open space – former lean – to roof.</p>
Current use/condition	Garage, storage space Poor condition in urgent need of repair.



Figure No.83: Area G10. Now used as a garage and storage. Evidence of an early fireplace is visible through attentive analysis

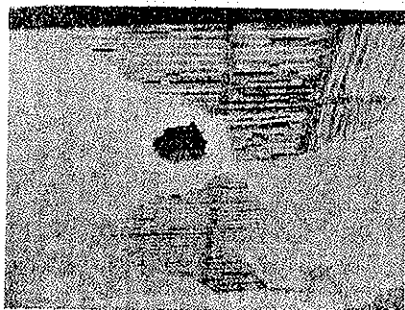


Figure No.85: Area G9. Damaged ceiling rose. This area is now used as a storage farm room

Figure No.84: Entry to Area G9 from G10. Note the step between the two rooms



3.6.1.5 Area E

General Description	
Construction periods:	c1880s
Design styles:	Victorian Italianate
Construction materials	
Walls	Exterior - brickwork rendered with stone coursing Interior - brickwork rendered
Roof	Framing – circular sawn Oregon timber
Floors	Concrete Former timber flooring removed approx. 300mm above existing FL
Joinery/ Features	Lathe and plaster ceiling – G11 Roof sheeting imported from England (English stamp located at underside of sheeting) Central fireplace East façade windows square timber framed with shutters Former arched window (west wall) Former door with flat brick arch (west wall)
Current use/condition	Garage, storage space Poor condition in urgent need of repair.



Figure No.86: View of areas D and E showing lathe and plaster ceiling and former dividing wall. The space is now used as a garage.



Figure No.87: View of timber ceiling structure between areas D and E indicating lathe and plaster ceiling and fireplace location.

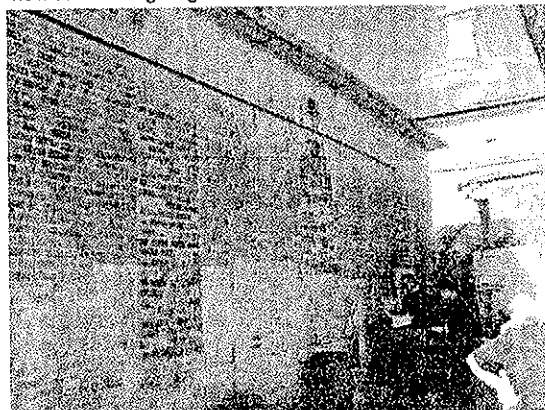


Figure No. 88: View of external west wall for area D and E indicating former door and window openings.

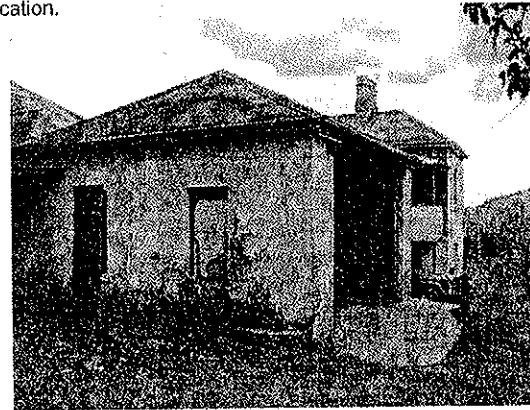


Figure No.89: View of east wall of area E. The north wall was later removed c 1940s and is now used as garage space.

3.6.1.6 Area F

General Description	
Construction periods: c1915	
Design styles: Two storey Federation period flat building (servants quarters)	
Construction materials	
Walls	Ground floor (c. 1915) Exterior - brickwork painted Interior - brickwork rendered First floor Tuck pointed brick work (east façade)
Roof	Framing - timber,
Cladding	Corrugated metal sheeting
Floors	Timber.
Joinery/ Features	<u>Ground floor</u> – LG1 & LG2 Door profile 1915 Fireplace – later addition Timber windows – later addition c. 1940s External window sills 1870s (same profile as area A) Kitchen fit out – later addition c. 1940s Verandah iron columns Flat brick arch door/window <u>First floor</u> - G12 & G13 Fireplace – later addition Timber windows – later addition c. 1940s External window sills 1915 Flat brick arch door/window
Current use/condition	Housing. This area is in good condition. Most of the detailing has been replaced that dates to the 1940s, including windows frames, kitchen fit out and fireplaces.

