
West Moorabool Heritage Study Stage 2A



Individual Citations Blackwood-Bungaree-Gordon Millbrook-Mt Egerton-Wallace

Volume 5

Prepared By

**Dr David Rowe, Authentic Heritage Services Pty Ltd
& Wendy Jacobs, Architect & Heritage Consultant**

October 2016

West Moorabool Heritage Study Stage 2A

INDIVIDUAL CITATIONS

**BLACKWOOD-BUNGAREE-GORDON
MILLBROOK-MT EGERTON-WALLACE**

VOLUME FIVE

Commissioned by Moorabool Shire Council

Funded by the Victorian Government

Prepared By

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&
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October 2016

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Executive Summary

1.0 Introduction

The Moorabool Shire Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake Stage 2A of the West Moorabool Heritage Study in March 2014. The project was carried out over a two year period. A draft of the Heritage Study was provided to the Shire in February 2016. It was subsequently exhibited in June-August 2016 and then redrafted.

Volume 1 provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results.

Volume 2 of the project is a Thematic Environmental History. It provides the principal historic and thematic basis for the project.

Volume 3 provides the assessments of the heritage precincts that are located at Blackwood, Ballan and Lal Lal. Proposed heritage overlay maps accompany each of the assessments.

Volume 4 consists of the heritage citations for each of the individual heritage places at Ballan assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

This volume (Volume 5) consists of the heritage citations for the individual heritage places at Blackwood, Bungaree, Gordon, Millbrook, Mt Egerton and Wallace assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

Project Aim

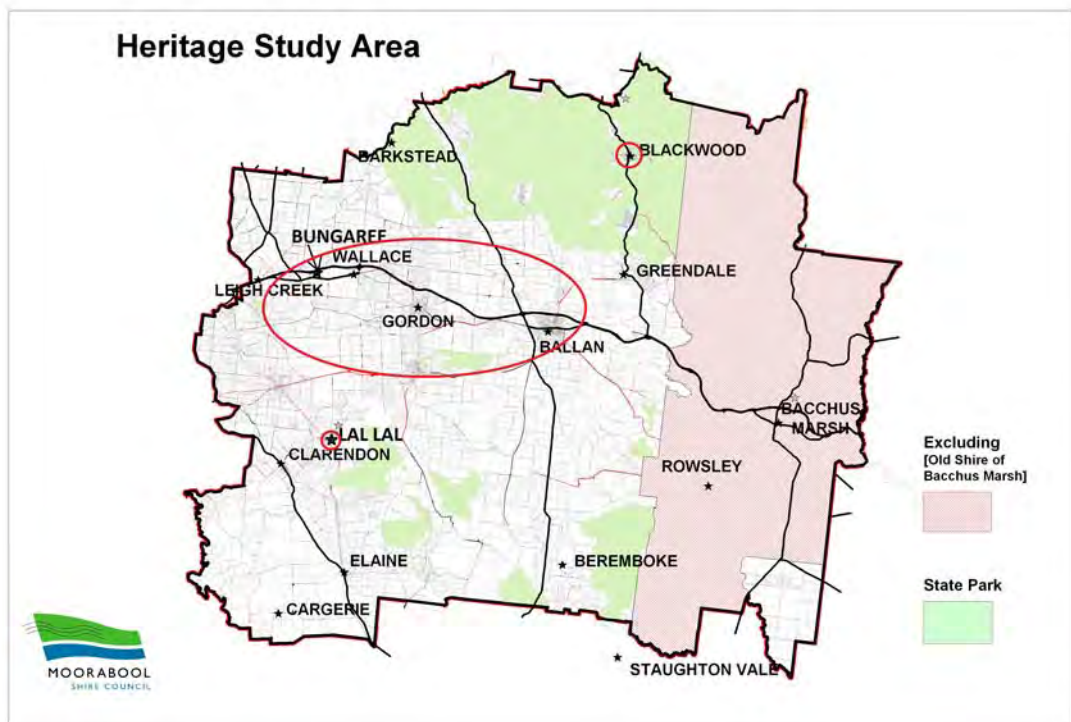
The aim of the project was to assess places of cultural heritage significance within the priority areas through fieldwork, historical research, targeted consultation, and comparative analysis, the results culminating in the preparation of heritage citations with statements of significance prepared using heritage assessment criteria in accordance with *VPP Practice Note: Applying the Heritage Overlay* (versions 2013 & 2015).

The Study Area

The Study Area is parts of the western portion of the Moorabool Shire. The Project Brief outlined the following priorities:

- Heritage Precincts.
- Ballan to Leigh Creek Corridor (the Ballan to Leigh Creek Corridor encapsulates the 19th century service town of Ballan, together the smaller centres of Gordon, Wallace, Bungaree, Leigh Creek and Warrenheip, following the original transport route between Melbourne and Ballarat, being both the original road route and railway line).
- Blackwood.

These priority areas are shown circled in the following map:



Source of base map: Moorabool Shire Council.

2.0 Recommendations

2.1 Consultation

2.1.1 Internal Consultation

It is recommended that internal workshops are held with Moorabool Shire Councillors and Council staff about the outcomes of the heritage study and how places may be managed under the heritage overlay. Incorporated Plans (listing permit exemptions) should also form part of the workshop discussions (see later subsection for further details on the Incorporated Plans).

2.1.2 Formal Exhibition

Although the West Moorabool Heritage Study Stage 2A has been exhibited and the views and information of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays. Several heritage assessments recommend that the condition, integrity and significance of the heritage places are confirmed by site visits (with permission from the respective owners).

It is recommended that Incorporated Plans (listing permit exemptions) are prepared by Council staff and exhibited as part of any planning scheme amendment to introduced heritage overlays.

2.2 Heritage Overlays

2.2.1 Heritage Precincts

It is recommended that the 6 heritage precincts (including the 79 places within the precincts) listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

A. Ballan

Fisken Street Heritage Precinct

Principally a residential precinct, the southern landmark is the Ballan Railway Station complex. The places included in the precinct, and the respective significance of each of the places, are:

- 78 Atkinson Street – Dwelling (contributory).
- 80 Atkinson Street – Dwelling (contributory).
- 81 Atkinson Street - Ballan Railway Station complex (local).
- 2 Fisken Street – Dwelling (contributory).
- 3 Fisken Street – Dwelling (contributory).
- 4 Fisken Street – Dwelling (non contributory).
- 6 Fisken Street – Units (non contributory).
- 8 Fisken Street – Dwelling (contributory).
- 9 Fisken Street – Dwelling (contributory).
- 11 Fisken Street – Dwelling (contributory).
- 12 Fisken Street – Dwelling (contributory).
- 13 Fisken Street – Dwelling (contributory).
- 14 Fisken Street – Dwelling (contributory).
- 15 Fisken Street – Dwelling (non contributory).
- 16 Fisken Street – Dwelling (non contributory).
- 17 Fisken Street – Ruddle House (contributory).
- 18 Fisken Street – Dwelling (non contributory).
- 19 Fisken Street – Dwelling (contributory).
- 20 Fisken Street – Dwelling (contributory).
- 21 Fisken Street – Dwelling (non contributory).
- 21a Fisken Street – Unit (at rear) (non contributory).
- 22 & 22A Fisken Street – Shop and Dwelling (contributory).
- 23 Fisken Street – Dwelling (contributory).
- 24 Fisken Street – Memorial Aleppo Pine tree, McLean Reserve (contributory).
- 24 Fisken Street – Bills Trough (contributory).
- 25 Fisken Street – Teresa Graham Memorial Oak Tree (contributory).
- 25 Fisken Street – Dwelling (non contributory).
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only) (contributory).
- Fisken Street. – Avenue of Oak Trees (mainly between Steiglitz & Atkinson Streets) (contributory).

91-97 Steiglitz Street Heritage Precinct

This small precinct is a grouping of four Victorian and Late Victorian styled dwellings. These dwellings are:

- 91 Steiglitz Street (contributory).
- 93 Steiglitz Street (contributory).
- 95 Steiglitz Street (conservation desirable).
- 97 Steiglitz Street (contributory).

B. Blackwood**13-25 Golden Point Road Heritage Precinct**

This small precinct comprises three places (two being representative examples of residential development in the late 1860s) and remnants of a water race. The places are:

- 13 Golden Point Road - Dwelling (contributory).
- 13 Golden Point Road – Garage & Outbuilding (non contributory).
- 15 Golden Point Road - Dwelling (contributory).
- 13-25 Golden Point Road – Remnant Water Race (contributory).
- 25 Golden Point Road - Dwelling (non contributory).

Martin Street Heritage Precinct

This precinct is the 19th and early 20th century commercial hub of Red Hill, a goldfields settlement at Blackwood. It includes a small number of commercial and public infrastructure buildings and dwellings, a landmark Oak tree and garden settings. The places are:

- 1 Golden Point Road - Blackwood Hotel (local).
- Martin Street (north of Blackwood Hotel) – Algerian Oak tree (local).
- 11 Martin Street – ‘Myrtleford’ (contributory).
- 13 Martin Street – Dwelling (non contributory).
- 15 Martin Street – former National Bank of Australasia (contributory).
- 19 Martin Street – vacant land (non contributory).
- 21 Martin Street – Blackwood Merchant & Blackwood Antique Merchant stores (contributory).
- 24 Martin Street – Dwelling (contributory).
- 25 Martin Street – Dwelling (non contributory).
- 20 Fiske Street – Dwelling (contributory).
- 26 Martin Street – former Post & Telegraph Office (local).
- 29 Martin Street – Blackwood House (contributory).
- 30 Martin Street – Dwelling (non contributory).

Prayer Hill Heritage Precinct

This is a unique precinct on the crown of the hill in the former Red Hill settlement, Blackwood, that includes three churches, Blackwood Mechanics’ institute and a number of dwellings within a picturesque bushland setting. The places are:

- Cnr Byres Road & Martin Street – War Memorial & Stamper Battery (contributory).
- 54 Byres Road – Ma’ Place (former All Saints’ Parsonage) (contributory).
- 60 Byres Road – All Saints’ Anglican Church (local).
- 74 Byres Road – St. Malachy’s Catholic Church (local).
- 24 Golden Point Road – Dwelling (non contributory).
- 28 Golden Point Road – ‘Kanangra’ (contributory).

- Lots 25B, C & F Golden Point Road – Public Hall (former Mechanics’ Institute) (conservation desirable).
- 2 Martin Street – Former Bootmaker’s Shop & Dwelling (contributory).
- Lot 16 Martin Street – Blackwood Uniting Church (contributory).
- 3 Prayer Hill Lane - Dwelling (non contributory).
- 5 Prayer Hill Lane – Dwelling (non contributory).
- 10 Prayer Hill Lane – ‘Ambleside’ (contributory).

Simmons Reef Road Heritage Precinct

This precinct is an intact residential area comprising a small number of Victorian dwellings and two former stores. The places are:

- 1069 Greendale Trentham Road – Bromwich Bed & Breakfast (contributory).
- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms (contributory).
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium) (contributory).
- 1077 Greendale Trentham Road (rear) – remnant Water Race (contributory).
- 6 Simmons Reef Road – ‘Byres House’ (contributory).
- 6-8 Simmons Reef Road (rear) – remnant Water Race (contributory).
- 7 Simmons Reef Road – Dwelling (contributory).
- 8 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – remnant Water Race (contributory).
- 11 Simmons Reef Road – ‘Woodbine Cottage’ (contributory).

Whalebone Road Heritage Precinct

A small precinct, it is especially identified by modestly-scaled log huts constructed in the early 20th century. The places are:

- 3 Richards Road – Log Hut (contributory).
- 3 Richards Road – Dwelling & Outbuilding (non contributory).
- 11 Whalebone Road – Dwelling (contributory).
- 20 Whalebone Road – ‘Green Gables’ Log Hut (contributory).
- 21 Whalebone Road – ‘Mac Haven’ Log Hut (contributory).
- 21 Whalebone Road – Dwelling (non contributory).
- 22 Whalebone Road – Two Log Huts (contributory).
- 22 Whalebone Road – Outbuilding (non contributory).

C. Lal Lal Heritage Precinct

The original centre of the small 19th century rural settlement of Lal Lal forms a precinct identified by the railway station, hotel, dwellings, hall, ruins, avenue of honour and settings. The places are:

- Clarendon-Lal Lal Road - Avenue of Honour of Cypress and Pine Trees (local).
- 391 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road - Outbuildings (non contributory).
- 412 Clarendon-Lal Lal Road - Soldiers’ Memorial Hall (contributory).
- 421 Clarendon-Lal Lal Road - Dwelling (contributory).
- 421 Clarendon-Lal Lal Road - Brick shop and mechanics’ garage (non contributory).
- 424 Clarendon-Lal Lal Road - Lal Lal Falls Hotel (local).
- 424 Clarendon-Lal Lal Road - Memorial Pine Trees (local).
- 424 Clarendon-Lal Lal Road - Outbuildings to rear and side of the Lal Lal Falls Hotel (non contributory).

- 5 Eaglesons Road - Lal Lal Railway Station complex (local).
- 10 Lal Lal Falls Road - Old Lal Lal Falls Hotel Kitchen ruins (contributory).
- 10 Lal Lal Falls Road - Other buildings and structures on the site of the Old Lal Lal Hotel Kitchen Ruins (non contributory).
- Off Parkers Road - Lal Lal water tower (local).
- 8 Vaughan Street - Former School Teacher's residence (local).
- 12 Vaughan Street - Lal Lal Primary School (local).

2.2.2 Individual Heritage Overlays

It is recommended that the 110 places identified as having heritage significance listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

Ballan

- 31 Atkinson St, Ballan (BA084) – Dwelling.
- 45 Atkinson St, Ballan (BA087) – Dwelling.
- 55 Atkinson St, Ballan (BA086) – Dwelling.
- 360 Ballan Egerton Rd, Ballan (BA108) – ‘Hunterston’ (recommended for the Victorian Heritage Register).
- 1001 Ballan Gordon Rd, Ballan (GOR009) – ‘Llandeilo’ (complex place).
- Ballan Greendale Rd, Ballan (BA076) – Caledonian Park (complex place).
- 1-5 Cowie St, Ballan (BA124) – Recreation Reserve (complex place).
- 18 Duncan St, Ballan (BA105) – Dwelling.
- 35 Edols Rd, Ballan (BA092) – Dwelling.
- 49 Edols St, Ballan (BA093) – Dwelling.
- 30 Fiske St, Ballan (BA058) – Dwelling & Former Bake House.
- Geelong Ballan Rd, Ballan (BA107) – Ballan Old Cemetery.
- Gosling St, Ballan (BA104) – Ballan New Cemetery.
- 34 Inglis St, Ballan (BA002) – Dwelling.
- 36 Inglis St, Ballan (BA004) – Dwelling.
- 42 Inglis St, Ballan (BA005) – ‘White Thorn’.
- 47 Inglis St, Ballan (BA006) – ‘Girraween’.
- 56 Inglis St, Ballan (BA009) – Dwelling.
- 63 Inglis St, Ballan (BA011) – Dwelling.
- 65 Inglis St, Ballan (BA012) – Dwelling.
- 73 Inglis St, Ballan (BA014) – St. Paul's Uniting Church Complex (complex place).
- 77 Inglis St, Ballan (BA017) – ‘Everleigh’.
- 78 Inglis St, Ballan (BA018) – Dwelling.
- 79-81 Inglis St, Ballan (BA020) – Former Dr Salter's Residence & Medical Rooms (complex place).
- 88 Inglis St, Ballan (BA021) – ‘Lucerne’.
- 90 Inglis St, Ballan (BA022) – ‘Lea Hurst’.
- 92 Inglis St, Ballan (BA023) – Former Masonic Hall.
- 96 Inglis St, Ballan (BA024) – ‘The Mill Cottage’.
- 98 Inglis St, Ballan (BA025) – St. Brigid's Catholic Church (complex place).
- 101 Inglis St, Ballan (BA026) – ‘Invergowie’.
- 122 Inglis St, Ballan (BA034) – ‘The Avenue’.
- 123 Inglis St, Ballan (BA036) – Former Saddlery Store.
- 125 Inglis St, Ballan (BA038) – War Memorial Fountain.
- 130 Inglis St, Ballan (BA039) – Former Chambers Red House Drapery Store.
- 136 Inglis St, Ballan (BA040) – Ballan Hotel.
- 143 Inglis St, Ballan (BA041) – Ballan Mechanics' Institute.
- 146 Inglis St, Ballan (BA042) – Ballan RSL Clubrooms & Bakery.

- 150 Inglis St, Ballan (BA043, 075) – Former Ballan Times Printing Office & Dwelling (complex place).
- 153 Inglis St, Ballan (BA044) – Commercial Hotel.
- 164 Inglis St, Ballan (BA048) – Ballan Health Care (formerly ‘Annean’).
- 169 Inglis St, Ballan (BA050) – ‘Mossfield’.
- 172-174 Inglis St, Ballan (BA051) – Former Police Residence, Stables & Lock ups (complex place).
- 188 Inglis St, Ballan (BA054) – ‘Westcott’.
- 439 Old Melbourne Rd, Ballan (BA056) – ‘Hadham’.
- 27 Shaws Rd, Ballan (BA130) – ‘Stirling Park’.
- 56 Simpson St, Ballan (BA057) – St. John’s Anglican Church (complex place).
- 39 Steiglitz St, Ballan (BA102) – ‘Mayfield’.
- 59 Steiglitz St, Ballan (BA099) – ‘Ramsgate’.
- 63 Steiglitz St, Ballan (BA098) – ‘Longley’.

Blackwood

- 4 Albert Street, Blackwood (GP01) – Dwelling.
- 35 Byres Road, Blackwood (BLA12) – Blackwood Cemetery.
- Caravan Park Rd, Blackwood (BLA16) – Blackwood Mineral Springs (complex place).
- 14 Clarendon St, Blackwood (GP03) – Former Blackwood Police Quarters & Court House (complex place) (recommended for the Victorian Heritage Register).
- 111 Golden Point Rd, Blackwood (GP04) – Dwelling.
- 5 Old Golden Point Rd, Blackwood (BLA22) – ‘Hillside’.
- Recreation Reserve Rd, Blackwood (BLA09) – Blackwood Cricket & Recreation Reserve.
- 6 Terrill Street, Blackwood – Dwelling.
- 14 Victoria St, Blackwood (GP06) – Dwelling.
- Martin St, Blackwood (BLA73) – Blackwood & District Historical Society (former Police Stables).

Bungaree

- 145 Bungaree Wallace Rd, Bungaree (BRE003) – ‘Hawthorn Farm’.
- 186 Bungaree Wallace Rd, Bungaree (BRE05-08) – St Michael’s Catholic Church, School, Presbytery & Convent (complex place).
- 190 Bungaree Wallace Rd, Bungaree (BRE009) – Bridge Hotel.
- 221 Bungaree Wallace Rd, Bungaree (BRE10) - Bungaree Mechanics’ Institute.
- 231 Bungaree Wallace Rd, Bungaree (BRE14) – Dwelling.
- 234 Bungaree Wallace Rd, Bungaree (BRE15) – Dwelling.
- 248 Bungaree Wallace Rd, Bungaree (BRE016) – Former Morning Star Hotel.
- 255 Bungaree Wallace Rd, Bungaree (BRE018) – Former Police Residence & Lock Up (recommended for the Victorian Heritage Register).
- 309 Bungaree Wallace Rd, Bungaree (BRE019) – St. John’s Anglican Church & Hall (complex place).
- 323 Bungaree Wallace Rd, Bungaree (BRE022) – Former London Bank of Australia (recommended for the Victorian Heritage Register).
- 323 Bungaree Wallace Rd, Bungaree (BRE21) – former State School No. 1960.
- 348 Bungaree Wallace Rd, Bungaree (BRE25) – Bungaree Primary School No. 1960.
- 447 Bungaree Wallace Rd, Bungaree (BRE004) – ‘Sunny Rise’ (complex place).
- 535-537 Bungaree Wallace Rd, Bungaree (BRE26-27) – Victorian dwelling at 535 Bungaree Wallace Rd & Canary Island & Cypress trees at 535-537 Bungaree Wallace Rd (complex place).
- 196 Lesters Rd, Bungaree (BRE31) – ‘Mayfield’ (complex place).
- 100 Murphys Rd, Bungaree (BRE36) – Dwelling.

- 64 Torpys Rd, Bungaree (BRE039) – ‘Clare Place’ (complex place).

Gordon

- 55 Boundary Rd, Gordon (GOR026) – ‘Summerhill’.
- 55 Brougham St, Gordon (GOR027) – Former St. Mark’s Anglican Church.
- 10 Careys Rd, Gordon (GOR012 & 08) – St. Patrick’s Catholic Church & Presbytery (complex place).
- 1 Dicker St, Gordon (GOR007) – Gordon Primary School.
- 179 Donnellans Rd, Gordon (GOR016) – ‘Oakvale’.
- 35 Main St, Gordon (GOR020) – Dwelling.
- 46 Main St, Gordon (GOR024) – Dwelling.
- 56-60 Main St, Gordon (GOR028) – Dwelling.
- 64 Main St, Gordon (GOR029) – Former London Chartered Bank.
- 67 Main St, Gordon (GOR030) – Gordon Post Office.
- 68 Main St, Gordon (GOR032) – Gordon Public Hall.
- 69 Main St, Gordon (GOR033) – Former Hotel.
- 71 Main St, Gordon (GOR034) – Dwelling & Outbuilding.
- 82 Main St, Gordon (GOR035) – Dwelling & Former Store & Bakery.
- 90 Main St, Gordon (GOR036) – General Store.
- 92 Main St, Gordon (GOR037) – Gordon Hotel.
- 100 Murphys Rd, Bungaree (BRE36) – Dwelling.
- Old Melbourne Rd, Gordon (GOR005) – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Rd, Gordon (GOR013) – St. Patrick’s Catholic School & Convent (complex place).
- Old Western Highway, Gordon (GOR44) – Kerrit Bareet Cemetery (Gordons Burial Ground).
- 32 Russell St, Gordon (GOR018) – Dwelling & Former Store.
- 33 Russell St, Gordon (GOR019) – Dwelling.

Millbrook

- 108 Donnellans Rd, Millbrook (GOR002) – ‘Woodlawn’.
- 91 Ryans Rd, Millbrook (YEN014) – Former Ryan Family Farm.
- 52 Sullivans Rd, Millbrook (GOR025) – ‘The Pines’.

