

Place name Grassdale Homestead**Survey Date:****Other name** Grassdale**Id:** 1321**Street** 33 Grassdale Road (Sale-Maffra Road)**Last Update** 4/10/2004**Locality** Sale**Postcode** 3850**Official Locality****Property No****Local Government Area** Wellington Shire**Precinct:** Not in precinct**Easting****Northing****Map****Workshop number****Workshop votes****Field survey number****Community priority****Designer****Builder****Ownership** Private**Built Date****Change Date**

Description The Grassdale pre-emptive right of 640 acres at Sale was purchased by pioneer pastoralist John Coldham in October 1853, at which time the improvements consisted of a good cottage, offices, overseer's house and woolshed. The exact date of construction of the present Grassdale homestead is unknown but most likely the mid 1850s. This rendered brick house with steep pitch roof and wide verandah is styled in the Colonial vernacular tradition. (RNE 004709).

Condition and Integrity : Grassdale homestead is maintained in near original condition and is intact.

Former Use: 1850 ; Farming ; C.1855 ; residence ; ; Description: Date Started mid 1850s; Date Finished ; Storeys 0; Desc HOMESTEAD; Walls BRICK - RENDERED; Style: Victorian Period (1851-1901) Georgian (Heritage Victoria Register, H261)

The house has rooms opening externally onto verandahs and retains a timber shingled roof under the present iron roof. (A + P Synan, 2001).

Victorian Heritage Register Categories: Heritage place; Title Details: C/T;Vol 8723;Folio 571;

Feature	Style	Wall Materials	Roof Materials
Homestead			

Condition Not known**Integrity** Intact

None apparent

Rural

Building

History

Heritage Protections Register	Reference	Zoning	Status
National Trust Register	B2803		Listed
Planning Scheme	HO45		Listed
Register of the National Estate	004709		Listed
Victorian Heritage Register	H0261		Listed

National Estate**Research Required****Recommendations****Fieldwork priority?****Stage 1 Ranking** Assessed & protected**Stage 2 priority**

No Action: Already include

Final Ranking

State significance

Final Recommendation**Statement of significance**

Grassdale homestead, built for pioneer settler John Coldham in a characteristic Colonial vernacular form and plan, most probably dates from the time of acquisition of the pre-emptive right. The homestead is evocative of the first years of settlement in Victoria with the only enhancement being the crude geometric curved valance to the wide encircling verandah and the Georgian survival details. Grassdale is one of the earliest homesteads in eastern Victoria of interest for both historical and architectural associations. (RNE 004709)

Heritage Victoria: RECOMMENDED STATEMENT OF SIGNIFICANCE(Online Data Upgrade Project 2001. Notional statement not yet submitted to Heritage Council)

What is significant?'Grassdale' homestead was built for pioneer settler John Coldham. The construction date of the homestead is not known, but it was most likely constructed not long after Coldham's acquisition of the pre-emptive right of 640 acres at Sale in October, 1853. Early improvements on the property 'consisted of a good cottage, offices, overseer's house and woolshed.' The present homestead was probably constructed in the mid 1850's. It is styled in the Colonial vernacular tradition, and is a rendered building with a steeply pitched corrugated iron hipped roof and a wide encircling verandah. The verandah is more decorative at the front of the building, employing larger and more ornate timber posts, and a scalloped valance beneath the fascia which was possibly added at a later date. The roof was constructed using unsawn timbers and timber shingles remain in place beneath the existing corrugated iron roof. A brick outbuilding to the north of the homestead, accommodating kitchen, laundry and workers' quarters was demolished about 15 years ago due to its dangerous structural condition. This building had been linked to the homestead by a timber covered way, which now links the garage to the homestead.

The original entrance drive came off the Sale-Maffra Road and terminated at a circular rose garden in the front of the homestead, though none of this remains. However, there are a variety of remnant mature exotic trees on the property, including hawthorn hedges bordering the roads and a stand of elms around an old pond adjacent to the former route of the entrance drive which provide an appropriate setting for the homestead.

The homestead itself retains a high degree of integrity and is maintained in good physical condition. A program of works was undertaken c.1996 to address the subsidence of perimeter walls and rotting floors to the verandah, and a modern kitchen was installed inside the homestead.

How is it significant? 'Grassdale' homestead is of historical and architectural significance to the State of Victoria.

Why is it significant? 'Grassdale' homestead is historically significant as one of the earliest surviving homesteads in Eastern Victoria. It is strongly evocative of the early years of pastoral settlement in Gippsland.

The homestead is architecturally significant as a remarkably intact example of Colonial vernacular architecture of the mid nineteenth century.

Extent of designation**Informant****Notes****Follow up**

Bibliography Context Pty Ltd, (2004), Wellington Heritage Study: Sale Review