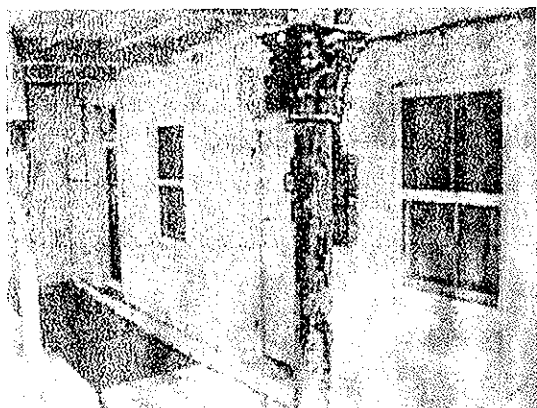


Figure No.90: View of servants building (ground level) with Corinthian iron columns.



Figure No.91: View of servants building with later addition verandah. The upper level has tuck pointed brickwork.



Figure No.92: View of servants building looking south. Beyond the service building (area G is accessed).

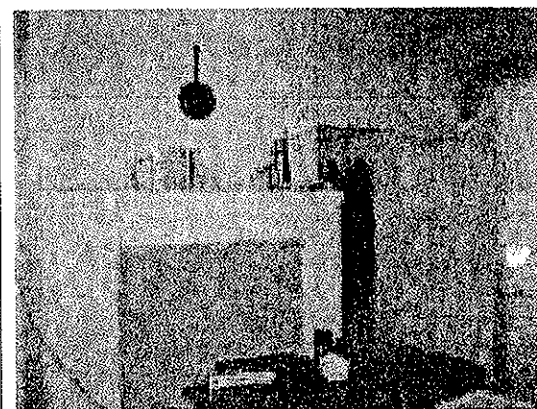


Figure No.93: Internal view of kitchen area in servants building. Evidence of a 1940s addition fireplace exists but is no longer functioning.

3.6.1.7 Area G

General Description	
Construction periods: late 1820s-1830s Design styles: Vernacular Georgian	
Construction materials	
Walls	Exterior - brickwork painted Interior - brickwork rendered
Roof	Framing - pit sawn hardwood timber, Corrugated metal roof sheeting
Floors	Concrete
Joinery/ Features	<p><u>Area G 14</u> Fireplace Later timber partitions Metal s joint in wall Kitchen fit out – later addition c. 1940s</p> <p><u>Area G 15</u> Fireplace Concrete tubs Aluminium window – evidence of early brick flat arch window</p> <p><u>Area G 16</u> Toilet area with concrete floors Join in wall between area G ii-iii Small window later addition – evidence of former opening Remnant brick arch at the verandah</p> <p><u>Area LG3</u> Concrete floors Concrete bench space Former door access – east façade Fireplace Flat arch above windows is the same as in area D Timber partition – later addition</p>
Current use/condition	<p>Housing</p> <p>This area is in fair condition and used by the occupiers of the flat building. Area G14 is used as a kitchen and dining area and has evidence of 1940s fit out including timber kitchens and partition walls. The space leads into area G15 which has been converted into a laundry with access to an external toilet G16. Area LG3 has been converted into a bathroom for the occupiers of the flat building and includes timber partition walls that date from the 1940s. The space is thought to have been a cellar and shows evidence of the original/early concrete bench space.</p>

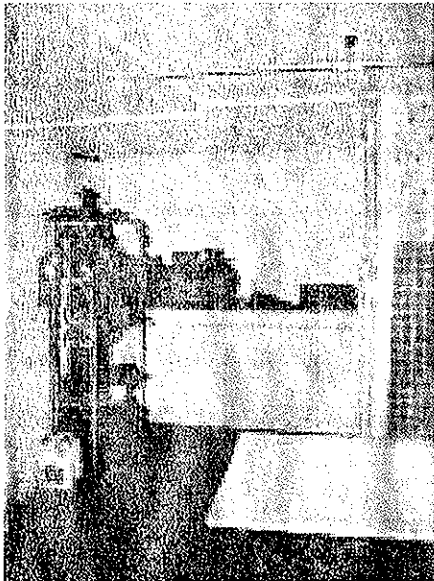


Figure No.94: View of area LG3. The concrete bench and fireplace still remain and now used as a bathroom.