Mount Egerton

- Ballan Egerton Rd, Mt Egerton (BA110) – Former ‘The Pines’ Dairy.

Wallace

- 634 Bungaree Wallace Rd, Wallace (WAL03) – Dwelling.
- 720 Bungaree Wallace Rd, Wallace (WAL04-05) Former Holden’s Chaff Mill Dwelling & Store (complex place).
- 4 Erin Court, Wallace (WAL08) – former ‘Maryville’ Stables.
- 10-24 Old Western Hwy, Wallace (WAL016) – Fmr Wallace Millbrook & District Factory & Creamery Complex (complex place).
- 12 Westcotts Rd, Wallace (WAL021) – Former Masonic Temple.
- 30 Westcotts Rd, Wallace (WAL022) – Former Wallace Methodist Church.
- 97 Westcotts Rd, Wallace (WAL025) – ‘Wellwood’.

2.2.3 Additional Heritage Controls in the Schedule to the Heritage Overlay

A. External Paint Controls

It is recommended that those identified face brick and masonry places, including specific rendered masonry places, are included in the Schedule to the Heritage Overlay with external paint controls. Although Clause 43.01-1 of the Moorabool Planning Scheme already requires a planning permit to externally paint an unpainted surface, the inclusion of these places in the relevant column of the Schedule reinforces this control:

A.1 Places in Heritage Precincts

Fisken Street Heritage Precinct, Ballan

- 81 Atkinson Street – Ballan Railway Station.
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only).

Lal Lal Heritage Precinct

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.
- 10 Lal Lal Falls Road – Old Lal Lal Falls Hotel.
- Off Parkers Road – Lal Lal Water Tower.

A.2 Individual Heritage Places

Ballan

- 360 Ballan Egerton Road – ‘Hunterston’ (main dwelling only).
- 30 Fisken St – Stone Bake House only.
- Geelong Ballan Road – Old Ballan Cemetery.
- Gosling Street – Ballan New Cemetery.
- 73 Inglis Street – St. Paul’s Church (church building only).
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid’s Catholic Church (church building only).
- 125 Inglis Street – War Memorial Fountain.
- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.
- 188 Inglis Street – ‘Westcott’ (dwelling only).
- 56 Simpson Street – St. John’s Anglican Church (church building only).

Blackwood

- 35 Byres Road – Blackwood Cemetery.
- Caravan Park Road – Rendered masonry walls to pavilions (Blackwood Mineral Springs).
- Recreation Reserve Road – Stone Gate Piers only (Blackwood Cricket & Recreation Reserve).

Bungaree

- 186 Bungaree Wallace Road – Presbytery, Church, former Convent and Former School.
- 190 Bungaree Wallace Road – Bridge Hotel (hotel building only).
- 221 Bungaree Wallace Road – Bungaree Mechanics’ Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel (hotel building only).
- 309 Bungaree Wallace Road – St. John’s Anglican Church (church building only).
- 323 Bungaree Wallace Road – Former Bungaree State School.
- 348 Bungaree Wallace Road – Bungaree Primary School (original school building only).

Gordon

- 10 Careys Road – St. Patrick’s Catholic Church & Presbytery (church & presbytery buildings only).
- 1 Dicker Street – Gordon Primary School (original school building only).
- 179 Donnellans Road – ‘Oakvale’.
- 64 Main Street – Former London Chartered Bank (bank building only).
- 92 Main Street – Gordon Hotel (hotel building only).
- Old Melbourne Road – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent (original school building only).
- Old Western Highway – Kerrit Bareet Cemetery (existing headstone only).

Millbrook

- 108 Donnellans Road – ‘Woodlawn’ (dwelling only).
- 91 Ryans Road – Former Ryan Family Farm (main dwelling only).

Wallace

- 720 Bungaree Wallace Road – Former Holden’s Chaff Mill operations (store only).
- 4 Erin Court – Former ‘Maryville’ Stables.
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd. (early brick factory, chimney stack, brick Bungalow and terra cotta block tank only).
- 12 Westcotts Road – Wallace Masonic Temple.

B. Internal Alteration Controls

It is recommended that internal alteration controls apply to:

- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.

C. Tree Controls

It is recommended that the following place be included in the Schedule to the Heritage Overlay with tree controls, given that trees are considered to contribute to the significance of these places. It is recognised that exemptions from the need for a planning permit for the removal of the some listed trees may already apply under Clause 42.48 Bushfire Protection Exemptions in the Moorabool Planning Scheme, but these exemptions could be considered in conjunction with the locations and contexts of the trees outlined:

C.1 Places in Heritage Precincts**Fisken Street Heritage Precinct, Ballan**

- 24 Fisken Street – Aleppo Pine Tree in McLean Reserve.
- 25 Fisken Street, on nature strip – Memorial Oak Tree.
- Fisken Street (between Steiglitz & Atkinson Streets) – Avenue of Oak Trees.

Martin Street Heritage Precinct, Blackwood

- 22 Martin Street – Algerian Oak Tree.

Prayer Hill Heritage Precinct, Blackwood

- 54 Byres Road – Exotic trees.
- 60 Byres Road – Exotic trees.
- 28 Golden Point Road – Exotic trees.
- 10 Prayer Hill Lane – Bunya Bunya Pines (2).

Simmons Reef Road Heritage Precinct, Blackwood

- Simmons Reef Road - Pin Oak and Elm street trees.

Lal Lal Heritage Precinct, Lal Lal

- Clarendon-Lal Lal Road – Avenue of Honour.
- 424 Clarendon-Lal Lal Road – Memorial Trees (outside Lal Lal Falls Hotel).

C.2 Individual Heritage Places**Ballan**

- Ballan Greendale Road – Rows of Cypress Trees and other Exotic Trees.
- 1-5 Cowie Street – Rows of Cypress Trees and individual Cypress Trees (Ballan Recreation Reserve).
- 73 Inglis Street – Blue Spruce Trees (at front of St. Paul’s Church complex).
- Gosling Street – Cypress and Fir Trees (Ballan New Cemetery).
- 27 Shaws Road – Golden Cypress Trees & Hedge (‘Stirling Park’).
- 56 Simpson Street – Cypress and Monterey Pine Trees (St. John’s Anglican Church).

Blackwood

- 35 Byres Road – Spruce trees (Blackwood Cemetery).
- Caravan Park Road – Two memorial Pine trees adjacent to bridge (Blackwood Mineral Springs).
- Recreation Reserve Road – Pinus Radiata Trees (Blackwood Recreation Reserve).
- 6 Terrill Street – Dwelling.

Bungaree

- 186 Bungaree Wallace Road – Cypress trees adjacent to the grotto only (St. Michael’s Catholic Church complex).
- 447 Bungaree Wallace Road – Golden Cypress Trees and mature Exotic trees near main dwelling (‘Sunny Rise’).
- 535-537 Bungaree Wallace Road – Canary Island Palm and Cypress Trees at rear of dwellings.
- 196 Lesters Road – Mature exotic trees in front garden and along driveway (‘Mayfield’).
- 64 Torpys Road – hedges to front and side boundaries to ‘Clare Place’ and original homestead ruin.

Gordon

- 55 Brougham Street – Mature Cypress tree in south-east corner of former St. Mark’s Anglican Church site.
- 10 Careys Road – Rows of Cypress hedges and other Cypress trees (St. Patrick’s Catholic Church and Presbytery).

Millbrook

- 91 Ryans Road – Mature exotic trees adjacent to main dwelling (former Ryan Family Farm).
- 52 Sullivans Road – Mature exotic trees adjacent to ‘The Pines’ dwelling.

Mount Egerton

- Ballan Egerton Road – Palm Tree (former ‘The Pines’ Dairy).

Wallace

- 634 Bungaree Wallace Road – Mature Cypress trees at front and rear.

D. Fences &/or Outbuildings of Note

It is recommended that the following fences and/or outbuildings of note are listed in the relevant column in the Schedule to the Heritage Overlay:

Ballan

- 1001 Ballan Gordon Road – Gable timber and stone outbuildings (subject to confirmation with a site visit) – ‘Llandeilo’.
- 30 Fiskin Street – Stone bake house.
- Gosling Street – octagonal robing room & gabled sexton’s buildings (Ballan New Cemetery).
- 98 Inglis Street – Metal entrance gates fronting Inglis Street (St. Brigid’s Catholic Church).
- 101 Inglis Street – Front timber picket fence along western boundary portion.
- 172-174 Inglis Street – Stables & Lock Ups (former Police Residence).
- 188 Inglis Street – ‘Westcott’ stables.
- 56 Simpson Street – Stone gate piers & associated metal gates (St. John’s Anglican Church).
- 63 Steiglitz Street – Outbuildings attached to rear west corner of ‘Longley’ dwelling.

Bungaree

- 447 Bungaree Wallace Road – Original Dwelling & Associated Gabled Outbuildings, possibly dry stone walls [to be confirmed with site visit] (‘Sunny Rise’).
- 255 Bungaree Wallace Road – Former Police Lock Up.
- 309 Bungaree Wallace Road – Parish Hall (St. John’s Anglican Church).
- 64 Torpys Road – Original Homestead Ruin (adjoining ‘Clare Place’).

Gordon

- 71 Main Street – Gabled outbuilding.

Millbrook

- 108 Donnellans Road – Outbuilding adjoining the south-west corner of ‘Wood Lawn’.
- 91 Ryans Road – Elongated gabled outbuilding and chimney stack (former Ryan Family Farm).

E. Prohibited Uses May be Permitted

It is recommended that “yes” is included in the relevant column in the Schedule to the Heritage Overlay for Prohibited Uses May be Permitted for the following places:

Fiskin Street Heritage Precinct, Ballan

- 81 Atkinson Street – Ballan Railway Station.
- 22A Fiskin Street – Shop and Dwelling.
- 27 Fiskin Street – Ballan Fire Station.
- 143 Inglis Street – Ballan Mechanics’ Institute.
- 164 Inglis Street – Ballan Health Care (formerly ‘Annean’).
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.

Martin Street Heritage Precinct, Blackwood

- 1 Golden Point Road – Blackwood Hotel.
- 15 Martin Street – former National Bank of Australasia.
- 21 Martin Street – The Blackwood Merchant & Blackwood Antique Merchant stores.
- 26 Martin Street – former Post & Telegraph Office.

Prayer Hill Heritage Precinct, Blackwood

- 60 Byres Road - All Saints' Anglican Church.
- 74 Byres Road - St. Malachy's Catholic Church.
- Lots 25B, C & F Golden Point Road - Public Hall (former Mechanics' Institute).
- Lot 16 Martin Street – Blackwood Uniting Church.

Simmons Reef Road Heritage Precinct, Blackwood

- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms.
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium).

Lal Lal Heritage Precinct

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.

Individual Heritage Places**Ballan**

- 1-5 Cowie Street – Ballan Recreation Reserve.
- 73 Inglis Street – St. Paul's Uniting Church complex.
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid's Catholic Church.
- 123 Inglis Street – Former Saddlery Store.
- 130 Inglis Street – Former Chambers' Red House Drapery Store.
- 136 Inglis Street – Ballan Hotel.
- 146 Inglis Street – Ballan RSL Clubrooms & Bakery.
- 150 Inglis Street – Former Ballan Times Printing Office & Dwelling.
- 151-153 Inglis Street – Commercial Hotel.
- 56 Simpson Street – St. John's Anglican Church.

Blackwood

- Caravan Park Road – Blackwood Mineral Springs.
- Martin Street – Blackwood & District Historical Society (former Police Stables).
- Recreation Reserve Road – Blackwood Recreation Reserve.

Bungaree

- 186 Bungaree Wallace Road – St. Michael's Catholic Church complex.
- 190 Bungaree Wallace Road – Bridge Hotel.
- 221 Bungaree Wallace Road – Bungaree Mechanics' Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel.
- 255 Bungaree Wallace Road – Former Police Residence and Lock Up.
- 309 Bungaree Wallace Road – St. John's Anglican Church and Hall.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

Gordon

- 55 Brougham Street – Former St. Mark's Anglican Church.
- 10 Careys Road – St. Patrick's Catholic Church and Presbytery.
- 1 Dicker Street – Gordon Primary School.
- 64 Main Street – Former London Chartered Bank.
- 65 Main Street – Gordon Post Office.
- 68 Main Street – Gordon Public Hall.
- 69 Main Street – Former Hotel.
- 82 Main Street – Dwelling and Former Store and Bakery.
- 90 Main Street – General Store.

- 92 Main Street – Gordon Hotel.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent.
- 32 Russell Street – Dwelling and Former Store.

Mount Egerton

- Ballan Egerton Road – Former ‘The Pines’ Dairy.

Wallace

- 720 Bungaree Wallace Road – Dwelling and Store (former Holden’s Chaff Mill operations).
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd.
- 12 Westcotts Road – Wallace Masonic Temple.
- 30 Westcotts Road – Former Wallace Methodist Church.

F. Incorporated Plans – Permit Exemptions

It is recommended that Incorporated Plans are prepared for planning permit exemptions for specific buildings and works as outlined in the heritage assessments for each of the heritage places. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays. The Incorporated Plans should be exhibited with the Heritage Study.

Township Places

In township contexts it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible the road;
- Construction or extension of a rear deck no higher than 800 mm;
- Demolition of side or rear fences.
- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling
- Construction of side and rear fences to match existing or are timber paling fences no higher than 1800 mm (and side fences that are raked to the height of the front fence in the front setback).

Rural Places

In rural contexts, it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible from the road;
- Construction of a rear verandah or pergola not visible the road;
- Demolition of side or rear fences,

- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and associated fencing at the rear of the dwelling.
- Construction of rural/agricultural fencing to match existing rural/agricultural fencing.
- Upgrades and construction of driveways and roadways physically distant from significant buildings, outbuildings, trees and gardens.

2.3 Nominations for the Victorian Heritage Register

Given their potential state significance, it is recommended that the following places are nominated for the Victorian Heritage Register:

- 360 Ballan Egerton Road, Ballan – ‘Hunterston’.
- 14 Clarendon Street, Blackwood – Former Blackwood Police Quarters & Court House.
- 255 Bungaree Wallace Road, Bungaree – Former Police Residence & Lock Up.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

In accordance with the Project Brief, the above list of places has been peer-reviewed by an officer from Heritage Victoria.

2.4 HERMES

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

It is recommended that the Moorabool Shire Council prepare a heritage page on its website, giving basic details on the purpose and application of the heritage overlay, suggested resources and contacts, definitions for heritage conservation and a link to the Victorian Heritage Database.

2.5 Moorabool Planning Scheme

Clause 21.06: Heritage – Municipal Strategic Statement

It is recommended that the Municipal Strategic Statement is refreshed given the completion of Stage 2A of the West Moorabool Heritage Study.

Clause 22: Local Heritage Policy

It is recommended that consideration is given to the preparation of a local heritage policy to guide the protection, conservation and management of heritage places in the Shire, including those identified in the West Moorabool Heritage Study Stage 2A.

Reference Documents

It is recommended that the West Moorabool Heritage Study Stage 2A including the Report (vol. 1), Thematic History (vol. 2), Heritage Precincts (vol. 3) and Individual Places (vols. 4-5) are included as a Reference Document in the Moorabool Planning Scheme.

2.6 Heritage Information/Guidance Sheets

It is recommended that consideration is given to the inclusion of *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* prepared for the Victorian Heritage Council, draft, February 2007) as one basis for assisting Council planners and affected owners in making changes to heritage places identified in the West Moorabool Heritage Study Stage 2A.

More ideally, it is recommended that illustrated Heritage Information Sheets are prepared that give illustrated practice advice on specific, local heritage matters including (but not limited to):

- Front Fences.
- Signage.
- Repairs.
- Demolition.
- Additions.
- Carports and Garages.

2.7 Additional Heritage Assessments: Stage 2B

Priority Single Heritage Places

It is recommended that the 124 single priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate future. See Appendix 7.04 for an illustrated list of these places.

Priority Complex Heritage Places (Places with more than one building and may include significant settings and other fabric)

It is recommended that the 11 complex priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate. See Appendix 7.05 for an illustrated list of these places.

Single Built Heritage Places with Existing Heritage Overlays

It is recommended that the 12 single built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.06 for an illustrated list of these places.

Complex Built Heritage Places with Existing Heritage Overlays

It is recommended that the 9 complex built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.07 for an illustrated list of these places.

Archaeological Sites

It is recommended that the 75 archaeological sites identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future Study. See Appendix 7.08 for a list of these places.

Dry Stone Walls

It is recommended that the 9 dry stone walls (and any other dry stone walls) identified in Stage 1 of the West Moorabool Heritage study are assessed as part of a future study. The known dry stone walls are:

- Reidys Road, Bungaree (BRE37).
- Clarendon (CLA01).
- 6301 Midland Highway, Clarendon (CLA10).
- 6329 Midland Highway, Clarendon (CLA11).
- 360 Hewitsons Road, Dunnstown (DUN02).
- Yendon No. 2 Road, Scotsburn (SCO02).
- 89 Ditchfield Road North, Yendon (YEN15).
- Haines Street, Yendon (YEN14).
- Wroe's Road, Yendon (YEN16).

Water Infrastructure Sites

It is recommended that the 18 heritage water infrastructure sites (including 13 major infrastructure sites and 5 local water supply sites) identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These water infrastructure sites are:

Major Infrastructure Sites

- Shaws Road, Ballan (BA129) – Bostock Reservoir.
- Linehams Road, Bolwarrah (BWH01) – Moorabool Reservoir (including Lodge & Gardens).
- Springbank Road, Bullarook (BU05) – Water Channel from Beal Reservoir.
- Wilsons Road, Bullarook (BU09) – Wilsons Reservoir (including surrounds & buildings).
- Denhert's Road, Bunding (BUN06) – Bolwarra Weir (formerly Hunt's Dam).
- Denherts Road, Bunding (BUN07) – Ballan Water Channel.
- Barkstead Road, Claretown (CT02) – Beales Reservoir.
- Reservoir Track, Korweinguboora (KOR09) – Korweinguboora Reservoir.
- Lal Lal (LAL01) – Lal Lal Reservoir (formerly Bungal Dam).
- Frawleys Road, Leigh Creek (LCK01) – Water Channel from Pincott Reservoir.
- Donnellans Road, Millbrook (MIL02) – Millbrook Reservoir.
- Frawleys Road, Pootilla (POO04) – Pincott Reservoir.
- Old Western Highway, Pykes Creek Weir (PCW02) – Pykes Creek Reservoir & Tower.

Local Water Supply Sites

- Blackwood (BLA06) – Shaws Lake Swimming Pool & Lookout.
- Kennedy's Lane, Bunding (BUN08) – Railway Weir.
- Wades Road, Bungaree (BRE43) – Water Channel.
- Millbrook Egerton Road, Millbrook (MIL07) – Greenes Springs & Toohy's Water Facility.
- Simmons Reef (SR02) – Simmons Reef Reservoir.

Bridges

It is recommended that the 2 heritage bridges identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These bridges are:

- Bungaree Wallace Road, Bungaree (BRE44) Bluestone Bridge.
- Yendon Egerton Road, Lal Lal (LAL17) – Blue Bridge.

Other heritage bridges identified on any current Moorabool Shire bridge mapping and numbering system should also be assessed at this stage.

Geological Sites

It is recommended that the 80 geological sites (most having been identified by the Geological Association of Australia) in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. See Appendix 7.09 for a list of these places.

2.8 Heritage Advisory Service

It is recommended that the Moorabool Shire Council establish a heritage advisory service by engaging a suitably qualified heritage consultant. Given the notable number of proposed heritage overlays, in addition to the heritage overlays already in the Moorabool Planning Scheme, a heritage advisor is vital in ensuring the appropriate conservation of places in the municipality and assisting owners and planners with change and development to heritage places.

West Moorabool Shire Heritage Study stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. GP01

ADDRESS: 4 Albert Street, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Altered**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that permission is sought from the owner to carry out an on-site inspection of the dwelling to confirm the condition, integrity and significance of the place.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from a street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 4 Albert Street, Blackwood (Golden Point), has significance as one of few surviving mid 19th century Victorian vernacular timber dwellings constructed soon after the height of the gold rush in the original central township area. It was built for William and Harriet Vigor, pioneers of Blackwood, in c.1860. William Vigor had established a butchering business at Golden Point in early 1855 which was continued after his death by his son, Thomas, until the early 20th century. While the dwelling has been altered, the original Victorian vernacular design is still readily discernible in the steeply pitched hipped roof forms, encircling post-supported broken back verandah, weatherboard wall cladding, face brick chimney and timber framed 12 paned double hung windows. The dwelling appears to be in fair condition when viewed from Albert Street.

How is it significant?

The dwelling at 4 Albert Street is historically significant at a LOCAL level.

Why is it significant?

The dwelling at 4 Albert Street is historically significant as a physical embodiment of residential life within the original township area of Blackwood (Golden Point) in c.1860, during the height of the gold rush (Criteria A). It also has significance for its associations with the Vigor family between c.1860 and 1897, with the original owners, William and Harriet Vigor being pioneers of Blackwood, having established a family butchering business at Golden Point in early 1855 (Criteria H). This business was continued by Vigor's sons, and particularly Thomas Vigor from the 1880s. He contributed much to community life in Blackwood, serving as a local Councillor with the Ballan Shire Council from 1895 until 1904, as well as being a member of the State School Board of Advice, Blackwood Cricket Club and Blackwood Sports Committee, and a Trustee (including a term as Chairman) of the Blackwood Cemetery Trust. Although the dwelling has been altered, its historical significance is embodied in the physical fabric, in the surviving Victorian vernacular stylistic qualities include the hipped roof forms, single storey height, encircling post-supported broken back verandah, timber weatherboard wall cladding, face brick chimney and the timber framed 12 paned double hung windows.

Heritage Overlay Map

It is recommended that the heritage overlay is confined to the following portion of the property at 4 Albert Street:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 4 Albert Street, Blackwood, is set on a contextually large rectangular allotment on the west side of the street. The dwelling has a modest front setback and has an angled orientation to the property boundaries. At the front are mature trees, and towards the rear are cypress trees. There are gravelled driveways from the north-east and south-east corners of the site, together with open grassed areas and perimeter garden beds. The property is bound at the front by a timber post and wire fence, approximately 1200 mm high.

The modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwelling is characterised by hipped roof forms and an encircling broken back verandah supported by square timber posts. The roofs are clad in galvanised corrugated steel. The verandah fascias and posts appear to have replaced earlier fabric. Other features of the design include the timber framed 12 paned double hung windows and the face brick chimney on the south side (this chimney has been altered and a chimney on the north side is missing). The southern portion of the verandah has been infilled.

To the south of the dwelling are gabled outbuildings set amongst open grassed areas punctuated by trees.

West Moorabool Shire Heritage Study stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. GP01

ADDRESS: 4 Albert Street, Blackwood

Assessment Date: Feb 2016

Overall, the dwelling appears to be in fair condition when viewed from the street. It has moderate integrity, having experienced some alterations and additions including changes to the verandah. However, the original Victorian vernacular design and construction is clearly discernible.



Photo 2: Dwelling, 4 Albert Street, Blackwood front (east) and south elevations, 2015. Source: David Rowe.



Photo 3: Dwelling, 4 Albert Street, Blackwood front (east) and south elevations, 2009. Source: Wendy Jacobs.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

1 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn.

5 *The Argus* 30 July 1855, p.6.

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*, p.15.

10 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

11 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

History of the Dwelling at 4 Albert Street

William and Harriet Vigor (nee Kingham) were two of the earliest residents to Golden Point at the height of the gold rush in early 1855.¹² It was at this time when William (c.1827-1886) arrived and commenced his butchering business.¹³ Harriet (c.1827-1897) followed from Adelaide six months later with their young child.¹⁴ Four other children were born at Golden Point, Blackwood in the ensuing years, including Thomas (c.1856-1924).¹⁵

On 28 December 1859, William Vigor, with John Cann, purchased the freehold of 32 roods in Albert Street, Golden Point, comprising allotment 6 of Section A in the Township of Blackwood.¹⁶ It appears that Vigor had built a four-roomed weatherboard dwelling on this site by 1860 (Figure 1),¹⁷ and it was here where William and Harriet raised their family. In 1867, the dwelling was listed as having a net annual value of £7.¹⁸ By 1876, Vigor had acquired more land, amounting to 100 acres, which he used to graze cattle, presumably for his butchering business. It seems that by this time he had taken up the adjoining allotments immediately north and south of his dwelling. The land to the north of Vigor's original property had been developed by 1860, with small buildings on the Albert Street frontage.¹⁹ It might have been from these buildings where Vigor established his butcher shop.



Figure 1: T. Nixon, Assistant Surveyor, The Township of Blackwood, 27 September 1860, showing the Vigor family dwelling and the property immediately north that was later acquired. Source: VPRS 440 Unit 204, PROV.

By 1876, there were six butchers in the Blackwood District, serving a population of 4000 people.²⁰ By 1880, Vigor had taken into the business his son, Thomas, and later at least one other son, the business

¹² *Bacchus Marsh Express*, 29 February 1897.

¹³ *Ibid.* & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁴ *Ibid.*

¹⁵ Victorian Births, Deaths and Marriages Indexes, op.cit.

¹⁶ See Township of Blackwood Plan, 1963, VPRS 16171, PROV.

¹⁷ The dwelling was described in the Probate Administration papers in the Estate of William Vigors in 1886, VPRS 28/P2, Unit 197, PROV as having been 'erected 26 years', which equates to a construction date of 1860.

¹⁸ Ballan Shire Rate Book, 1876, VPRS 5557, PROV (Ballarat).

¹⁹ See Township of Blackwood Plan, 27 September 1860, VPRS 440, Unit 204, PROV.

²⁰ *Bacchus Marsh Express*, 15 January 1876, p.3.

becoming known as Vigor and Sons, butchers.²¹ In the ensuing years, it would appear that Thomas Vigor took increased control of the business.

William Vigor was also a shareholder in local mining companies. They included the Great Tunnel Quartz Mining Company (1864), Green Hills Gold Mining Company (1865) and the Morning Star Gold Mining Company (1879).²² Such interests appear to have proved successful, as he had employed a servant by 1867.²³ Throughout their years at Blackwood, William and Harriet Vigor and their family were members of All Saints' Anglican Church at Red Hill.²⁴

In May 1886, following a lengthy illness, William Vigor passed away at the age of 59.²⁵ The family business was continued by his son, Thomas. At the time of his death, the Vigor's property in Albert Street was described as follows:

A piece of land situate in Albert Street Golden Point Mount Blackwood having a frontage of about 66 feet by a depth of 120 feet on which is erected a four roomed weatherboard and hard wood dwelling house erected 26 years ...

A piece of land situate at Albert Street Golden Point Mount Blackwood having a frontage of about 66 feet by a depth of about 120 feet on which is erected a four roomed Wooden dwelling, erected 8 years ...²⁶

This suggests that the earlier buildings (including the butcher shop) to the north of the original dwelling had been replaced with a four roomed dwelling by this time. This dwelling is partially shown in a photographic view of Golden Point (as is a rear portion of the existing dwelling at 4 Albert Street) (Figure 2).

21 Thomas Vigor was listed as owner with his family in 1880 in the Ballan Shire Rate Book, op.cit., for the first time. Thomas was not listed in the Rate Book for 1876. The name Vigor and Sons, butchers, was mentioned in the *Bacchus Marsh Express*, 15 May 1886.

22 *Victoria Government Gazette*, no. 16855, 1864, p.2048, no. 1405, 1865, p.1148 & no. 4000, 1879, p.3104.

23 *Bacchus Marsh Express*, 19 October 1867, p.3, references a court case where Vigor's servant is named.

24 William and Harriet Vigor's eldest daughter, Harriet S. Vigor, married Edward George Jones at All Saints' Anglican Church in 1878, suggesting that the Vigor family were members of this church. See *Bacchus Marsh Express*, 21 December 1878, p.2.

25 *Ibid.*, 15 May 1886.

26 Vigor, W., Probate Administration papers, op.cit.

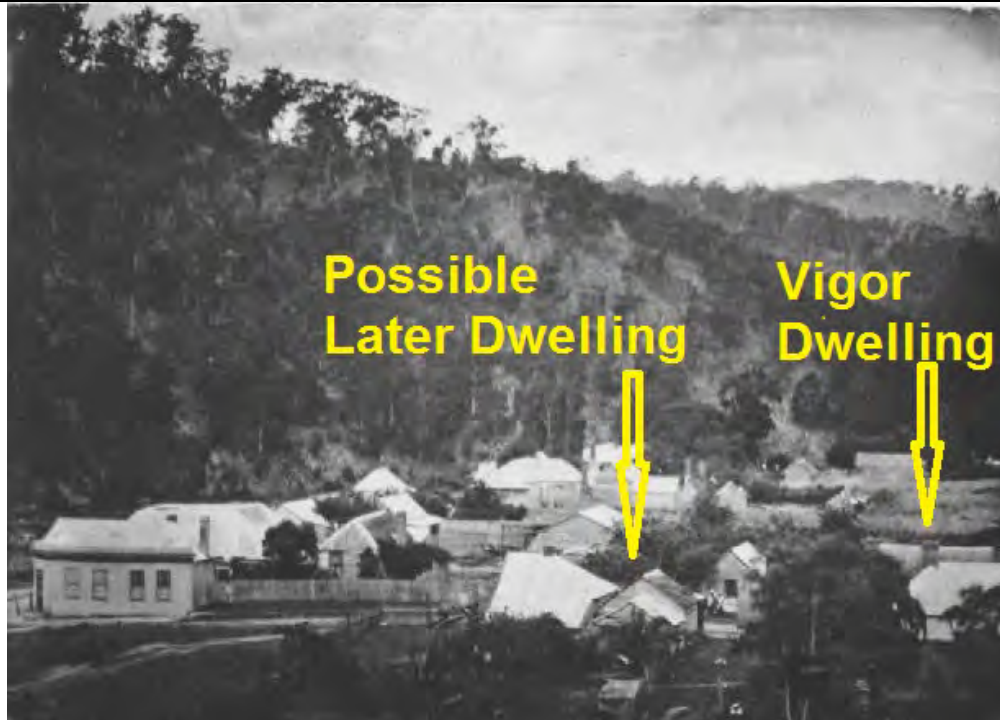


Figure 2: View of Golden Point, c.1870-1915 [c.1900], showing Vigor family properties.
Source: La Trobe Picture collection, State Library of Victoria, accession no. H97.272/51.

The Vigor family continued to reside at and operate their butcher shop in Albert Street, Golden Point, for the next 11 years, until the death of Harriet Vigor in February 1897.²⁷ The *Bacchus Marsh Express* reported her death as follows:

Mrs. H. Vigor, one of Blackwood's oldest residents, and mother of Cr. Vigor, who resides here, and of Mrs. E.G. Jones, of Bacchus Marsh, died on Saturday last, at the age of 70 years. Mrs. Vigor had been a confirmed invalid for many years, and for the last three had been completely bedridden. The name of Vigor has been prominently identified with the butchering interest from the very first days of Blackwood ...²⁸

Eight months after the death of Harriet, Thomas Vigor and family purchased the late James Wyatt's stone dwelling at 6 Terrill Street, Red Hill. It was from this location where Vigor continued the butchering business. The purchase was reported in the *Bacchus Marsh Express*:

Mining communities are noted for curious shiftings of their population, and a rather remarkable one is the removal of Mr. T. Vigor, with his family, from Golden Point – where his home has been for over 40 years – to the house at Red Hill which he purchased at Wyatt's sale last week.²⁹

Thomas Vigor married Jane Cameron in 1883 (born 1847)³⁰ and they had six children: Robert, Belle, Elsie, Kate, Arthur and Percy.³¹ He contributed much to local community life. By 1876, he was a member of the Nil Desperandum Lodge of the Grand United Order of Oddfellows.³² In 1895, he was

²⁷ *Bacchus Marsh Express*, 29 February 1897.

²⁸ *Ibid*

²⁹ *Ibid.*, 30 October 1897.

³⁰ Victorian Births, Deaths and Marriages Indexes, op.cit.

³¹ *The Argus*, 19 January 1924, p.13.

³² *Bacchus Marsh Express*, 15 January 1876, p.3.

elected a Councillor for the East Riding of the Shire of Ballan Council.³³ He continued to represent the rate payers of the East Riding until 1904, during which time he was a Justice of the Peace.³⁴ Vigor was also an elected member of the State School Board of Advice in 1893, a position he held until at least 1902, when he was Chairman, with meetings held at his residence.³⁵ Other positions held by Vigor in the community include being a Trustee of the Blackwood Cemetery Trust (including a term as Chairman in 1909),³⁶ playing member of the Blackwood Cricket Club,³⁷ and Honorary Secretary of the Blackwood Sports Committee that was responsible for arranging the annual sports fixture for New Year's Day in the mid-late 1890s.³⁸ Thomas Vigor died on 18 January 1924, aged 67.³⁹

COMPARATIVE

Other Similar Dwellings at Blackwood

The dwelling at 4 Albert Street is comparable to a number of other hipped roofed, modestly scaled, timber dwellings constructed at Blackwood (and particularly Golden Point and Red Hill) from the 1860s. They include those at: 14 Clarendon Street (former court house), 15 Golden Point Road, 111 Golden Point Road, 5 Old Golden Point Road, 10 Prayer Hill Lane, 8 Simmons Reef Road, 189 Simmons Reef Road (Garden of St Erth) and 6 Terrill Street. Some of these dwellings have also experienced alterations to the verandahs, as well as additions.

33 *Bacchus Marsh Express*, 2 March 1895.

34 *Ibid.*, 29 March 1902, p.3.

35 *Ibid.*, 1 March 1902, p.3, 29 March 1902, p.3.

36 *Ibid.*, 13 February 1909, p.2.

37 *Ibid.*, 14 February 1874, p.23. The paper reported that 'One of the most interesting and exciting matches at cricket ever witnessed on Blackwood was played on the Red Hill ground on Saturday last ... Mr. Thomas Vigor was the third man to take the bat.'

38 *Ibid.*, 28 November 1896, p.3.

39 *The Argus*, *op.cit.*

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Blackwood Cemetery

Place No. BLA12

ADDRESS: 35 Byres Road, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 8.5: Commemoration

Condition: Fair**Integrity:** High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – Spruce trees**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Blackwood Cemetery, 35 Byres Road, Blackwood, has significance as an important place of commemoration and as a significant cultural landscape to the local area. It is the earliest of five goldfields cemeteries in the western region of the Moorabool Shire. Reserved in 1860, the cemetery is set on 8 acres of steeply sloping land (the considerable size of the reservation reflecting the large population at the Blackwood goldfields at this time and the consequent anticipated need for a sizeable burial ground). The first burials at the site appear to have occurred in 1855, prior to the reservation of the land. The cemetery is laid out following a traditional (and common) lineal plan for the period, with the graves segregated by denominational sections. The racial divide given the Chinese miners in the 19th century is also physically manifested in the Chinese graves being distant from, lower than and more irregularly laid out than the other graves of those with European origins. There are a contextually large number of grave sites characterised by granite and marble graves, most of which have bluestone or masonry borders and cast iron palisade surrounds. These graves mark the locations of numerous pioneers of Blackwood, many of whom contributed to the early

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development of Blackwood. A central landmark in the cemetery is the monument and vault of Mary and Matthew Rogers. A wealthy miner of Simmons Reef, Rogers engaged the well-known monumental sculptors, Chambers and Clutten, to design and build the column of Aberdeen granite in 1895, as a family mausoleum. His wife, Mary, was buried there in 1896. Rogers joined his wife in the family vault upon his death in 1906. The remaining Spruce and Blackwood trees, following the lineal layout of the grave architecture, also contribute to the significance of the place.

How is it significant?

The Blackwood Cemetery, 35 Byres Road, is historically, aesthetically and socially significant at a LOCAL level.

Why is it significant?

The Blackwood Cemetery, 35 Byres Road, is historically and aesthetically significant for its associations with the early development of the Blackwood goldfields from 1855, and with the reservation of 8 acres as a cemetery in 1860 (Criteria A, H). The earliest goldfields cemetery in the western region of the Moorabool Shire, the site marks the final resting place of numerous pioneers of the Blackwood district, many of whom made an important contribution to the development of the area from the 19th century. The cemetery demonstrates important visual qualities. These qualities include the rural setting comprising a steeply sloping open grassed site numerous headstones and grave surrounds laid out in regular rows segregated into religious denominations: Roman Catholic, Anglican and Methodist. There are also some surviving exotic (Spruce) trees. A central landmark is the monument and vault of the Mary and Matthew Rogers, having been designed and constructed in 1895 by the well-known monumental sculptors of Melbourne, Chambers and Clutten. It was erected by Matthew Rogers as a family mausoleum. The cemetery also has historical significance for its associations with Chinese miners in the 19th century. The distant location lower down the site, and the irregular placement of the Chinese graves is a physical manifestation of the racial divide that was present at the goldfields at this time.

The Blackwood cemetery, 35 Byres Road, is socially significant as it is recognised and valued by the Blackwood community for cultural, spiritual and commemorative reasons (Criteria G).

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Heritage Overlay Map

It is recommended that the heritage overlay is confined to the cemetery site at 35 Byres Road as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Blackwood Cemetery, 35 Byres Road, Blackwood, consists of a large (8 acre) rectangular allotment on steeply sloping land. The vast, open grassed reserve has several graves arranged in regular rows and demarcated by religious denominations, including Roman Catholic, Anglican and Wesleyan.



Photo 1: Aerial image of Blackwood cemetery, showing the lineal layout of the graves. Source: Moorabool Shire Council.

The graves are identified by granite and marble headstones, having bluestone and rendered masonry bases, with a number also featuring cast iron palisade surrounds in different designs, patterns and heights. These graves mark the resting place of many locals of Blackwood from the mid 19th century until the present day. In particular, they include the pioneers of Blackwood and later generations of their families: Anderson, Barkla, Broad, Buchanan, Byres, Cann, Cruise, Gribble, Hayden, Johnson, Matheson, Plews, Sweet, Terrill, Vigor, Wightman and Williams, being some of the early families represented at the cemetery.¹ Other pioneers are also buried without headstones, including Herman

¹ C. Judkins, 'Carol's Headstone Photographs: Blackwood Cemetery' at <http://www.rootsweb.ancestry.com/~ausvsac/Index.htm>

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Frederick Wolter.² A centrally located landmark feature is the vault and monument marking the grave of Matthew Rogers and his wife, Mary. Rogers was a wealthy miner of Simmons Reef who built the 'Garden of St. Erth' dwelling. The monument is characterised by a large Aberdeen granite column that is surmounted by a carved figure of an angel, constructed of Carrara marble. Other carved figures are situated at the corners of the base of the memorial, which is constructed of polished Harcourt granite and has a cast iron surround set on a bluestone plinth. Also of interest is 'Little Doaty's Grave' adjacent to the gateway entrance to the cemetery. The granite headstone is set on a bluestone base and there is a timber picket surround. The grave marks the resting place of Josephine Margaret Rowan, the four year old daughter of Joseph and Josephine Rowan. Joseph Rowan was the Clerks of Courts at Blackwood in the 1870s. 'Little Doaty' died on 23 October 1878 from diphtheria.³



Photo 2: View of graves and grassed walkways, 2014.



Photo 3: View of graves, grassed walkways and perimeter trees, 2014.



Photo 4: View of graves, grassed walkways and perimeter trees, 2014.



Photo 5: View of cemetery from the south-west, 2014.

² M. Hitchcock, 'History of Blackwood: Graves in the Blackwood Cemetery – Wightman Family Grave' in The Blackwood News, April/May 2011, p.6. Wolter was interred in the Wightman family grave.

³ A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, pp.48-49.



Photo 6: Detail of 'Little Doaty's Grave', 2009.



Photo 7: Rotunda in cemetery, 2014.

Further down the hill and distant from most of the graves are the burials of Chinese miners. The irregular arrangement of these graves and their physical distance and lower-level location is a physical legacy of the racial segregation that befell the Chinese miners on the goldfields in the 19th century.



Photo 8: View of the Chinese section in the cemetery, 2014.



Photo 9: Distant view of the Chinese section in the cemetery, 2014.

The cemetery is also identified by two Spruce trees that flank the gateway from Byres Road, as well as other exotic trees following the lineal layout of the graves. The western portion of the cemetery is heavily treed, largely in gum trees. A brick memorial rotunda to the north of the main entrance represents a more recent feature of the cemetery.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.⁴ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.⁵

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.⁶ At this time,

4 *Ibid.*, p.13.

5 *Ibid.*

6 *Ibid.*

permanent buildings were few in number and included no more than five stores and two butcher shops.⁷ All other structures were mainly tents, including apparently many grog shops.⁸ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁹ In one week, the Police Warden issued 457 miners rights and 95 business licenses.¹⁰ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.¹¹ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.¹² Although the township was maligned for some years as a consequence of the depressed mining activity,¹³ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹⁴ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Blackwood Cemetery

Development of the Cemetery

An existing headstone at the Blackwood cemetery suggests that the earliest burial at Red Hill (at this location) was December 1855, it being that of William Lawson who was killed at Acres Hill (Yankee Reef, north of Blackwood), when felling a tree.¹⁵ However, this has not been proven as although Lawson was buried in the Blackwood district, *The Argus* newspaper makes no reference to the exact location of the burial site.¹⁶ Other documentary evidence seems to indicate that the Blackwood cemetery may have been the site of an additional 16 interments in 1855.¹⁷ These burials would seem to have taken place in late 1855, as it is known that the cemetery had not been established before July of that year.¹⁸

On 22 June 1860, 8 acres of Crown land was set apart as the site for a public cemetery at Red Hill, Blackwood, opposite the slaughter yard (Figure 1).¹⁹ By September 1861, Rules and Regulations relating to the management and visitation of the cemetery were gazetted. They included the following:

7 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn., which has original reports by D Evans, Ballarat, that give occasional descriptions of the early buildings.

8 *The Argus* 30 July 1855, p.6.

9 Buckingham & Hitchcock, *op.cit.*, p.14.

10 *Ibid.*

11 *Ibid.*

12 *Ibid.*, p.15.

13 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

14 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

15 *The Story of Blackwood*, Blackwood District Historical Society, Blackwood, 2008 & M. Hitchcock, 'Graves in the Blackwood Cemetery – William Lawson', in *Blackwood Times*, June-July 2010.

16 *The Argus*, 13 December 1855, p.6.

17 Buckingham & Hitchcock, *op.cit.*, p.47.

18 *Ibid.*, pp.52-53, states that, 'as there was no cemetery at Blackwood' on the death of Isaac Povey on 10 July 1855, 'John Hill buried his friend in a coffin made of sheets of bark, on the summit of the hill now known as Deadman's Hill, Simmons Reef, and marked the grave with stones and a wooden tablet.'

19 *Victoria Government Gazette*, 22 June 1860, p.1164.