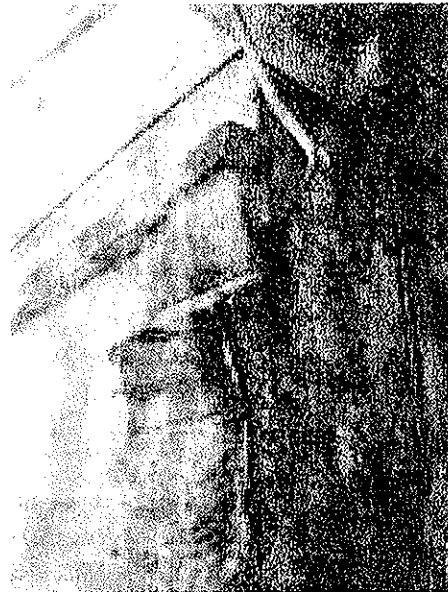


Figure No.95: Remnant brick arch located outside of the external toilet [area G16]

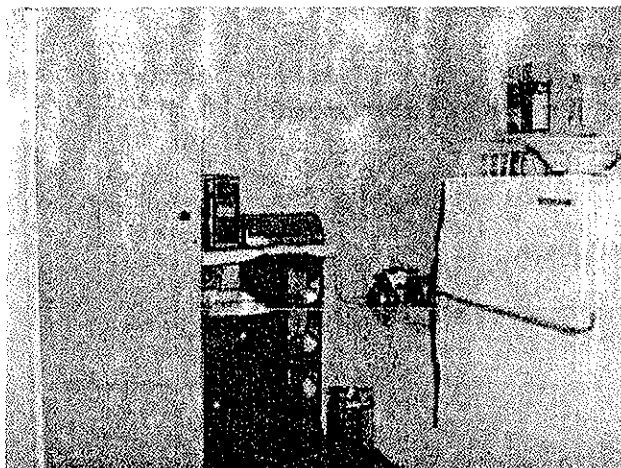


Figure No.96: View of former servant's area G14 now converted into a kitchen.

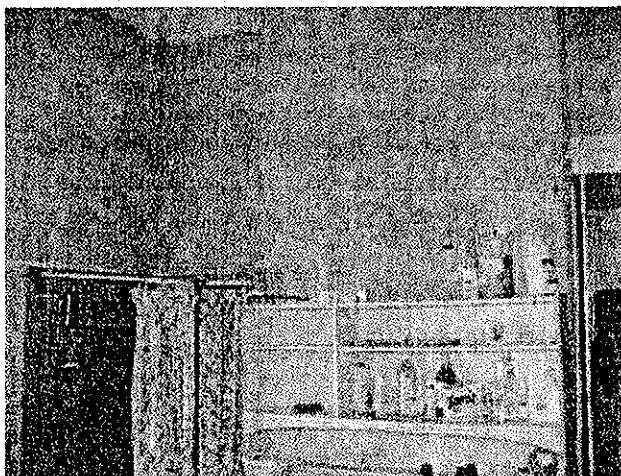


Figure No.97: View of former servant's area G15. Now converted into a bathroom the fireplace still remains in place.

3.6.1.8 Area H

General Description	
Construction periods: c1820s-1830s	
Design styles: Two storey Georgian Barn (possible blacksmith shop & later wash house)	
Construction materials	
Walls	Exterior - brickwork rendered, Interior - brickwork rendered
Roof	Framing - pit sawn hardwood timber,
Cladding	Corrugated metal sheeting
Floors	Brickwork on compacted earth.
Joinery/ Features	Evidence of stairs at the ground floor leading to a bricked doorway. Door and window hardware removed. Chimney partly damaged at the lower level. Evidence of smoke stains remains on the wall. Flat arch above doors and windows are the same as in area D. Evidence of laundry tubs etc.
Current use/condition	Storage space. This area is in poor condition and does not have upper floor access. Window hardware has been removed and door access along the east wall has been denied. The main opening into the area does not have a door.
<div data-bbox="236 1211 715 1843" data-label="Image"> </div> <div data-bbox="798 1299 1110 1406" data-label="Caption"> <p>Figure No.98: View of original two storey barn from north. Note the bricked opening on first level.</p> </div>	