... the trustees of any cemetery in the said colony shall have the power and authority to make such rules and regulations, and to do and perform, or cause to be done and performed, all such matter and things as may be necessary and property for any of the purposes mentioned in the said Act; and for directing the positions of all the graves, and construction of coffins to be admitted into vaults, and the covering of the vaults so as to prevent the escape of any noxious exhalation or evaporation in the said cemetery; and for protecting the buildings, monuments, shrubberies, plantations, and enclosures therein and thereof from destruction or damage.²⁰

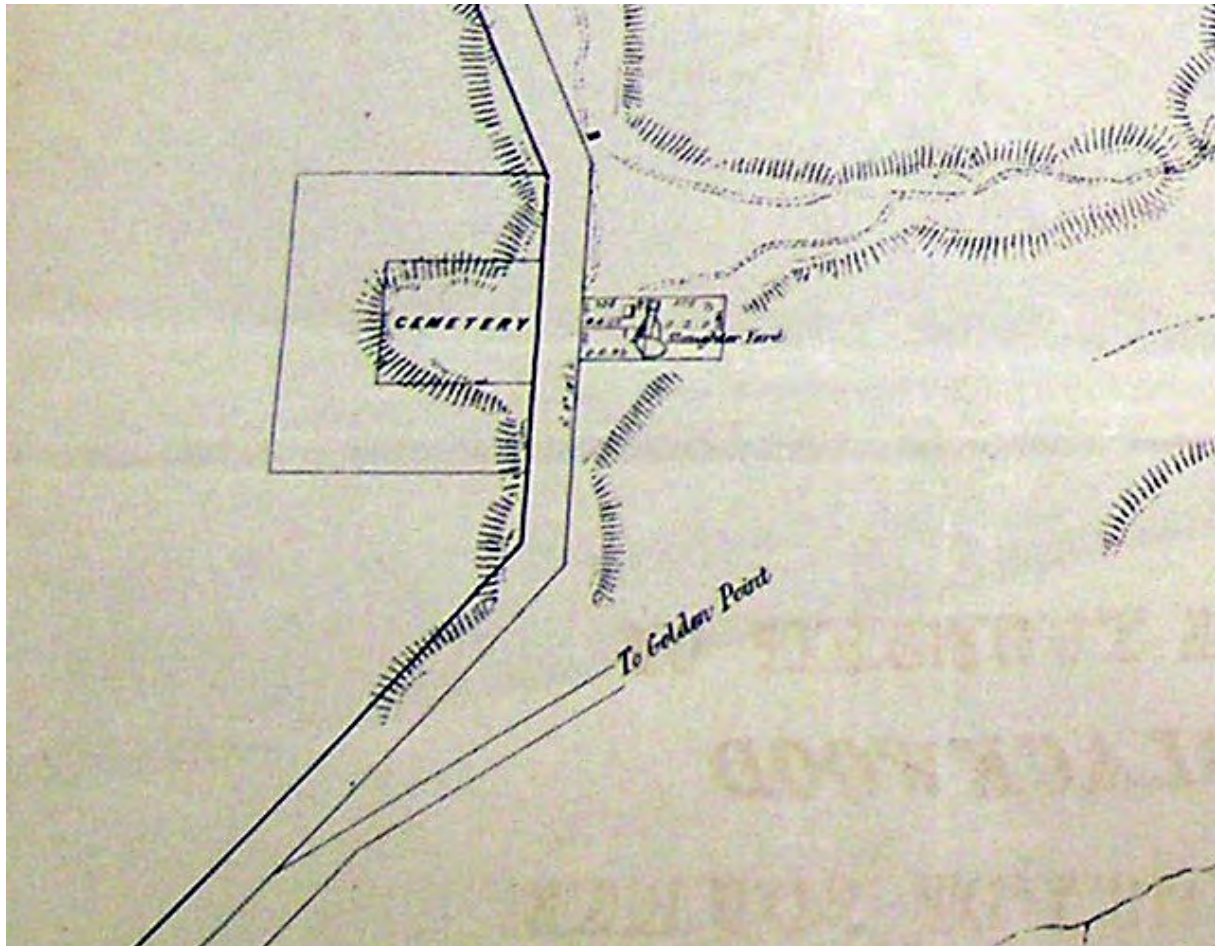


Figure 1: Location of cemetery opposite slaughter yard in the Town of Blackwood Plan, 27 September 1860.

Source: VPRS 440 Unit 204, PROV.

The development and state of the cemetery was a constant feature in the *Bacchus Marsh Express* throughout the 19th century. By 1869, the site was in a bad state and beautifying through landscaping was suggested:

... [The cemetery] ... as usual in the colony is in a most uncultivated state. The climate is admirably suited to the growth of shrubs, or indeed vegetation of any kind – provided by the thriving appearance of a large market garden kept by a Chinaman at Ballan Flat, and some fruit and flower gardens attached to private residences – therefore the custodians of the Cemetery ought to do something to relieve Blackwood of that unkempt appearance which it has, by giving their trust property a little attention horticulturally. An energetic trustee could do much now with the aid of a

²⁰ *Ibid.*, 20 September 1861, p.1784.

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public subscription (if need be) and a donation of shrubs from the Melbourne Botanical Gardens, which can be had for the asking during next month.²¹

An unusual occurrence was reported at the Blackwood cemetery in 1870. The body of the late Mr. W. Roberts was removed from the Tylden cemetery and interred in the Blackwood cemetery, amid 'a good many people, principally friends of the deceased', watching on.²²

It was also in 1870 when the Clerk of Courts, E.M. Cairns, offered to 'supply the trustees with a plan of the ground, properly laid out with walks between the portions of ground allotted to the various denominations.'²³ Two years later, Cairns' plan was received with enthusiasm. He proposed that:

... the various religious denominations give say £5 each to the trustees to supplement the money in hand to form walks, plant trees and shrubs, and make the last resting place of our departed friends worthy of our town.²⁴

Cairns' plan for the rectilinear layout of the cemetery, segregated into denominational sections appears to have been carried out after 1875. Twenty years later in 1895, the *Bacchus Marsh Express* reported on the relocation of graves that did not align with the cemetery layout:

It appears that several interments were made in the Blackwood Cemetery reserve before the place was properly surveyed into sections, and that when this was at length done the necessary alignment for the walks could not be made without encroaching on some of the old graves. With the consent of relatives the Solicitor-General's license for the removal of the remains in four of these graves to different resting places was obtained, and the work was carried out last week under the supervision of Mr. M.J. Croker, the Trustees' secretary. Three of the interments had taken place in 1861, and the other – that of Mrs. Harry, the grand-mother of Mrs. Drummond, of Yankee Reef – in 1875.²⁵

Although the layout of the cemetery (allowing for the orderly arrangement of graves according to religious denomination) was established in the 1870s, little if any maintenance was carried out in the ensuing years. The anticipated pruning of trees, burning off scrub and grass, and other improvements did not eventuate and the *Bacchus Marsh Express* in the early 1890s was scathing of the lack of 'great feats [that] were expected.'²⁶ The newspaper declared:

The cemetery itself is a perfect wilderness, and it only wants some malicious person to throw a lighted match over the cemetery fence then in a short time nearly every grave fence and cemetery fence too would be consumed owing to the rankness of the vegetation and its inflammable character.²⁷

Finally in 1895, a working bee was arranged for the local residents to assist with the necessary clearing.²⁸ Impetus for the clean up was construction of memorial vault by Matthew Rogers of Simmons Reef at considerable cost, as outlined by the Blackwood correspondent to the *Bacchus Marsh Express*:

21 *Bacchus Marsh Express*, 17 April 1869, p.3.

22 *Ibid.*, 18 June 1870, p.34.

23 *Ibid.*, 17 December 1870.

24 *Ibid.*, 23 November 1872.

25 *Ibid.*, 12 October 1895.

26 *Ibid.*, 25 July 1891.

27 *Ibid.*, 22 March 1890, p.7.

28 *Ibid.*, 19 January 1895.

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A very remarkable addition is about to be made to the monumental features of the cemetery, as Mr. M. Rogers, of Simmons' Reef, is making arrangements for the erection of a handsome mausoleum. I understand that the cost will be something over £800, and that its erection will be commenced within the next few weeks.²⁹

Built by Chambers and Clutten, Rogers also provided an annual maintenance allowance of £4 for cleaning and effecting repairs.³⁰ Completed in May 1895, the monument was described by the Blackwood correspondent of the *Bacchus Marsh Express* as follows:

The erection of the handsome monument and vault which I understand to be one of the finest samples of monumental art outside of Melbourne – has just been completed to the order of M. Rogers, Esq., of Simmons' Reef, at a total cost of over £800. The following description gives the principal details of the work. The monument is in the form of a massive column highly polished, and composed of the best quality fine-grained Aberdeen granite, and stands on a solid base 5ft. 9 in. square of polished Harcourt granite, the whole is surmounted by an elaborate carved and chaste figure of an angel, in the best Carrara marble. The attitude of the figure is very expressive, as the right hand is pointing heavenward and the other hand holds a trumpet. The marble and granite blend harmoniously, and the whole stands thirty (30) feet high. The enclosure is composed of finely rubbed Malmsbury bluestone kerb, and stands on a sub-kerb of tooled and rock-faced ashlar, which supports a very heavy and elaborate cast-iron railing. The top of the enclosure is laid in black and white marble tiles. Underneath the monument is a very substantial and commodious family vault, well finished in Portland cement. The whole work has been executed from plans and designs supplied by the well known monumental sculptors Messrs. Chambers and Clutten, of Lonsdale street, Melbourne. The completion of the above monument has given a great impetus to work of a like character in the Blackwood cemetery, where several improvements and new erections are now being carried out; that in memory of the late Mr. John Cann being amongst them.³¹

A year after the completion of the monument in July 1896, Matthew Rogers had 'extensive supplementary granite kerb and iron railing added.'³² Rogers had the monument built as a family mausoleum. His wife, Mary, died on 28 August 1896,³³ which possibly resulting in Rogers having 'four graceful marble statuettes' added to the monument (Figure 2).³⁴ At this time, Rogers also donated 'three comfortable ironframed and blackwood mounted garden seats for the convenience of visitors to the cemetery.'³⁵ The body of Matthew Rogers was added to the vault on his death on 6 January 1902, aged 77 years.³⁶

29 *Ibid.*, 2 February 1895.

30 *Ibid.*, 17 February 1906.

31 *Ibid.*, 11 May 1895.

32 *Ibid.*, 18 July 1896.

33 *Ibid.*, 17 February 1906.

34 *Ibid.*, 22 January 1898.

35 *Ibid.*, 17 February 1906.

36 *Ibid.*

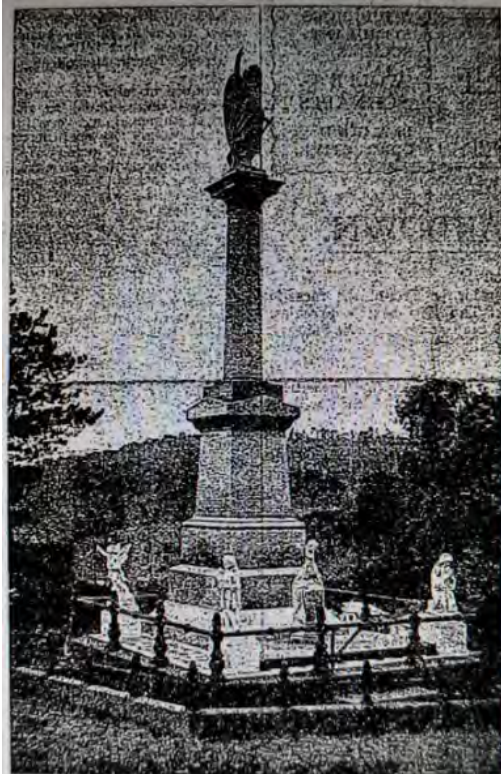


Figure 3: Rogers' memorial and vault, Blackwood Cemetery, 1906.

Source: Mrs J.H. Terrill in the *Bacchus Marsh Express*, 17 February 1906, p.4.

Further improvements were made to the cemetery from the late 1890s. In 1896, Messrs. Beasley and Mathews were contracted to carry out extensive improvements, 'including the clearing and ploughing of unused portions of the ground, making and gravelling new footpaths, and the felling and removal of sundry overgrown pine trees ...'³⁷ A year later in 1897, tenders were called 'for the formation of two new footpaths in the Church of England section' of the cemetery.³⁸ In 1909, the Cemetery Trustees resolved that 'suitable shrubs should be planted' and Mr. Croker planted 24 shrubs in the Methodist section as well as raising the footpath '18 inches for 16 feet, and pipes to be put in to carry away flood waters.'³⁹ In 1917, it was decided to dispose of the Staughton Gift Battery as it had outlived its usefulness, with funds raised from its sale by public tender to be devoted to an Improvement Fund that had been established for the cemetery.⁴⁰

37 *Ibid.*, 18 July 1896.

38 *Ibid.*, 20 October 1897.

39 *Ibid.*, 11 November 1909.

40 *Ibid.*, 1 December 1917, p.2.



Figure 4: J.T. Collins, Blackwood cemetery, 1961.

Source: La Trobe Picture collection, State Library of Victoria, image jc001522



Figure 5: J.T. Collins, 'Little Doaty's Grave' in the Blackwood cemetery, 1961. Source: La Trobe Picture collection, State Library of Victoria jc00152

In 2011, a rotunda was built in the cemetery. The roof was constructed by Brian Moore with the timber structure being carried out by Mitch Jansen.⁴¹

Management of the Cemetery

The management of the Blackwood cemetery was vested in Trustees comprising a group of local men. The first Trustees appointed three days before the reservation of the cemetery site were: George Moore, David Grieve Stobie, Maurice Coleman Davies, John Bennett Garland and Thomas Toohey.⁴² By 1875, George Moore, Maurice Davies and Thomas Toohey had been replaced by John R. Hansen.⁴³ During these years, the Trustees were subject to criticism in the local press for not actioning improvements to the cemetery.⁴⁴ There was also disquiet about the apparent 'one-sided representation of inhabitants' of trustees.⁴⁵ The *Bacchus Marsh Express* went so far as to claim that:

Many persons are of the opinion that it is high time the Ballan Shire Council should be asked to convene a public meeting of the inhabitants of Blackwood to appoint additional trustees to the already existing trustees of the Blackwood Cemetery. Such a thing as a meeting of the present trustees is an unknown event, and they are a moribund institution, and do not represent the community as a whole.⁴⁶

Such community concern led to the appointment of new Trustees in 1890, comprising Michael Alexander Armstrong, John Barkla, Michael John Croker, Laurence Hayden and William Williams.⁴⁷ M.A. Armstrong was appointed secretary in early 1895.⁴⁸ He resigned from this position in 1896 as a result of relocating to Western Australia.⁴⁹ M.J. Croker was appointed in his place.⁵⁰ By 1898, Andrew

41 *Blackwood Times*, June-July 2011.

42 *Victoria Government Gazette*, 19 June 1860, p.1164.

43 *Ibid.*, 21 February 1873, p.367.

44 See for example, the *Bacchus Marsh Express*, 17 April 1869, p.3.

45 *Ibid.*, 25 July 1891.

46 *Ibid.*, 22 March 1890, p.7.

47 *Ibid.*, 21 June 1890.

48 *Ibid.*, 19 January 1895.

49 *Ibid.*, 11 January 1896.

50 *Ibid.*

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Buchanan had also been appointed as a trustee and he became Chairman.⁵¹ His tragic death soon after led to the appointment of Thomas Vigor.⁵² By 1909, Vigor was Chairman, with Croker continuing as Secretary. Other trustees were R. Cameron, Warren Williams, John Murphy and J.H. Terrill.⁵³

The trustees were responsible for appointing a sexton to manage the day to day operations of the cemetery. In 1870, the sexton was a Mr Matthews.⁵⁴ Graves were dug by a grave digger under instruction from the sexton. In 1877, the *Bacchus Marsh Express* reported on a terrible mishap by the sexton, resulting in an unfinished grave for a burial service:

On Saturday last died Mr. Godwin, sen., father of Mr. T. Godwin, of the Sultana hotel, Barry's Reef. ... On Saturday the order was given to the Sexton to have the grave dug six feet deep, and to be ready by 3 p.m. on Monday. On the arrival of the corpse at the cemetery on Monday it was found that the grave was then only being dug, and was only down 3 feet. The coffin had to be placed on one side until some of the friends of deceased dug the grave to its proper depth. This occupied two hours, during which time the clergyman and mourners and friends had to wait in the cemetery. This of course, has caused a feeling of great disgust amongst all ... In this case, and in two other similar ones that have occurred lately, it seems that the sexton has neglected to give notice in proper time to the grave digger. In the present case, though he received notification on Saturday he never informed the grave digger until late on Monday forenoon. The trustees will hold a meeting this week, and I am quite sure that they will take strong measures that such disgraceful proceedings shall not occur again.⁵⁵

The role of the sexton became redundant in the 20th century.

COMPARATIVE

The Blackwood Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire. The earliest is the old cemetery at Ballan, first reserved in 1851.⁵⁶ Historically, those most comparable with the Blackwood cemetery are other goldfields burial grounds. These cemeteries are laid out following common lineal plans separated into denominational sections. They are as follows:

- Greendale Cemetery: 5 acres were reserved on 6 March 1866.⁵⁷ This cemetery is also set on sloping land and includes a sexton's hut.
- Mt Egerton Cemetery: 3 acres were reserved in 1872.⁵⁸ The cemetery is well treed on sloping ground.
- Gordon Cemetery: 10 acres were reserved in 1867 although the first burial at the Pioneer Cemetery, Old Western Highway, Gordon, appears to date from 1859.⁵⁹ The irregularly-shaped reserve is the largest goldfields cemetery in the western region of the Moorabool Shire.
- Morrisons Cemetery: 5 acres was reserved on 15 March 1872.⁶⁰ The cemetery is rectangular in plan and is bordered by early mature pine trees. There appear to be fewer graves than at Blackwood.

51 *Victoria Government Gazette*, 4 February 1898, p.436.

52 *Ibid.*, 2 March 1900, p.826.

53 *Ibid.*, 16 April 1909, p.1971.

54 *Bacchus Marsh Express*, 17 December 1870.

55 *Ibid.*, 15 December 1877, p.3.

56 *Victoria Government Gazette*, 28 May 1851, p.572.

57 *Ibid.*, 6 March 1866, p.1715.

58 Parish of Bungal plan, 1967, VPRS 16171, PROV.

59 Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV & J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

60 *Victoria Government Gazette*, 15 March 1872, p.574.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Blackwood Mineral Springs

Place No. BLA16

ADDRESS: Caravan Park Road, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 1.1: Existing Natural Environment

Theme 4.2: Gold Mining

Theme 4.4: Water Supplies

Theme 8.5: Commemoration

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009-2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (rendered masonry walls to springs pavilions only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes two memorial Pine trees adjacent to bridge**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of non-highly reflective buildings and structures (no greater than 10 square metres and no higher than 3 metres above ground level); installation of seats, tables and barbeque structures, and works to the car park.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Blackwood Mineral Springs, Caravan Park Road, Blackwood, has significance as picturesque tourist destination from the second half of the 19th century. First discovered by Chinese fossickers sluicing the Lerderderg River in the mid 1850s, it appears to have been from 1867 when the quality and apparent medicinal advantages of the mineral water were officially recorded. Reserved from sale and mining from 1879, it was not until 1888 when the Ballan Shire Council was appointed a Committee of Management to care, improve and manage the site. From the 1880s, the mineral springs reserve became a valued asset in the Blackwood district, particularly during the years when gold mining was in decline and tourism provided opportunities to help sustain the once prosperous mining townships. Set on the northern and southern banks of the Lerderderg River, the mineral springs reserve is especially characterised by the octagonal pavilions housing the mineral springs

outlets (the rendered masonry walls and pits in the pavilions having been constructed in 1890), connecting bridge built in 1967 (having replaced a picturesque timber swing bridge erected in 1912), random stone retaining wall on the north river bank (built in 1939), and two mature Pine trees flanking the southern entrance to the bridge, being the surviving remnants of a World War One Avenue of Honour planted in 1919. The octagonal pavilions replaced the original pavilions between 1975 and 1980 – the original structures having been constructed in 1891 on the north side of the river and in 1914 on the south side respectively.

How is it significant?

The Blackwood Mineral Springs is historically, socially, scientifically and aesthetically significant at a LOCAL level.

Why is it significant?

The Blackwood Mineral Springs is of historical significance as an expression of 19th and early 20th century nature and health tourism that became popular from the 1880s when the once prosperous gold mining townships in the district were in decline (Criteria A & H). The composition of the mineral water was considered to be equal to Apollinaris water in Germany, specially recommended for ‘dyspeptic, gouty and rheumatic subjects’ and which was ‘largely used in Melbourne.’ The mineral water at Blackwood was claimed to ‘perfectly restore’ invalids and others suffering from illness. A crude outlet for mineral water was provided on the north side of the Lerderderg River bank, with a second outlet following on the southern bank. First reserved from sale and mining from 1879, the mineral springs reserve was cared for, improved and managed by the Ballan Shire Council as a Committee of Management from 1888. In subsequent years, the Committee was responsible for a numerous improvements to the mineral springs reserve: in the creation of better access, construction of bridges (the first timber bridge having been built in 1889, with a timber suspension bridge erected in 1912, being replaced with the existing concrete bridge in 1967), building of rendered masonry walls and pits to the water outlets in 1890 (the work being carried out by James Wyatt, well-respected local stonemason and bricklayer), construction of two pavilions to accommodate the water outlets in 1891 (north pavilion) and 1914 (south pavilion) (both of which were replaced with similarly-designed structures between 1975 and 1980), planting of an Avenue of Honour of 80 pine trees in 1919 by K. Matheson and T. Vigor, building of a random stone retaining wall on the north bank of the river in 1939, as well as several other works and landscape treatments in the 20th century.

The Blackwood Mineral Springs is socially significant to the local community of Blackwood and more broadly, across Victoria, as a popular tourist destination and source of mineral water for public use (Criterion G). The mineral springs reserve has been a location for recreation and contemplation since the second half of the 19th century, while the Avenue of Honour, planted in 1919, was a place of commemoration of the local soldiers who fought and died in World War One.

The Blackwood Mineral Springs has scientific significance for the geology associated with the mineral springs, providing a unique chemical composition that from the 19th century was considered to assist in remedying illness (Criterion F).

The Blackwood Mineral Springs is aesthetically significant for its picturesque natural bushland setting in the Lerderderg River valley that has conformed in part to 19th and 20th century development in the existing roads and car parks, mineral springs pavilions, bridge, stone retaining wall on the northern river bank, and in the exotic plantings most notably (and symbolically) identified in the two mature Pine trees at the entrance to the southern end of the bridge (Criteria D & E). These trees are the remnant of the Avenue of Honour.

SIGNIFICANCE OF COMPONENTS

Contributory Significance

The following fabric is considered to contributory to the significance of the Mineral Springs site:

- Rendered masonry walls and pits forming outlets to the mineral water on the north and south banks of the Lerderderg River.
- Octagonal pavilions housing the mineral spring outlets (albeit having been reconstructed as a contemporary interpretation of the original timber pavilions).
- Concrete bridge.
- Random stone retaining wall on the north bank of the Lerderderg River.
- Two mature Pine trees adjacent to the southern access to the bridge, representing the only surviving remnants of the World War One Avenue of Honour.
- Stone paving pathway on the north side of the river.
- Circular stone paving on the south side of the river.
- Interpretive plaques throughout the site.

Non-Contributory Significance

The following fabric has been introduced in more recent times and is not considered to contribute to the significance of the Mineral Springs site:

- Picnic shelters on the southern bank of the river.
- Amenities block on the southern bank of the river.
- Car park, fixed seats, fixed tables, rubbish bins.

Heritage Overlay Map

It is recommended that the heritage overlay is confined the area shown by the red boundaries in the following aerial image:



Source of aerial image: Moorabool Shire.

DESCRIPTION:

The Blackwood Mineral Springs reserve, Caravan Park Road, Blackwood, is situated on the northern and southern banks of the Lerderderg River, in the valley between the former goldfields settlements of Golden Point and Red Hill. It comprises a portion of a 5 hectare mineral springs and tourist camp reserve (the bulk of the reserve taking in the neighbouring caravan park). The northern portion of the reserve is steeply sloping and dominated by a native bushland setting with walking tracks. On the southern bank of the river is a flat and well-treed area with native and exotic trees set amongst open grassed areas immediately adjacent the river bank. A curving gravelled road and a car park characterise the central part of the southern reserved portion, which is bound on the south side by a steeply sloping embankment dominated by native and some exotic trees.

The Mineral Springs reserve is especially characterised by two pavilions on both sides of the river banks within which are mineral springs outlets (Photos 1-4). They have polygonal galvanised corrugated steel roofs crowned by timber finials. Both pavilions are supported by introduced square timber posts with capped timber balustrades having diagonal timber bracing. Timber lattice valances provide the limited ornamentation to the pavilions. These timber structures have replaced the original pavilions in these locations. Of particular interest is the surviving early rendered masonry fabric: the north pavilion having a north wall with a blind arcade, the central blind arch featuring the mineral springs outlet, below which is a pit and drainage outlet. The south pavilion is more rudimentary, having a rendered base wall at the south end and a drainage pit within which is a springs outlet. Both pavilions have random stone floor paving that appears to have been introduced in the 20th century. The timber seating in the north pavilion has replaced original seating of identical design and construction, while the masonry ledge forming a border in the south pavilion appears to have been introduced in more recent times.

Access to the north pavilion from the car park located on the southern river bank is by a later 20th century concrete footprint supported by tapered concrete piles (Photo 5). The bridge has capped steel balustrades. Random stone paving forms a pathway to the north pavilion from the bridge. The northern river bank has random stone retaining wall (Photo 6). On the south side of the river is a circular paved area of random stone (Photo 9). Flanking this paved area leading to the bridge are two memorial Pine trees, being the only surviving trees planted as part of the Avenue of Honour in 1919 (Photo 7).

The mineral springs reserve also has other introduced structures. In open grassed areas on the southern side of the river are polygonal and gabled post-supported shelters (Photo 10), the design and construction drawing from the designs of the mineral springs pavilions. There is also a gabled amenities block towards the western end. Other structures include fixed timber tables and seats, interpretive plaques on stands and rocks, and timber retaining walls below the steeply-sloping embankment forming the southern boundary (Photo 8).



Photo 1: North pavilion, 2014.



Photo 2: North Pavilion, 2014, showing the rendered masonry wall with water outlet.

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Photo 3: South pavilion, 2014.



Photo 4: South pavilion showing water outlet pit, 2014.



Photo 5: Concrete bridge spanning the Lerderderg River, 2014.



Photo 6: Random stone retaining wall forming the north bank of the Lerderderg River, 2014.



Photo 7: Two mature Pine trees near the southern entry to the bridge, forming the remnants of the Avenue of Honour, 2009.



Photo 8: View of southern boundary of the mineral springs reserve, showing retaining walls at the base of the embankment, and the mixture of exotic and native trees, 2014.



Photo 9: Introduced circular paving adjacent to the memorial Pine trees, 2014.



Photo 10: Introduced shelters and amenities block, 2014.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including

1 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn.

5 *The Argus* 30 July 1855, p.6.

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*, p.15.

10 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Blackwood Mineral Springs

Goldmining & Early Discovery

It was in 1854 when gold was discovered at Jackson's Gully nearby the mineral springs reserve.¹² Miners soon descended on Blackwood and set up mining on and near the Lerderderg River. The Great Extended and Early Bird Mines were established on the southern side of the river between Red Hill and Golden Point, with the Golden Point Company working the reefs in 1859 and the Caledonian Company in 1861.¹³

By 1860, the flat area of ground beside the Lerderderg River (and now comprising the Mineral Springs Reserve) was known as the Tipperary Flat Diggings. (Figure 1). Located between Golden Point and Red Hill, Chinese miners, while sluicing the Lederderg River, are said to have discovered the presence of mineral water at this location.¹⁴ Seven years later in 1867, the mineral water at Blackwood appears to have been officially tested by a Mr Newbery for the first time.¹⁵ The spring on the northern side of the river was the first to be developed.

11 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

12 M. Hitchcock, Interpretive panel at the Mineral Springs.

13 'MS64 Blackwood Mineral Springs', geological survey report, n.d. at <http://mineralwater.vic.gov.au>. By 1896 the reefs were worked by the Rip Van Winkle Company.

14 J.F. Rayner, 'Notes on the Blackwood Mineral Springs', 1975, Blackwood & District Historical Society.

15 See 'MS64', op.cit., which gives a table of official recordings of the water at the mineral springs, beginning in 1867.

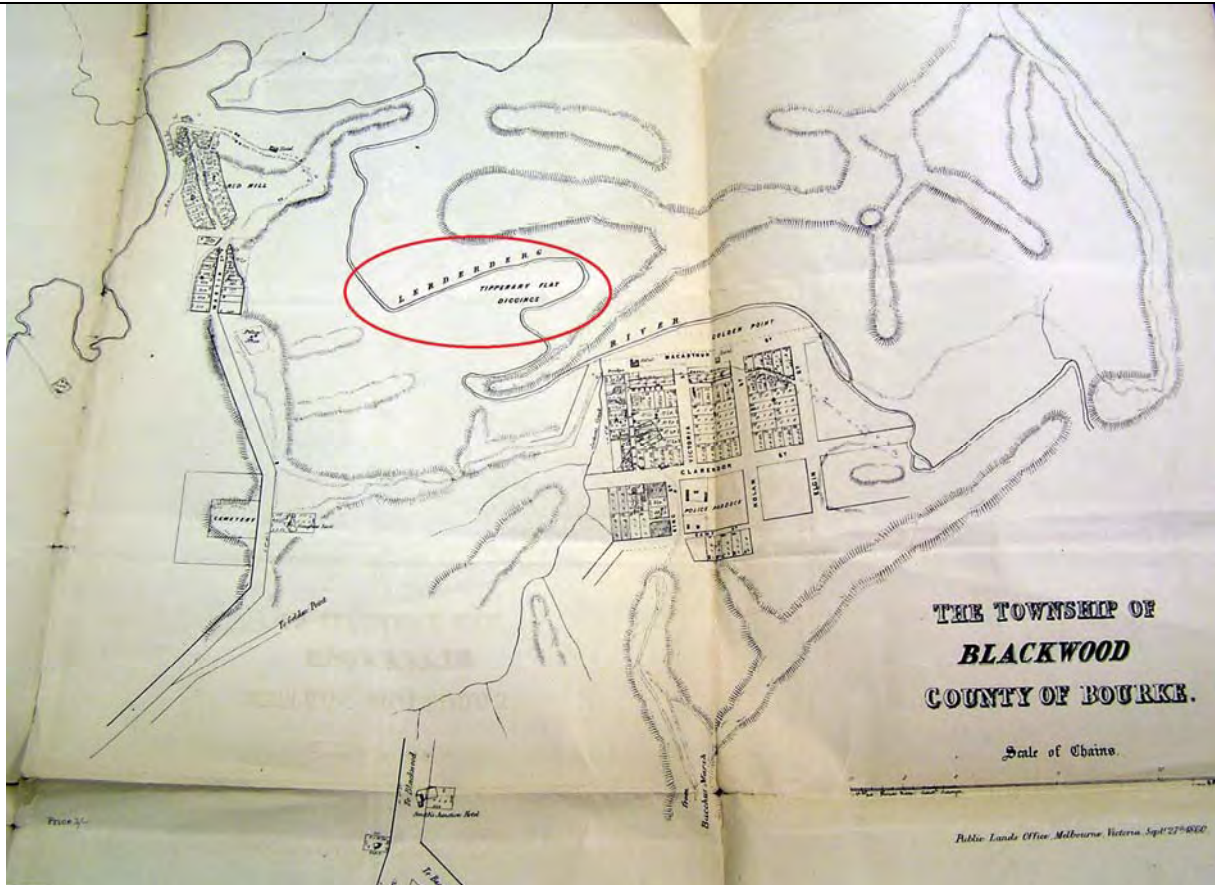


Figure 1: T. Nixon, Assistant Surveyor, The Township of Blackwood, 27 September 1860. The rough location of the mineral springs is shown in the red circled area at the Tipperary Flat Diggings. The main township (Golden Point) is shown on the right and Red Hill in the top left. Source: VPRS 440 Unit 204, PROV.

The importance of the mineral springs for medicinal and recreational/tourism purposes, and particularly the mineral springs at Blackwood, was brought to public attention in *The Express* newspaper in late 1860s or early 1870s by the Roman Catholic administrator, the Rev. Dr. J.J. Bleasdale, D.D.¹⁶ The mineral water was considered to be equal to Apollinaris water in Germany, which in 1891 was described as ‘the queen of table waters, and is specially recommended for dyspeptic, gouty, and rheumatic subjects’¹⁷ and which was ‘largely used in Melbourne.’¹⁸

Land Reservations & Management

Several years late in November 1879, one acre of land on the north side of the Lerderderg River was temporarily withheld from sale, leasing and licensing as a mineral springs reserve (Figure 2).¹⁹ However, the bed of the river and the river banks continued to be worked by subsistence Chinese fossickers as late as 1887, causing concern with Mr Fredrick Dunn, Acting Government Analyst, who declared that as a consequence the mineral springs stood ‘in danger of being injured.’²⁰

¹⁶ *Bacchus Marsh Express*, 13 November 1869, p.4 & 21 April 1888.

¹⁷ *Ibid.*, 14 February 1891.

¹⁸ ‘MS64’, op.cit.

¹⁹ *Victoria Government Gazette*, 14 November 1879, p.2680.

²⁰ ‘MS64’, op.cit.

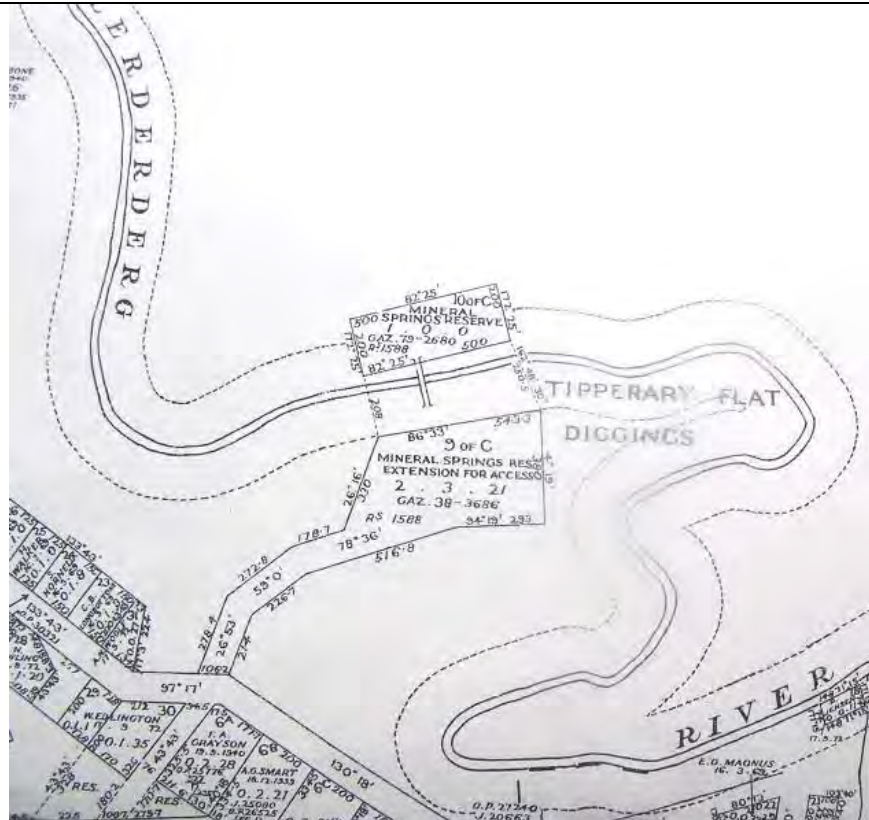


Figure 2: Parish Plan of Blackwood, sheet 4, 1941, showing the location of the mineral springs reserve. The one acre reservation on the north side of the river was the first area to be reserved. Source: PROV.

Consequently in 1888, the Ballan Shire Council was appointed a Committee of Management for the mineral springs reserve.²¹ This arrangement continued until 1920.²² During these years, the Committee struggled to gain funds for necessary improvements in the reserve. Six 'collectors' were appointed in 1890 to raise funds. The mixed successful of this campaign was lamented by the Blackwood correspondent in the *Bacchus Marsh Express*:

No person not residing in Blackwood can have any idea of the up hill work collectors have to contend with, as the population is so scattered over such a large area that no one cares about supporting any central movement except it is within their own particular dominion. Some want to know what is to be done with the money, and others want to know what has come over that already collected. Well, the most of the money collected, and that handed to the treasurer, is safe in the National Bank, and the only thing wrong in money matters is that there is not much money to bank.²³

In 1891 and 1892, concerts and balls were held at the Blackwood Mechanics' Institute in aid of the mineral springs.²⁴ The decline in the population in Blackwood in the early 20th century brought with it further challenges, with applications for funding to the Lands Department and within the Ballan Shire Council often sought.²⁵

²¹ *Victoria Government Gazette*, 6 July 1888, p.2250. The Committee comprised eight members. See *Bacchus Marsh Express*, 7 June 1890.

²² Rayner, op.cit.

²³ *Bacchus Marsh Express*, 7 Jun 1890.

²⁴ *Ibid.*, & March 1891 & 2 January 1892.

²⁵ *Ibid.*, 11 March & 10 June 1911.

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PLACE NAME: Blackwood Mineral Springs

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ADDRESS: Caravan Park Road, Blackwood

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In December 1920, the Ballan Shire Council relinquished the management of the mineral springs reserve to E.Terrill, G.K. Matheson, M. Williamson, F. Livy and W. Hayden, who were appointed Trustees by the Lands Department.²⁶

In 1933, the reserve was officially extended by 2¾ acres to include an entrance and Avenue of Honour.²⁷ The following year, 1934, a new Committee of Management was appointed. E. Terrill and G.K. Matheson continued as Trustees and they were joined by Cr Morgan, M. Richards and H. Cann.²⁸ In 1949, W. Matheson was appointed a Trustee.

On 24 April 1944, the Shaw family gifted an area of 1.5 acres comprising Shaw's Lake and its immediate surroundings, as a reserve for public purposes.²⁹ The lake had been formed as a large dam by Richard Shaw Snr and his son for holding water for their gold mining operations. It was later stocked with fish and used as a swimming pool by tourists.³⁰

The reservation of land for the mineral springs was further extended in 1948, taking in the area known as the caravan park (the park being laid out by the Public Works Department in 1955).³¹ In 1949, the first regulations for the reserve were approved and gazetted.³² The 17 regulations governed opening times, standards, and activities, including the prohibition of betting 'publicly' and sticking balls and cutting names, damaging or injuring 'the buildings, gates, fences, seats or trees in the Reserves.'³³

26 Rayner, *op.cit.*

27 *Ibid.*

28 *Ibid.*

29 *Ibid.* & 'The Blackwood Recorder', magazine of the Blackwood & District Historical Society, September 1990.

30 Rayner, *op.cit.* & Buckingham & Hitchcock, *op.cit.*

31 Rayner, *op.cit.*

32 *Victoria Government Gazette*, 21 July 1949, pp.5087-5088.

33 *Ibid.*

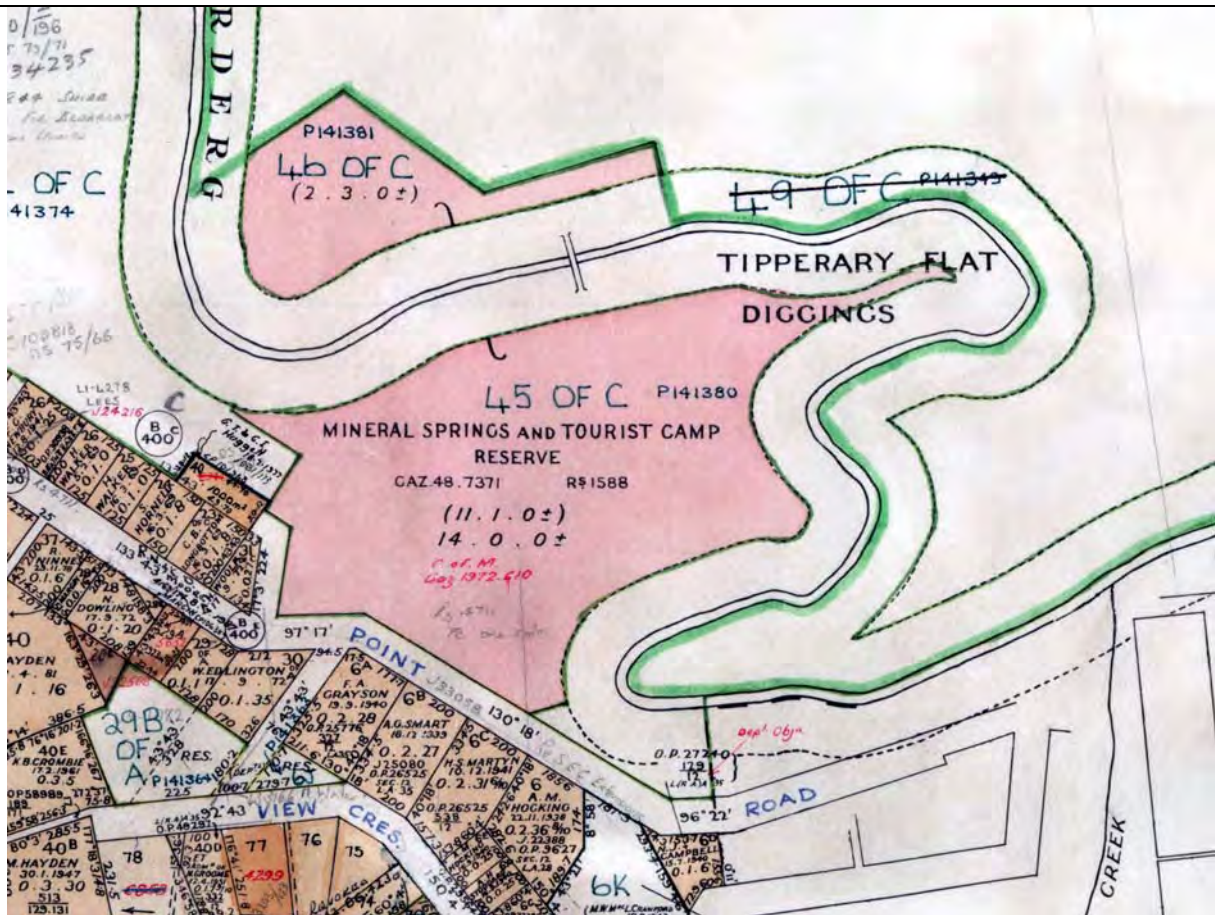


Figure 3: Parish Plan of Blackwood, sheet 4, 1963, the increased area for the mineral springs reserve and tourist camp (caravan park). Source: VPRS 16171, PROV.

In 1974, the administration of the mineral springs reserve was taken over by a Committee of Management of 15 people appointed by the Minister of Lands.³⁴ This Committee was also responsible for the management of the Public Hall (former Mechanics' Institute), Recreation Ground and the swimming pool).

Thirty years later on 30 July 2004, the Blackwood Mineral Spring Reserve was officially opened by the Hon. John Brumby, Minister for State and Regional Development.³⁵

Developments at the Mineral Springs

Roads and Bridges

In April 1888, Joseph Rowan, warden's clerk, favourably reported on his visit to the Blackwood mineral springs. It was considered to be a popular tourist attraction.³⁶ Thwarting its further development and the anticipated progress of Blackwood as a tourist destination was access to the mineral springs reserve. The difficulty in reaching the springs was outlined in the *Bacchus Marsh Express*:

The spring is situated midway between Red Hill and Golden point, and is on the opposite side from the township and to get to it one has to make a long journey by the old Kyneton bridge below Red Hill, and then scramble down the side of the main creek to get to the spring; or otherwise cross over the Gisborne road bridge, below Golden Point, and then climb hills and perform other pedestrian

34 Ibid.

35 Interpretive plaque, mineral springs.

36 *Bacchus Marsh Express*, 21 April 1888.

feats to get to the said spring. There used to be a fairly practical road to the spring by passing over a footbridge by Jensen's store at Golden Point, which did duty for a quarter of a centre, but about three years ago a flood washed the bridge way, and although a petition was presented to the Ballan Shire Council to have the bridge renewed.³⁷

Such public condemnation of the difficult access to the mineral springs appears to have led the Ballan Shire Council to fund a new bridge. In November 1888, a tender was called by a footbridge and approaches at the mineral springs.³⁸ The contract was let to George Williams.³⁹ Delays ensued but the timber bridge was erected in 1889 with progress reported in the *Bacchus Marsh Express*:

A force of seven persons were busy during last week, and by their united labour with the aid of a horse, the foundations, or the four piers, were put in their places, and on them the bridge will be erected. The bridge will only be a footbridge, three feet in the clear, and a hundred and forty-five feet long.⁴⁰



Figure 4: Northern portion of the early timber bridge (built 1889 and repaired on several occasions) and the pavilion (built 1891) on the north side of the Lerderderg River, n.d., c.1900. Source: Blackwood & District Historical Society.

37 *Ibid.*

38 *Ibid.*, 3 November 1888.

39 *Ibid.*, 29 December 1888.

40 *Ibid.*, 2 March 1889.

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Although the new bridge provided easy access between the northern and southern river banks, the track to the reserve from the main road remained in a 'miserable state' in 1891.⁴¹ It was described as a 'gutter' and the Council was called upon to make improvements. Further improvements were called after the 'foot track' and 'hand railing' opposite the mineral spring were washed away in 1895.⁴²

The flood of 1895 caused damaged to the bridge and it was repaired at this time by Peter Duncan at a cost of £8.⁴³ By late 1904, both the road to the mineral springs and the bridge at the springs were 'in a very bad state' and it had been anticipated that the necessary repairs were made before the summer holidays.⁴⁴ Little repairs appear to have been carried on the bridge in the following years, as in 1907 local residents still called attention to its 'bad state'.⁴⁵ This bridge appears to be shown in Figure 4, being a narrow footbridge of log construction supported by braced log piles. The bridge was washed away when the dam burst at the Simmons Reef Reservoir in 1908.⁴⁶ William Gribble was reported to have erected a temporary bridge in September of 1909.⁴⁷

In 1912, Messrs Ford and McCusker were commissioned to construct a suspension foot bridge at the mineral springs (Figures 4-5).⁴⁸ From this time, the bridge became a tourist attraction, featuring in a number of picturesque photographs of the mineral springs reserve. In 1967, the swing bridge was replaced with the existing concrete structure (Figure 6), with the Mineral Springs Trustees contributing \$1,467 towards the cost.⁴⁹



Figure 5: Suspension bridge with northern pavilion in the background, c.1930s.

Source: Blackwood & District Historical Society.



Figure 6: Suspension bridge with northern pavilion in the background, c.1930s.

Source: Blackwood & District Historical Society.

Better access from Golden Point Road was proposed in 1939. A thoroughfare was to wind downwards to the river valley, terminating with circular parking area adjacent to a picnic ground at the mineral springs (see Figure 17).

41 *Ibid.*, 27 June 1891.

42 *Ibid.*, 14 December 1895.

43 *Ibid.*, 2 & 9 March 1895.

44 *Ibid.*, 24 December 1904.

45 *Ibid.*, January & 7 December 1907.

46 'The Blackwood Recorder', September 19990.

47 *Bacchus Marsh Express*, 11 September 1909.

48 *Ibid.*, 24 February 1912.

49 Rayner, op.cit.



Figure 7: Concrete footbridge, 1977.

Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc001536

Early Improvements to the Mineral Springs

Brick and Render Facings to Springs

While the mineral springs were becoming a tourist attraction in the late 19th century, the condition of the mineral spring outlets were poor and apart from the damaged foot bridge, there appears to have been little infrastructure. In June 1890, the *Bacchus Marsh Express* bemoaned the bad state of the mineral springs outlet:

... I think the most important thing to be done first is to improve the miserable outlet at the mouth of the spring. Where the water issues from the rock there is an uncouth clay bank, about six feet above the temporary bit of pipe that just serves one to fill a bottle of the delightful water, but the pipe is so temporarily fixed that it only wants an accidental touch and down it falls, and before you could get another drop of water in your bottle you must get a batch of mud to refix your pipe or go without your bottle of water. If a proper face at the spring was made, and a brick or stone wall built with cement and a proper pipe built in leading from the water coring cut of the rock to where it comes out now, this job of itself would be an inviting sight at the spring in contrast to the dismal and dirty condition of the outlet at the present time.⁵⁰

The following year, 1891, the local stonemason and bricklayer, James Wyatt, was engaged to carry out improvements at the springs, including the bricking and cementing of the mineral springs face.⁵¹ Completed by mid February 1891, the works received a favourable response:

The work at the Mineral Spring which has been going on for the last fortnight was finished on Friday last, and reflects great credit on Mr. Wyatt, who carried out the work. To get a better supply of water the face of the spring had to be dug out to the extent of five feet, and then bricked and cemented up to the height of twelve feet, and nine feet wide, while in the centre of the face is an arch in which a pipe is fixed from which the water runs. On both sides are small arches for standing glasses, bottles, &c., on; while both sides are stoned and cemented. The next work to be undertaken is to build a summer house, which will be gone on with at once, and I have no doubt that, when finished, the spring will be as valuable as the famous Hepburn springs of Daylesford.⁵²

50 *Bacchus Marsh Express*, 7 June 1890.

51 *Ibid.*, 24 January 1891, p.7.

52 *Ibid.*, 14 February 1891, p.7.

Pavilions

With the brick and cement facings completed, the local carpenter, Andrew Buchanan, was commissioned to construct a pavilion at the spring on the north side of the river at a cost of £15, being:

... twenty feet in diameter, roof to be eight-sided, and supported on eight posts 4 x inches, fixed in the ground. Owing to the steepness of the side of the hill at the spring, the roof of the shed will abut on the hill, and the front portion will be fourteen feet to the eaves. No ornamental lattice or covering of any kind to be at the side or front openings.⁵³

The work was completed in November 1891 and it was hoped that 'visitors will reap the benefit.'⁵⁴ The structure had been designed with an octagonal roof surmounted by a timber finial (Figures 4, 7-8). Timber lattice was confined to a valance immediately below the roofline. Repairs were made to the pavilion in early 1920.⁵⁵ In 1914, a second pavilion was constructed on the south side of the river by A. Gann and L. Turner to a similar octagonal layout and design as the original pavilion (Figure 9).⁵⁶ Timber lattice appears to have been part of the design as screening on the west and south sides. This pavilion was rebuilt in 1975 and the original pavilion on the north side of the river was rebuilt by 1980.⁵⁷



Figure 8: North pavilion, n.d. [c.1930s].
Source: Blackwood & District Historical Society.



Figure 9: North pavilion, c.1937.
Source: Blackwood & District Historical Society.

53 *Ibid.*, 28 March 1891.

54 *Ibid.*, 28 November 1891.

55 Rayner, *op.cit.*

56 *Ibid.*

57 *Ibid.* & Buckingham & Hitchcock, *op.cit.*, p.50.



Figure 10: South pavilion, 1930. Source: Wally Sweet, Blackwood & District Historical Society.

Landscaping and Avenue of Honour

As early as 1888, the Rector of the All Saint's Anglican Church, J.A. White, proclaimed the health benefits of the mineral springs, claiming that he had brought 'a sick family in search of health' and 'through the blessing of God' there became 'perfectly restored.'⁵⁸ He anticipated that the mineral springs – with a proposed Spa and Sanatorium laid out in spacious grounds – would 'become the leading resort in Australia for invalids, seekers of rest, and possibly for holiday excursionists.'⁵⁹ In particular, White proposed that the mineral springs reserve be completely transformed and that steps were taken:

... to lay out a landscape plan of the levels, with flower beds, arbours, grottos, and an aquarium; to impound the waters of the Lerderderg by weirs for boating purposes; to terrace the hillsides and gullies on the north side of the river, with walks at the more picturesque spots and prospects; and generally make it, what it is in fact, one of the finest and healthiest places in Australia.⁶⁰

Such visionary enthusiasm was only to be partly realised, and in a manner that principally retained the natural bushland setting.

In 1919, the mineral springs reserve was graded and formed, and 80 pine trees were planted by W. and K. Matheson and T. Vigor in honour of the local soldiers who fought in World War One.⁶¹ The cost of this commemorative initiative was £330 and a further £100 was spent on the Avenue of Honour that led to the swing bridge on the southern bank of the river (Figures 10-11).⁶² With only two memorial trees surviving by the turn of the 21st century, Chinese Elms were planted as replacements.⁶³

58 J.A. White, *Bacchus Marsh Express*, 26 May 1888.

59 *Ibid.*

60 *Ibid.*

61 Rayner, op.cit.

62 *Ibid.*

63 Hitchcock, interpretive plaque, mineral springs.



Figure 11: Avenue of Honour at the mineral springs, n.d. [c.1930]. Source: Blackwood & District Historical Society.



Figure 12: Avenue of Honour at the mineral springs, n.d. c.1950]. Source: Blackwood & District Historical Society.

In c.1920, a working bee was held to level an area below the southern embankment, forming a parking area.⁶⁴ It was also at this time when W. Gribble and W. Matheson planted willow cuttings beside the toilet block.⁶⁵ Other works that were carried out included the construction of stone walls along the northern river bank in 1939 (Figure 12).⁶⁶

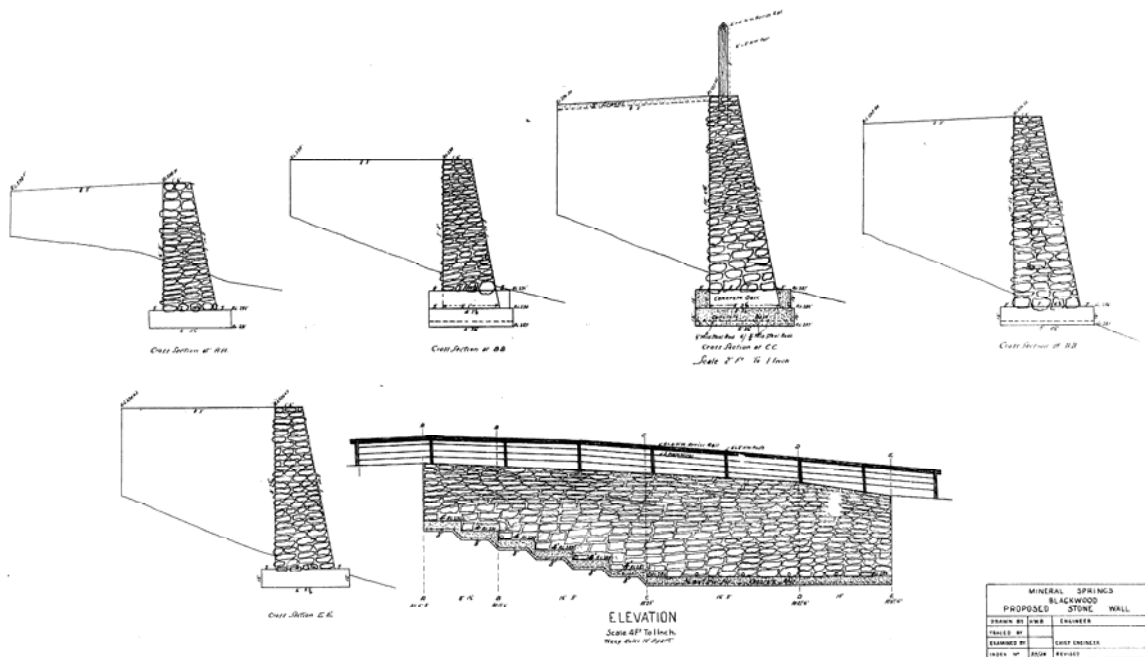


Figure 13: Mineral Springs Blackwood: Proposed Stone Wall, n.d. [1939]. Source: Building Services Agency 39/28, PROV.

64 Rayner, op.cit.

65 Ibid.

66 Building Services Agency drawing of proposed stone wall, n.c. [1939], 39/28, PROV.

Other Developments

A toilet block was constructed at the mineral springs reserve before 1920. It was replaced in the late 1930s which in turn was removed and replaced with the existing amenities block in more recent times.⁶⁷ Other improvements that were made during the interwar years included the erection of an entranceway (comprising tapered piers with a bevelled timber beam at the top) flanking by post and rail fencing (Figure 13-14), and the construction of a gabled kiosk adjacent to the entranceway outside the reserve (Figures 15-16). A site plan of the mineral springs site was made in 1939. In addition to the new road to the mineral springs, a tennis court, stone shelter shed and a dry stone wall beyond the southern river bank were proposed (Figure 17) but were not realised. In 1944, the reserve was extended to include Shaw's Lake that was used by tourists for fishing and swimming.⁶⁸ Dressing sheds and a diving platform and springboard were soon erected to provide facilities for tourists (Figure 18).⁶⁹



Figure 14: Entrance way at the mineral springs, . Source: Blackwood & District Historical Society.



Figure 15: Avenue of Honour at the mineral springs, n.d. c.1950]. Source: Blackwood & District Historical Society.



Figure 16: Kiosk and drive to entrance way (in background), c.1930. Source: Blackwood & District Historical Society.

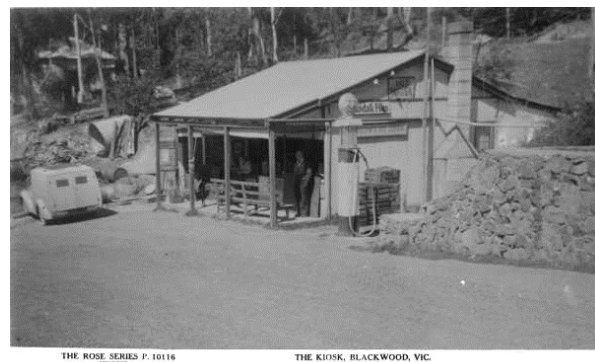


Figure 17: Mineral Springs kiosk, c.1940-60 Source: La Trobe Picture collection, State Library of Victoria, image rg006598.

67 Rayner, op.cit.

68 Ibid., 'Blackwood Recorder', September 1990 & Buckingham & Hitchcock, op.cit., pp.58-59.

69 Ibid. According to Rayner, op.cit., the dressing sheds were destroyed by fire in 1952.

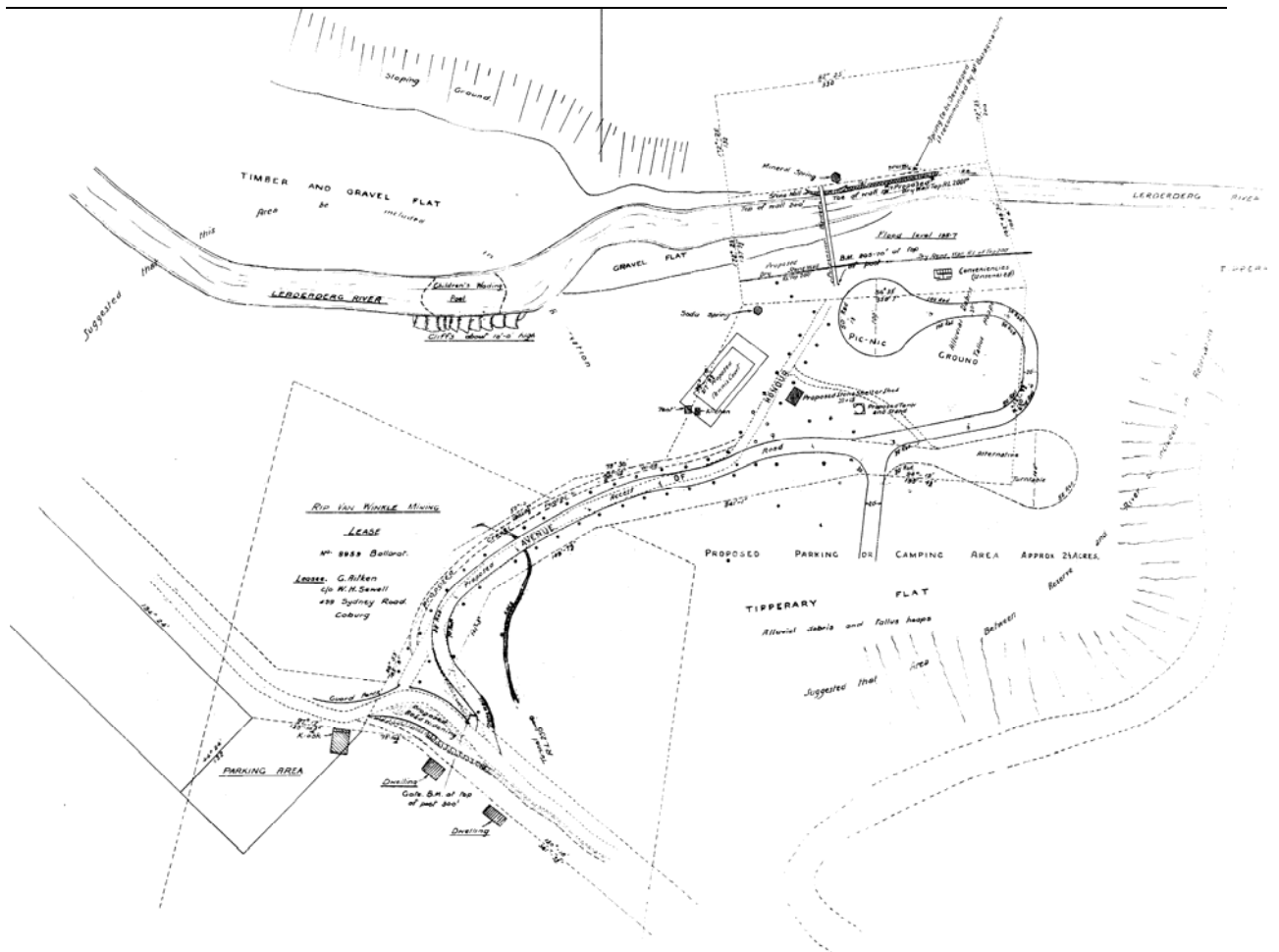


Figure 18: Blackwood Mineral Springs Contour Plan, n.d. [1939].

Source: Building Services Agency 39/16, PROV.



Figure 19: Shaw's Lake showing the diving platform and springboard.

Source: La Trobe Picture collection, State Library of Victoria image rg007727.

After World War Two from 1945, the area now comprising the caravan park below the entrance to the Rip Van Winkle tunnel was levelled, removing the labyrinth of tail races and mullock heaps.⁷⁰ Ten years later in 1955, the caravan park to the south-east of the mineral springs was laid out by the Public Works

⁷⁰

Ibid.

Department at a cost of £3,500 (Figure 19).⁷¹ An amenities block was constructed as part of the park development.



Figure 20: South pavilion, 1930. Source: Wally Sweet, Blackwood & District Historical Society.

In 1977, the early kiosk was replaced with a caretaker's residence and kiosk built of logs.⁷² A full time caretaker had been employed by the Committee of Management from c.1968, when he and his wife residence in a private caravan on site for the first 18 months.⁷³

A new playground was erected in the mineral springs reserve in 2008.⁷⁴ Two years later in 2010, the Committee of Management was awarded a \$90,000 grant from the Victorian Mineral Waters Committee for works on the buildings and grounds.⁷⁵ It was to be spent over 6 years. Works completed by the grant in the following year included the construction of a new office and toilet block, resurfacing of ground and the clearing of dead trees.⁷⁶

The Mineral Springs and Tourism

As early as 1869, the minerals springs in the Moorabool Shire were heralded as having the potential for tourism as 'invalids from all parts will resort to them.'⁷⁷ However, it was particularly from the 1880s that it had become a tourist destination. In 1888, the *Bacchus Marsh Express* reported that 'at the holiday times many visitors pay a visit to the spring, and drink of its very cool and refreshing water.'⁷⁸ The further potential for the springs to become a tourist destination was outlined by the Secretary of the Department of Mines and Water Supply a year later:

The great elevation of Blackwood above sea level, its comparative proximity to the metropolis of the colony, its rugged mountain scenery and crisp, bracing atmosphere, combine to render it one of our finest health resorts; and it only needs the preservation of this splendid mineral spring, and the improvement of its surroundings, to ensure for the locality a greater share of attention from invalids and tourists than hitherto received.⁷⁹

71 Ibid.

72 Buckingham & Hitchcock, *op.cit.*, p.51.

73 Rayner, *op.cit.*

74 *Blackwood News*, August-September 2008, p.7.

75 *Ibid.*, April-May 2010.

76 *Ibid.*, October-November 2011.

77 *Bacchus Marsh Express*, 13 November 1869.

78 *Ibid.*, 21 April 1888.

79 'MS64', *op.cit.*

The mineral springs were also featured in a pamphlet by Mr Ludwig Bruck, medical publisher of Sydney in 1891, who gave an account of the Victorian mineral waters at Hepburn, Daylesford, Ballan, Coimadai and Blackwood.⁸⁰ Such positive and widespread reports increased the patronage of the mineral springs over the Christmas holiday of 1892, with more visitors to the mineral springs 'than at any period of Blackwood's history.'⁸¹

In 1925, in its series 'Where to Spend a Holiday', *The Argus* included the mineral springs in passing:

Between Daylesford and Ballan is Blackwood, once famous as a mining centre. It is now noted for its mineral springs.⁸²

The acquisition of Shaw's Lake in 1944 increased the recreational experiences for visitors to the springs. After World War Two in 1946, the Blackwood Progress Association advertised the mineral springs as a holiday destination, describing the mineral springs as being 54 miles Melbourne, 'beautiful scenic walks, fishing, swimming, tennis, dances' and the secretary of the Progress Association could assist with accommodation.⁸³ The opening of the caravan park in 1955 gave greater opportunities for the visitor experience to the mineral springs.

COMPARATIVE

Other Mineral Springs in the Moorabool Shire

In addition to the mineral springs at Blackwood, there are at least another five mineral springs sites in the Moorabool Shire. These other sites are as follows:

- **Ballan:**⁸⁴ The Ballan Springs, approximately 5 km west of the Ballan Post Office, were initially noted in 1855 but not officially recorded by the Government Analyst, Cosmos Newbery until 1867. In 1891, the Ballan spring was described as providing a natural soda water 'similar in composition to the Salzbrunn spa in Silesia.' The Gunsser family of Ballan used the springs from around 1909 for soft drink bottling and it continued to be used for this purpose intermittently until 1923. It was not until 1935 when the Ballan mineral springs were reserved. The spring has a concrete based in the bed of the creek with a flanking random stone base wall, possibly built in the 1930s. The spring outlet has been introduced, comprising a stainless fitting mounted on a stone base. An introduced ramped timber deck provides access to the outlet. The infrastructure at Blackwood is therefore earlier and more intact and extensive than at Ballan.
- **Coimadai:**⁸⁵ The several mineral springs in the local creek formed the basis of a business established by a Mr David Dale Bower in 1869. Compared to the water at Wildengen, Germany for its large quantities of salt and magnesia, soon Bower erected a brick bottling house as part of the operations carried out by the Coimadai Water Company. A well had been sunk and closely bricked up near the surface from which the mineral water was taken. While a spa house

80 *Bacchus Marsh Express*, 14 February 1891.

81 *Ibid.*, 16 January 1892.

82 *The Argus*, 27 November 1925, p.8.

83 *Ibid.*, 6 July 1946, p.42.

84 E. Nathan, *Lost Waters: A History of a Troubled Catchment*, Melbourne University Press, Carlton, 20078, p.132, 'MS 103 Ballan (Shaws) Mineral Springs', geological survey report, n.d. at <http://www.mineralwater.vic.gov.au>, *Bacchus Marsh Express*, 14 February 1891, List of Significant Geological Sites in the Moorabool Shire, provided by Dr Susan White, Heritage Committee of the Geological Society of Australia (Victorian Division), December 2009.

85 *Bacchus Marsh Express*, 6 February & 22 May 1869, p.3, 14 February 1891 & *Sunshine Advocate*, 15 October 1927, p.1.

was proposed in 1927 for the 'provision for the supply of curative waters', together with accommodation for patients, it seems that this development did not eventuate. It is not known whether any infrastructure associated with Bower's bottling operations survive at the Coimadai springs.

- **Korweinguboorra:**⁸⁶ The Gunsser family sourced a number of mineral springs in the Korweinguboorra area from 1870 until 1910 as part of their water bottling operations. A factory was established near one of the springs, 60 m east of the eastern branch of the Moorabool River. From 1904, carbon dioxide was extracted and used in the production of bottling mineral water and making soft drinks. Only the cellar of the Gunsser family's bottling plant survives today, possibly with other archaeological remnants.
- **Spargo Creek:**⁸⁷ The Spargo Creek springs were a popular site in the 1870s with well attended sports events regularly held in the vicinity. The spring reserve had a cricket ground which was a popular picnic venue in the early part of the 20th century. By 1910, a small pavilion was erected around the main spring MS 68. Unlike the Blackwood mineral springs, only the concrete base of the pavilion is still evident and no other early infrastructure survives.
- **Spargo Creek:**⁸⁸ Carroll's Mineral Springs, off Carrols Track, Spargo Creek. This mineral spring was included in an article in the Argus by H.V. Foster, Geological Surveyor, of Ballan and District as a tourist resort in 1921. No other details are known of this mineral spring.
- **Other sites:**⁸⁹ Other well-used springs included those located in the Bullarook Forest from 1867-68, and another at Elaine. No details have been ascertained of these other sites.

Other Minerals Springs on the Victorian Goldfields

Hepburn:⁹⁰ The Hepburn Mineral Springs, Reserve Road, Hepburn Springs, were first used from the 1860s, but it was from 1880 when the railway line to nearby Daylesford was constructed that led to the rapid increase in the accessibility and popularity of the Hepburn mineral springs for tourists. The reserve contains a series of mineral springs that have been in continuous public use and are the best known of the large concentration of more than 100 mineral springs in Victoria's Central Highlands. Today, the Hepburn mineral springs site includes a bathhouse first built in 1895 and extended in 1922 (there is also a brick chimney built in 1936), a pavilion and kiosk built in 1907 and 1939, sound shell constructed in 1971 and an early 20th century caretaker's cottage. The springs and associated buildings are set within a combination of native vegetation and exotic trees on the high ground, with cultivated parklands of lawn, exotic deciduous trees and conifers and ornamental plants with stone pathways along the creek. The Hepburn mineral springs site is therefore considerably larger and with several buildings and intact settings than the Blackwood mineral springs site.

86 'MS70A Gunssers Mineral Springs', geological survey report, n.d., at <http://www.mineralwater.vic.gov.au>.

87 See 'MS65-68 Spargo Creek', geological survey report, n.d.. at <http://www.mineralwater.vic.gov.au>, & List of Significant Geological Sites in the Moorabool Shire, provided by Dr Susan White, Heritage Committee of the Geological Society of Australia (Victorian Division), December 2009.

88 *The Argus*, 16 December 1921, p.8.

89 Joske & Morton, 'A Sketch of Mineral Springs and Their Uses with Reference to the Properties of the Ballan Selters Waters', 1868, pp.6-7, State Library of Victoria, A. Beggs Sunter, Typescript of places in the Moorabool Shire, Buninyong & District Historical Society, November 2009 & List of Significant Geological Sites in the Moorabool Shire, provided by Dr Susan White, Heritage Committee of the Geological Society of Australia (Victorian Division), December 2009.

90 'Hepburn Mineral Springs Reserve', H2098, Victorian Heritage Database online.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Blackwood Mineral Springs

Place No. BLA16

ADDRESS: Caravan Park Road, Blackwood

Assessment Date: Feb 2016

Daylesford:⁹¹ The mineral springs, Daylesford, were popular from the 19th century and with those at Hepburn, the waters were described in 1891 as ‘the best mineral springs in Victoria.’ Consisting of several springs in the Daylesford area, they include those at Central Springs Reserve at Lake Daylesford, and Tipperary Springs. The springs in the Daylesford region are more extensive than those at Blackwood.

Vaughan:⁹² The Vaughan Springs Reserve is characterised by significant landscape features in the valley of the Loddon River and include several exotic trees, stone walling and other structures. The river and its banks were first worked over for gold in 1853, and it was not until 1878 when a small area of the springs was first protected. Additional land was reserved in 1881. By July 1912, the Shire of Newstead Council reported that the springs were very popular and that the Castlemaine Borough Council and the Castlemaine Progress Association wished to plant trees at the springs and give better access for the public. All that existed at this time was one hole that had been scraped out of the rock which acted as a water outlet. Numerous trees were planted in the reserve in 1925, and during the 1930s and 1940s further beautification works were carried out including the construction of a rotunda, stone retaining walls, running rack, miniature train and railway, and a giant slide. The location of the Vaughan springs in the river valley, and its earlier associations as the site of gold mining and later development as a tourist destination have direct affinities with the mineral springs reserve at Blackwood.

91 *Bacchus Marsh Express*, 14 February 1898 & <http://www.visitvictoria.com/Regions/Daylesford-and-the-Macedon-Ranges/Activities-and-attractions/Spa-and-wellbeing/Mineral-springs>.

92 W. Jacobs & D. Rowe, ‘Review of the Shire of Newstead Heritage Study Precincts & Specific Individual Places’, prepared for the Mt Alexander Shire, October 2011.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Blackwood Police Quarters & Court House

Place No. GP03

ADDRESS: 14 Clarendon Street, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.2: Building Homes in the Shire

Theme 7.2: Law & Order

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 22 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Potential State Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **Yes**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations**

It is recommended that permission is sought from the owner to carry out an on-site inspection of the former police quarters to confirm the prefabricated timber construction.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former police quarters, 14 Clarendon Street, Blackwood, has significance as a very rare surviving example of a prefabricated timber police residence first constructed in the early 1850s and relocated to its present goldfields site in 1859. While some of the fabric appears to have been replaced over time (given its timber construction), the original gabled form, prefabricated construction techniques and overall appearance continue to survive. The adjoining steeply-pitched hipped roofed wing of the police quarters is the former (and first) court house at Blackwood, built of timber in early 1855. It was relocated to its present site in 1871 where it was altered and adapted into a police residence. Numerous prefabricated timber police buildings were built from the early 1850s to service the expanding police force in the Victorian goldfields, but the gabled portion of the former police quarters at Blackwood is the only example of a police dwelling known to survive. It is similar to other portable timber police buildings erected in the mid 19th century, including the former court houses at Skipton and Merino. The former police quarters are located on the original police barracks at Golden Point where the first goldfields settlement was established in 1855 and where the Township of Blackwood was first surveyed following a grid layout.

How is it significant?

The former police quarters and court house, 14 Clarendon Street, Blackwood, are potentially of scientific, historic and architectural significance at a STATE level.

Why is it significant?

The gabled portion of the former police quarters at 14 Clarendon Street is scientifically significant as the only known, intact prefabricated timber police residence built in the early 1850s in Victoria (Criteria B, C and F). The quarters appear to be constructed of a timber frame, with horizontal timber boards set in rebated studs with timber cover strips.

The former police quarters and court house at 14 Clarendon Street are historically significant as a rare surviving example of 19th century law and order in the Victorian goldfields, and particularly as a physical legacy of the police presence at the Blackwood goldfields from 1859 until 1880 (Criterion A). Built in the early 1850s and relocated to Blackwood in 1859, the gabled dwelling was extended in 1871 with the relocation and adaptation of the old timber court house. A steeply pitched hipped roof and verandah formed part of the alterations to the court house building that was attached to the south wall of the police quarters. From 1871, the old court house became the police residence, with the original quarters converted into an office. The building is therefore a physical legacy of the importance of the police presence at Blackwood from the early years of the gold rush.

The former police quarters and court house at 14 Clarendon Street are architecturally significant for their demonstration of the standardised design approach to police dwellings (in the original gabled prefabricated timber wing) in the early 1850s (Criterion D). The steeply-pitched hipped wing (representing the altered and relocated old court house) demonstrates early design qualities of a Victorian vernacular style, with the form, scale and construction similar to several 19th century timber dwellings built in the Blackwood goldfields. Although the hipped roofed wing may not be intact to the original court house design, it reflects an important addition in providing much-needed accommodation for the Senior Constable of Police at Blackwood in 1871.

Heritage Overlay Map

It is recommended that the heritage overlay is confined to the property shown with the red border:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The former police quarters and court house at 14 Clarendon Street, Blackwood, is set on a substantial rectangular allotment, the property being known today as 'Beckett'. There is a sealed asphalt driveway that leads to a circular drive. Fronting the east side of the drive is the former police quarters and court house, while to the south is an introduced gabled outbuilding and a smaller adjacent (and introduced) outbuilding, while towards the south-west corner of the site is an introduced steeply-pitched, gabled dwelling. There is a large open grassed front yard with perimeter trees and other plantings. The front of the property is bound by a rural timber post and wire fence and a scrolled metal pedestrian gate.

The single storey former police quarters has a gable roof form clad in red painted galvanised corrugated steel. It is attached to the north wall of the former court house, with a projecting skillion verandah on the west façade extending across both buildings. The prefabricated timber former police quarters has horizontal timber boarded wall cladding with expressed timber framing as shown in the corner stops and central vertical timber cover strip in the west gable end.¹ This suggests that the horizontal boards are set within rebated timber studs. Also on the west façade is rudimentary lightweight cladding in the gable end, and two early nine paned timber framed windows. On the north façade (facing Clarendon Street) is an early door opening with a four panelled timber door. At the rear of the police quarters in a modest skillion addition.

¹ As no detailed on-site investigation of the existing fabric has been carried out, confirmation is required that the existing gabled building, as viewed from the street, is the portable timber police quarters of the 1850s.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Blackwood Police Quarters & Court House

Place No. GP03

ADDRESS: 14 Clarendon Street, Blackwood

Assessment Date: Feb 2016

Adjoining the south wall of the police quarters is the former court house. It has a steeply pitched hipped roof clad in red painted galvanised corrugated steel. There is a skillion verandah across the front (as previously outlined) supported by stop-chamfered timber posts with solid arched timber fascias (the posts appear to have replaced those added in 1871, and the arched fascias have been introduced at a later time). The symmetry of the court house design is manifested in the west façade: in the central early door way with a four panelled timber door and the flanking early timber framed double hung twelve paned windows. The building is clad in timber weatherboards (having replaced original timber weatherboard wall cladding), reflecting the intended temporary nature of the building and the available immediately surrounding natural resource.



Photo 1: 'Beckett' property, showing the former police quarters & court house on the left, 2014.



Photo 2: Former police quarters and court house, 2014.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.² Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.³

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.⁴ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁵ All other structures were mainly tents, including apparently many grog shops.⁶ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

² A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

³ *Ibid.*

⁴ *Ibid.*

⁵ *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn. Which included original reports by D Evans, Ballarat, that give occasional descriptions of the early buildings.

⁶ *The Argus* 30 July 1855, p.6.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Blackwood Police Quarters & Court House

Place No. GP03

ADDRESS: 14 Clarendon Street, Blackwood

Assessment Date: Feb 2016

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁷ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁸ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁹ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.¹⁰ Although the township was maligned for some years as a consequence of the depressed mining activity,¹¹ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹² most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the former Police Quarters and Court House

Initial Years

It appears that it was early as April 1855 when a temporary police barracks was established at what was to become the Township of Blackwood (at Golden Point).¹³ By May 1855, temporary police stables constructed of logs and canvas had been built by Thomas Disher as part of a police barracks at Golden Point to enforce law and order at the Blackwood goldfields.¹⁴ The police districts of Myrning, or Mount Blackwood (also known as Carlsruhe),¹⁵ and Bacchus Marsh were proclaimed in early June 1855.¹⁶

Although a court house, measuring 'about 14 feet by 12 feet' and a 'capital log house' had been constructed as part of the police camp to supplement the 'few stables and tents' by late August 1855, these buildings were criticised as not being adequate to accommodate police and to effectively allow proceedings in the Court of Mines for a population of 29,000 people.¹⁷ In September 1855, the correspondent for the Mount Blackwood diggings for the *Bacchus Marsh Express* lamented that:

I have resided in a district for some months past where a large body of miners exist, but where a policeman or lawyer has never yet shown his face. The Government cannot afford to send us a police force, and as we settle all our own disputes, civil and criminal ... no lawyer could find his salt amongst us.¹⁸

In November 1855, the local Court Division of Mount Blackwood was proclaimed. It was described in the *Victoria Government Gazette* as follows:

7 Buckingham & Hitchcock, *op.cit.*, p.14.

8 *Ibid.*

9 *Ibid.*

10 *Ibid.*, p.15.

11 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

12 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

13 Buckingham & Hitchcock, *op.cit.*

14 M. Hitchcock, 'A Brief History of the Blackwood Police Stables', in the Blackwood Recorder, Blackwood District Historical Society, July 1978.

15 Victoria Police, 'Police Stations Victoria 1836-1965', manuscript presented to State Archives, PROV (North Melbourne) library.

16 *The Argus*, 9 June 1855, p.6.

17 *Geelong Advertiser*, 28 August 1855.

18 *The Argus*, 22 September 1855.

Commencing at a point on the Great Dividing Range at the source of the River Moorabol, thence easterly by the Great Dividing Range to the source of the River Campaspe; thence by a line southwards to Mount Bullancrook; thence easterly by the Bullancrook Range to the course of the Ejerriwarrh Creek; thence by the Djerriwarrh Creek to its junction with the River Werribee; thence by a line bearing west to the main range between the waters of the Rivers Moorabool and Werribee; thence northwards by that range or watershed to the commencing point on the Great Dividing Range.¹⁹

New prefabricated timber police stables manufactured by Sharp and Sons, timber merchants of Melbourne, were relocated to the police paddock at Golden Point in December 1855.²⁰ At this time there were one mounted sergeant and five constables operating from this location.²¹

Disaster struck in January 1858 when the police barracks were destroyed by fire. The damage was reported in the *Portland Guardian and Normanby General Advertiser*:

A fire occurred at Golden Point, Mount Blackwood on Friday last by which the Police Barracks were totally destroyed. The building was constructed of wood, roofed with bark. The fire originated in the chimney, from which it spread to the roof and in a short time the whole building was in flames. So rapidly did the fire extend that there was no time to remove anything, and the policemen's clothes and other personal property were destroyed. One individual suffered to the extent of £200, having had that amount in notes deposited in a chest which was consumed. The fire was entirely accidental.²²

Following the fire, three acres of land was set apart for public buildings in 1860.²³ In the next year of 1861, Blackwood formed part of the Kyneton Police District.²⁴

Development of the Existing Police Quarters at Golden Point

The disastrous fire of 1860 led to a portable timber police quarters being relocated to the police barracks at Golden Point in 1859.²⁵ A plan of the Township of Blackwood of 1860 shows the police quarters on the eastern portion of the site, being the same location as today when compared with aerial imagery:

19 *Victoria Government Gazette*, 16 November 1855, p.2697.

20 M. Hitchcock, 'Blackwood & District Historical Society and Police Stables Museum' website, <http://www.blackwoodpublishing.com/blackwood-district-historical-society/>. However, in 'A Brief History of the Blackwood Police Stables', op.cit., Hitchcock states that the stables were built by Saunders and Sons.

21 Ibid.

22 *Portland Guardian and Normanby General Advertiser*, 18 October 1858.

23 *Victoria Government Gazette*, 18 September 1860, p.1749.

24 Victoria Police, op.cit.

25 It is known that the police quarters was a 'portable' timber dwelling as it is described as such by the incumbent Senior Constable in 1871. He also stated that the quarters had been 'in use 12 years at this station', equating to its relocation to the site in 1859. See P. Kiernan, Senior Const 613 to the Superintendent of Police, Castlemaine, 9 May 1871, VPRS 937 Unit 107, PROV. The *Bacchus Marsh Express*, 19 March 1870, p.3, also refers to the quarters as having been relocated from elsewhere.



Figure 1: Town of Blackwood Plan showing the police paddock and barracks, 27 September 1860. The police quarters appears to have been located on the right (east) side of the block. Source: VPRS 440 Unit 204, PROV.



Figure 2: Aerial image showing the old police quarters and court house on the right (east) side of the site. Source: Moorabool Shire Council.

General repairs were made to the police quarters in 1866 by J. Walker at a cost of £22.²⁶ Further repairs were made to the police quarters and the lock-up in 1868 by F. Chenee at a cost of £14.10.0.²⁷

In November 1869, the *Bacchus Marsh Express* reported on 'a combination' being organised to 'petition the Government to remove the Police Camp on Golden Point to Red Hill.'²⁸ This petition seems to have had the favour of the *Bacchus Marsh Express* newspaper as it was scathing in its description of the court house and police barracks in 1870:

... the Police Camp here is all of places the most miserable and least to be admired of most of the housing on Blackwood. Of all the Police Camp building, the Courthouse is the most substantial and respectable of the lot, and it is just about as miserable a place on a cold, windy day as possible could be found. The principal entrance to the Court is the weather end, and there being no porch, when the door is opened on a windy day, it is as if the whole fabric would rise like a balloon ... The Warden's office is not much bigger than a sentry-box, and the desk accommodation is that small it won't hold much more than one official book at a time; and when the records are being looked up, one chair, the only one for visitors, has to be occupied with books; so when a customer puts in an appearance, the clerk must either make a move and clear the chair to let a person sit down, or he must stand till his business is done ... Convenient to the Courthouse are the police barracks, and they are anything but what they should be, although they have undergone some repairs of late, and the paint-brush having been applied makes them have a look that greatly belies their discomfort inside. Nearly all the officers' housing in use was used some twelve years ago in other parts of the colony, before they were stuck up on Blackwood so the buildings are of necessity all of a tumble-down description; and in addition to their tumble-down nature they are far too small to accommodate the present occupants with any degree of comfort. The senior-constable's family (Sergeant Kiernan) have the most miserable accommodation of any family of like numbers on Blackwood. To complete the whole arrangement, the premises are without a fence; only one small patch at one corner of the paddock has a fence, and the vestiges of what once has been a two-rail fence are the only signs which remain to mark was is called the Police Paddock; consequently horses, cows, goats, pigs, geese, or any other walking thing are free to roam or walk up to the policeman's door, or take shelter under the verandah, as some four-footed gentry do when a shower is on. It is seldom there are any prisoners for any time at the lock-up, but that being equally exposed, prisoners can be

²⁶ Police Contract Book, no.1, VPRS 977, PROV.

²⁷ Ibid.

²⁸ *Bacchus Marsh Express*, 27 November 1869.

conversed with or handed anything that any person may have a mind to give them. Surely, when almost every miner has his bit of ground fenced in, the Government should have their paddock fenced. It is not enough that their officers should appear clean and well cared for, but their fireside comforts should be provided for as well. The Government's attention should be called to the disgraceful state of the Blackwood Police Camp, so that money might be put on the Estimates to put things on a better footing.²⁹

In January 1871, the incumbent officer, Senior Constable Patrick Kiernan wrote to the Superintendent of Police, Castlemaine (as Blackwood formed part of the Castlemaine Police District from 1870³⁰) seeking permission for the 'old' court house at Blackwood to be relocated to the site of the police quarters as an addition to the residential quarters.³¹ The old timber court house had been made redundant in 1859 with the construction of a new court house by John Gray at a cost of £453.³² Kiernan argued that:

the old court house at Blackwood could be removed and re-erected at the Senior Constable's quarters for a small sum of money whereby suitable quarters could be fitted up which would prevent a large expenditure of erecting police quarters at the station during the present year – as the present police quarters are totally inadequate for the purpose of police accommodation – beside being in an almost dilapidated condition.³³

It was at this time when the Commissioner for Public Works 'sanctioned the transfer to the Department of Police of the old building formerly used as a Court House at Blackwood.'³⁴ A specification for the repairs of the police quarters were prepared in February 1871 and were described as follows:

1st. To take down and remove the old CourtHouse etc. Blackwood to the Police station. To erect with the sound timber of same two rooms 12 x 14 feet each (on a site to be indicated/ all new material required to be supplied by the contractor. Height of walls and roof to be the same as at present. Blocks 9 inches in diameter 2 feet in the ground, and firmly rammed.

2nd. To supply three new doors 6 feet 8 inches each by 2 feet 8 inches moulded on both sides to be hung with Clarks patent 4 inch bolts 3 new carpenters 7 with patent lock.

3rd. Three old windows in present building to be fitted up and glazed – lower sashes to slide, moulded on both sides. Front room to be floored with 6 x 1 1/8 inch wide sectate flooring boards 2nd room to be floored with the best of the hardwood board of present building.

4th. Interior/walls and ceiling/ of building to be lined with 6 x 1/2 inch lining boards: the whole to be canvassed and papered – paper to cost not less than 1/6 a piece and canvas 1/ per yard – well taped – skirting softwood 6 x 3/4 inch boards.

5th Iron spouting round building with head and down pipe – soft wood saddle boards on building neatly and securely put on.

6th To erect an enclosed porch 3 feet 6 inches high canvassed and papered – to connect old with new building.

7th To erect a new verandah 14 x 4 feet 8 feet high. 4 posts 4 x 4 inches each plained [sic] and chamfered, proper fascia boards.

8th. All new weather boards to be in front of building to be plained [sic.] and beaded all new work to receive three and old two coats of paint.

9th. The work to be completed in a workman like manner and within six weeks from date of accepted tender being made known subject to the approval of the Superintendent of Police Castlemaine.³⁵

29 Ibid., 19 March 1870, p.3.

30 Victoria Police, op.cit.

31 P. Kiernan to the Superintendent of Police, Castlemaine, 25 January 1871, VPRS 927 Unit 107, PROV.

32 Victoria Government Gazette, 3 June 1859, p.1181.

33 Kiernan, op.cit.

34 A. Gall, Department of Public Works, to Chief Commission of Police, 20 January 1871, VPRS 937 Unit 107, PROV.

The following sketch plan of the rebuilt court house adjoining the old police quarters accompanied the specification. This plan reflects the size, footprint and orientation of the existing steeply-pitched hipped roofed dwelling on the site today, as well as the location of the old gabled police quarters on the north side.

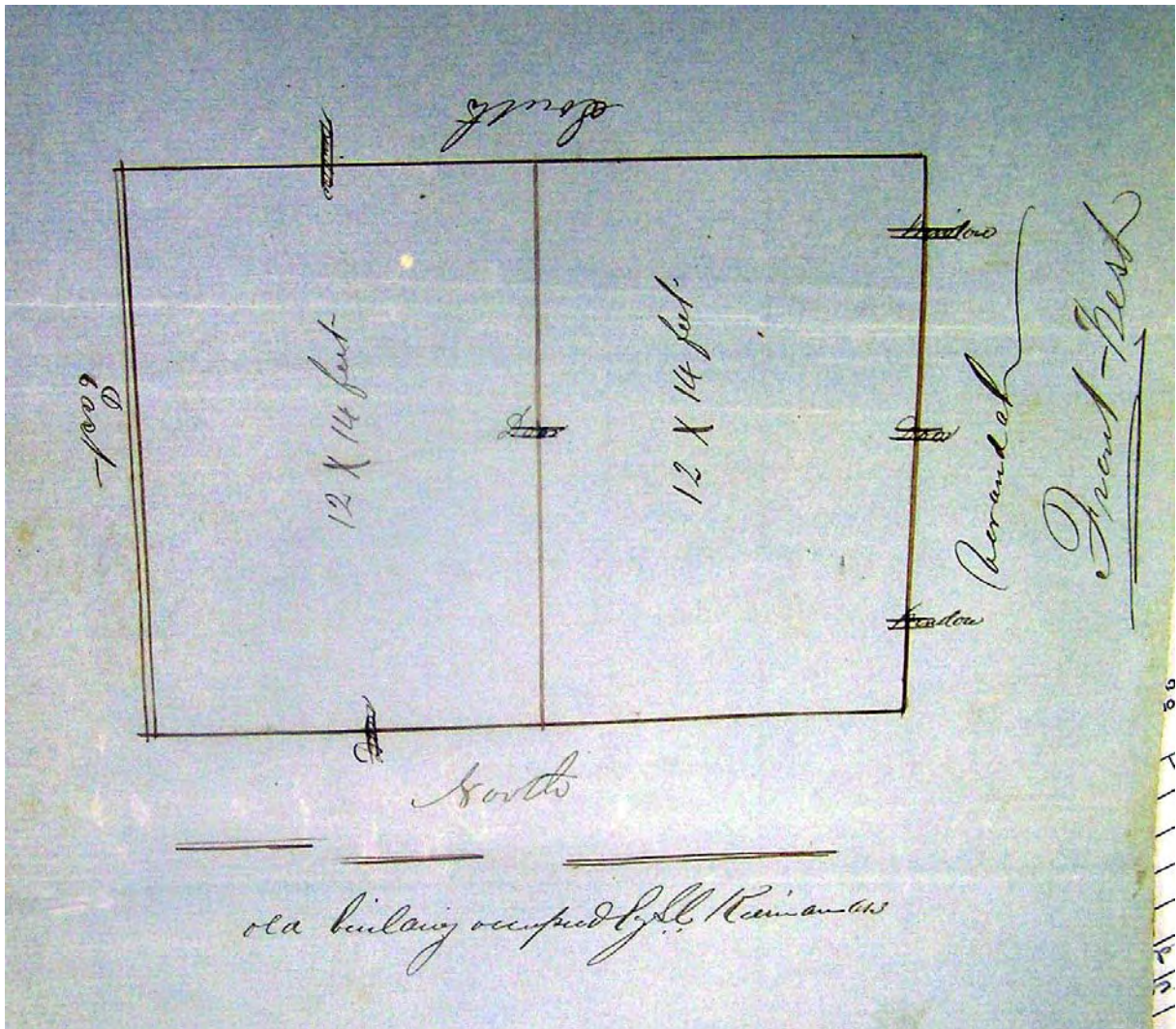


Figure 3: Sketch plan of old court house proposed for alteration and relocation to the police quarters, 1871.

Source: VPRS 937 Unit 107, PROV

An issue raised by Senior Constable Kiernan to the Superintendent of Police was that the old court house could not be joined to the police quarters 'in consequence of the old building not being parallel [sic.] with wall plate which prevents a gutter being erected'.³⁶ The local builder, William Williamson, carried out the works at a cost of £54.³⁷ Although there were delays in the commencement of the works, it appears that the project had been completed by April 1871, as three roods, thirty-eight and three-tenths perches was set apart from the reserved site for public buildings at Blackwood for a police station.³⁸

35 Specification for Repair to Police Quarters, Blackwood, 10 February 1871, VPRS 937 Unit 107, PROV.

36 P. Kiernan to Superintendent of Police, 10 February 1871, VPRS 937 Unit 107, PROV.

37 W. Williamson, Builder, to Superintendent of Police, Castlemaine, 16 February 1871, VPRS 937 Unit 107, PROV.

38 *Victoria Government Gazette*, 28 April 1871, p.668.

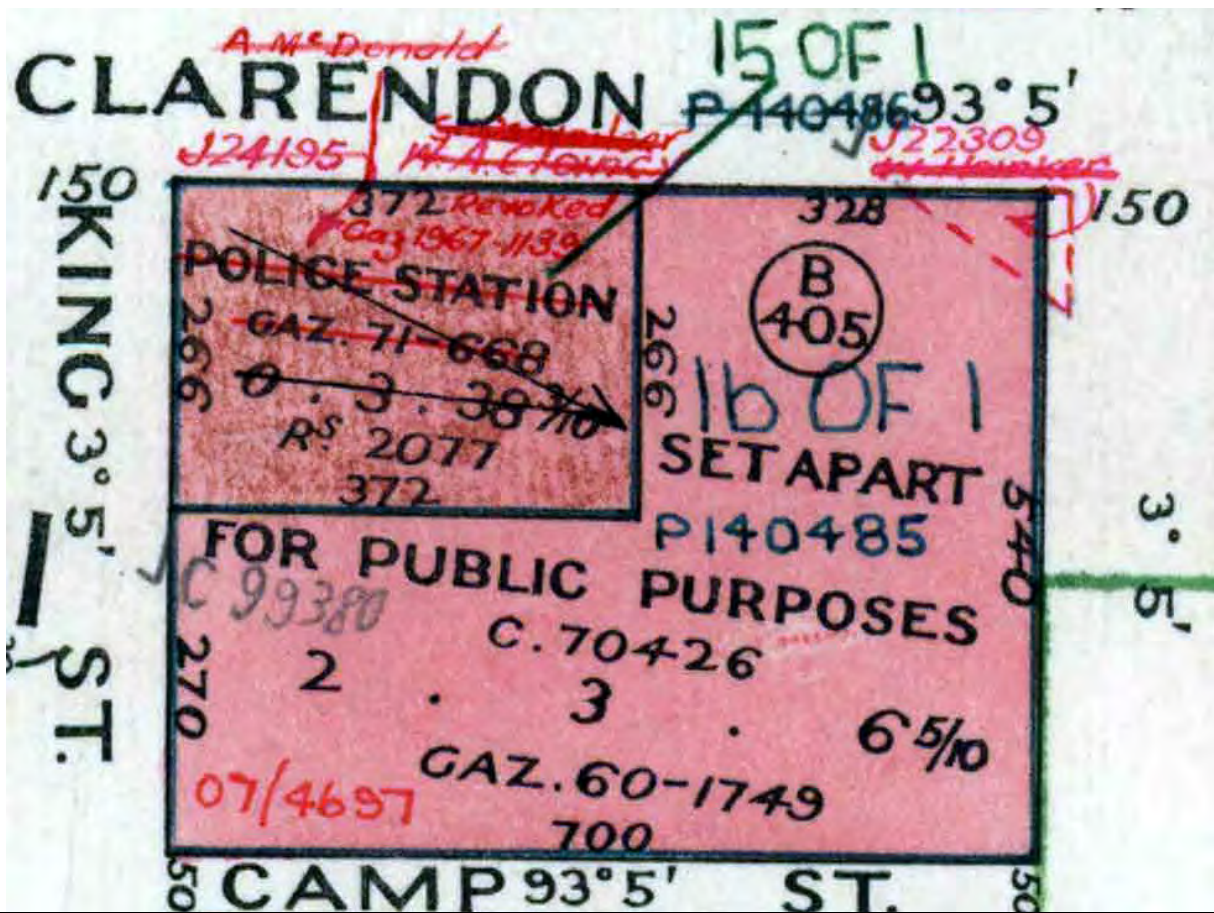


Figure 4: Portion of the Township of Blackwood (Golden Point) Plan, showing the reservation of the site for the police station in the top right corner in 1871. Source: VPRS 16171, PROV

In May 1871, Senior Constable Kiernan detailed the need for new spouting 'round the Portable house at this Station.'³⁹ He stated that the 'spouting had been settled up and repaired twice during the past three years by the Constable at a trifling expense to him. It is in use 12 years at this station.'⁴⁰

Further repairs were sought to the police quarters in May 1875 to 'make it habitable during the winter months.'⁴¹ The original gabled police quarters were proposed to be converted into a two-roomed office. A specification was prepared:

Quarters

"To repair the whole of the roof, gutters, ridging and spouting making the same properly water tight – furnishing new materials when required, roughcasting two (2) chimneys outside with sand lime and gravel – To repair and repaper the four (4) rooms in Quarters, erecting a canvas ceiling on one room and to paper the same in a good and workmanlike manner. The whole of the paper used to be of approved quality and pattern. To properly stitch ceiling canvas of kitchen, repair same and whitewash it throughout. To take up and relay the portion of flooring boards requiring the same putting in new sleepers of hardwood 4 + 3 inch scantling and fix same in a proper manner – To put in ventilators of perforated zinc in the rooms 12 + 12 inches framed etc complete. To paint all interior woodwork with two (2) coats of good paint – evenly and properly laid on.

³⁹ P. Kiernan to Superintendent of Police, 9 May 1871, VPRS 937 Unit 107, PROV.

⁴⁰ Ibid.

⁴¹ Sen. Const. Courderay to Commissioner of Police, Castlemaine, 3 May 1876, VPRS 937 Unit 111, PROV.

Office

"To cover in north gable of office with hardwood weatherboards properly secured to walls and to paint same with two (2) coats of paint of approved color properly laid on. To erect a partition in office of ¼ inch pine timber with hardwood studs 3 + 2 inch the whole of with sawned timber with a light [? - unclear] edge door on it neatly made with hinges and lock complete – To canvas and paper the whole interior of office carefully stopping and fitting all chinks and making same wind and waterproof. To put in a sleeper under floor of office 3 + 4 inch hardwood and properly secure floor where requiring same. To properly secure roof of office replacing any screws missing or rivets nailing in the galvanised iron and solder any place requiring same. To furnish all materials and to properly complete all work on terms with this specification in a good and workmanlike manner to the satisfaction and approval of the officer of the police in charge of the Castlemaine district by the 31st July 1875.⁴²

A contract for the repairs was let to Frederick Chenee.⁴³

In 1876, the then Senior Constable, H.J. Runting, requested a new police stables and forage store building. He claimed that the building was urgently required as 'the present one has been about 20 years in use.'⁴⁴ Runting described the then stables building as follows:

Is built of square timber for frame, slab walls and stalls and shingle roof. The latter put on about 12 years ago. The ridging has been blown off the roof and broken. The shingles are displaced and broken, and out of 10 stalls, there is not one dry enough for a horse to be stalled in. The Forage store part is in the same condition and will destroy the forage in winter. The bottom frame is rotten and will not hold the slabs, and they are continually falling down.⁴⁵

A specification for the new stables and forage store was subsequently prepared and the tender of F. Augustinus for £27.8.9 was accepted.⁴⁶ It was also in 1876 when a new water tank was erected by a Mr Kirdy.⁴⁷ A much-needed water closet was also proposed, as explained to the Superintendent of Police, Castlemaine:

Senr Const Runting 720 begs to apply for a new water closet at this station. The only one there is at present is a small iron one 4 ft by 3 ft (very old) and has to be used by the two constables and their families besides callers. It is also inconveniently situated, being between the lockup and forage store and facing the Township with nothing before it to hide it from view. It also requires emptying and as there is always two families at this station, the Senior Constable request that a new one may be built in a less exposed situation the cost being made viz. £3 and a tender for which is attached for that price.⁴⁸

A specification for the water closet was prepared, allowing for 6 feet by 4 feet walls, 7 foot high, having weatherboard wall cladding a timber shingle roof. A pine seat and raisers, pine ledge door with hinges and lock and a cell pit 6 foot deep with a framed 5 feet by 4 feet of square timber also formed part of the construction.⁴⁹

42 Specification for Repairs to Police Quarters, Blackwood, 25 June 1875, VPRS 937 Unit 111, PROV.

43 Ibid. The specification was signed by Frederick Chenee.

44 H.J. Runting to Superintendent of Police, Castlemaine, 6 March 1876, VPRS 937 Unit 112, PROV.

45 Ibid.

46 Ibid.

47 See police file, 27 April 1876, VPRS 937 Unit 112, PROV.

48 H.J. Runting to Superintendent of Police, Castlemaine, 17 August 1876, VPRS 937 Unit 112, PROV.

49 Ibid.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Blackwood Police Quarters & Court House

Place No. GP03

ADDRESS: 14 Clarendon Street, Blackwood

Assessment Date: Feb 2016

In 1878, Blackwood formed part of the Bourke Police District.⁵⁰ Two years later in 1880, the police station at Golden Point was closed a new station was established at Red Hill, fronting the Greendale Trentham Road (Martin Street).⁵¹ While the old police quarters and court house building remained at Golden Point, a stables building was relocated to the new site at Red Hill (see heritage citation BLA76, Martin Street for further details).

Police Constables at Blackwood

The original police constables stationed at Blackwood are not known. The earliest documented in the locality was Police Constable James Y. Henry in 1862. He had a gold ring stolen in March of that year from the 'hut belonging to the Blackwood police station.'⁵² By 1869, Senior Constable Patrick Kiernan and his wife, and six of their children, were stationed at Blackwood, having removed from Bacchus Marsh.⁵³ At Blackwood, they had two additional children,⁵⁴ which explains his desperate desire for the enlargement and repairs to the police quarters in early 1871. Also at Blackwood from 1869 was Constable Deegan.⁵⁵

Kiernan was replaced by Senior Constable Courderay in 1875 and he in turn was replaced by Senior Constable H.J. Runting in 1876.⁵⁶

COMPARATIVE

Other 1850s Portable Timber Police Buildings

Contextual Background

With the discovery of gold in Victoria in the early 1850s came the perceived threat of social disorder. A Select Committee addressed this problem in 1852 and it advised that a central police force should be provided. According to Helen Doyle:

In rural areas, however, the police followed pseudo-military lines, modelled more closely on the Irish Constabulary. Because mounted police needed to cover large distances, they camped out and organised themselves in military manner.⁵⁷

To provide fast and economical accommodation for the expanding police force on the Victorian goldfields, the Commissioner of Public Works, Captain Pasley, called tenders for the manufacture of 12 portable wooden houses for the police in May 1856.⁵⁸ They were to be delivered to the Police Depot at Richmond.⁵⁹ In 1858, a further four portable houses had been sought, with more proposed for construction in 1859.⁶⁰ From the historical documentation on the old police quarters at Blackwood, it would appear that it was constructed in 1856 and originally put into police service at an unknown location.

50 Victoria Police, 'Police Stations Victoria 1836-1965', op.cit.

51 Hitchcock, 'A Brief History of the Blackwood Police Stables', op.cit. & Hitchcock, 'Blackwood & District Historical Society and Police Stables Museum', op.cit.

52 H.D. Harris, 'Police and Police Station Database Victoria', at <http://helendoxfordharris.com.au/historical-indexes/victoria-police>

53 Births, Deaths and Marriages Indexes, Victoria, Department of Justice, Melbourne.

54 Ibid.

55 *Bacchus Marsh Express*, 20 November 1869, p.2.

56 See police correspondence 1875-76, VPRS 937, Units 111 & 112, PROV.

57 H. Doyle, 'Dispensing Justice: an historical survey of the theme of justice in Victoria', prepared for the Historic Places Section, Department of Natural Resources and Environment, May 2000, p.3.

58 M. Lewis, 'Portable Buildings in Victoria' research database, June 2001 at <http://www.arbld.unimelb.edu.au/~milesbl/>

59 Ibid.

60 Ibid.

According to Miles Lewis in 'Portable Buildings in Victoria':

It seems that portable wooden structures had become an absolutely standard element of police operations, and this was particularly true in rural areas. In 1861 Chief Commissioner Standish reported that the portable houses 'especially intended for up country use and the demand there exceeding our supply', he had none on hand at present.

... in Melbourne Superintendent Hare of the Richmond Police Depot reported in 1869 that he had in store nine portable houses, five lock-ups and two stables, and he listed a number of other buildings which had already been sent to rural locations, especially the goldfields. He was not explicit about the nature of these buildings, but by this date they must be assumed to be of wood, and to have been manufactured locally. During the following decade both portable houses for police officers and portable lock-ups for prisoners were widely used in Victoria. A memo in January 1871 from the Police Commissioner, Frederick Standish, refers to the transport of two houses to Mansfield, and one lock-up each to Eldorado, Wyndham (Werribee), and Harrow.

... In October 1871 the commissioner requested that tenders be called for six portable houses and six portable lock-ups. The houses cost about £45 each and measured 12 by 15 feet [3.6 x 4.5 m], and were said to be durable and reasonably convenient, but heavy and expensive to transport.⁶¹

Other Surviving 1850s Portable Timber Police Quarters in Victoria

A search of the Victorian Heritage Database reveals that no other original portable timber police quarters constructed in the 1850s appear to survive in Victoria.

At Eltham, there is a similarly-scaled, designed and constructed gabled timber building as the police quarters at Blackwood. However, the building at Eltham was built in the c.1980s as a replica of the original police office located in the same position (although originally situated at the rear of the site) and which was demolished.⁶²

At 1 Gatehouse Street, Parkville, is Walmsley House, a prefabricated house imported to Victoria in 1854 and which may have first been used as barracks to accommodate mounted troopers.⁶³

Another modest rural prefabricated building is that at Keilor North, possibly in erected, and been built as part of police station.⁶⁴ However, both of these former police buildings at Parkville and Keilor North were built of prefabricated iron construction. The building at Keilor North was also constructed with a barrel vaulted roof.

Other Mid 19th Century Timber Court Houses in Victoria

A review of the Victorian Heritage Database suggests that there a very few surviving timber court house buildings built in the 1850s in Victoria. Those known to be extant is as follows.

At Skipton, the modestly-scaled, elongated gabled timber weatherboard building (now the Skipton Historical Society Museum) was first erected at Beaufort in 1856 and relocated to its present site at Skipton in 1867.⁶⁵ The horizontal timber weatherboard wall cladding is slotted into rebates formed by wooden beads on vertical posts.

61 Ibid.

62 'Former Police Quarters, 728 Main Road, Eltham', VHR H1539, Victorian Heritage Database online.

63 'Walmsley House, 1 Gatehouse Street, Parkville', VHR H1946, Victorian Heritage Database online.

64 'Prefabricated Building, 306 Calder Freeway, Keilor North', VHR H1971, Victorian Heritage Database online.

65 M. Challenger, *Historic Court Houses of Victoria*, Palisade Press, Ringwood, 2001, p. 170.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Blackwood Police Quarters & Court House

Place No. GP03

ADDRESS: 14 Clarendon Street, Blackwood

Assessment Date: Feb 2016

The Merino Court House was built in 1859 at Digby.⁶⁶ It was dismantled in 1870 and re-erected at its present site at Merino.⁶⁷ This building has an elongated gable roof form clad in corrugated sheet metal, with horizontal timber wall cladding with expressed timber cover strips and corner stops. The original front porch has been removed and the doorway weatherboarded over.⁶⁸

Another surviving timber court house is at Omeo, as part of the Omeo Justice Precinct. It was built between 1859 and 1860 and is a rare and intact example of a small country goldfields court of the 1850s.⁶⁹

The Methodist Church Hall at Fryerstown is a prefabricated timber building that was possibly used as a court house and gold warden's office in the goldfields in the mid to late 1850s.⁷⁰ Its original use is uncertain, but it is claimed to have been on the current site since the early 1870s.⁷¹

Overall, the former court house at Blackwood that formed an extension to the police quarters in 1871 is a rare surviving example of a timber building first used as a court house on the goldfields in Victoria. However, the building was altered when relocated in 1871, and as a court house, it cannot be readily compared to other surviving mid 19th century timber examples.

Other Similarly Designed Dwellings at Blackwood

The steeply-pitched hipped wing (representing the altered and relocated old court house) of the former police quarters at 14 Clarendon Street has an affinity with other modestly-scaled timber dwellings built in the 19th century in Blackwood. They include those at 4 Albert Street, 14 Clarendon Street, 15 Golden Point Road, 111 Golden Point Road, 5 Old Golden Point Road, 10 Prayer Hill Lane, 8 Simmons Reef Road and 6 Terrill Street. Another comparable example stylistically is the Garden of St Erth at 189 Simmons Reef Road, Simmons Reef.

66 Ibid.

67 Ibid., p.136.

68 Ibid.

69 'Omeo Justice Precinct, 173-175 Day Avenue, Omeo', VHR H1536, Victorian Heritage Database online.

70 'Fryerstown Methodist Church Hall, 9-11 Heron Street, Fryerstown', VHR H1423, Victorian Heritage Database online.

71 Ibid.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. GP04

ADDRESS: 111 Golden Point Road, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate- Altered**Photograph Date:** 22 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register: No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 111 Golden Point Road, Blackwood, has significance as one of a small number of miner's cottages at Golden Point associated with the gold rush of the 1860s and 1870s. Built in c.1860 for George Lowrie, the original design of the timber weatherboard Victorian vernacular styled dwelling is discernible in the steeply pitched, hipped roof form, modest scale, single storey height, front door opening and flanking window openings, and in the profile of the front portion of the post-supported verandah. Overall, the dwelling, while altered, appears to be in good condition and of viewed from the street.

How is it significant?

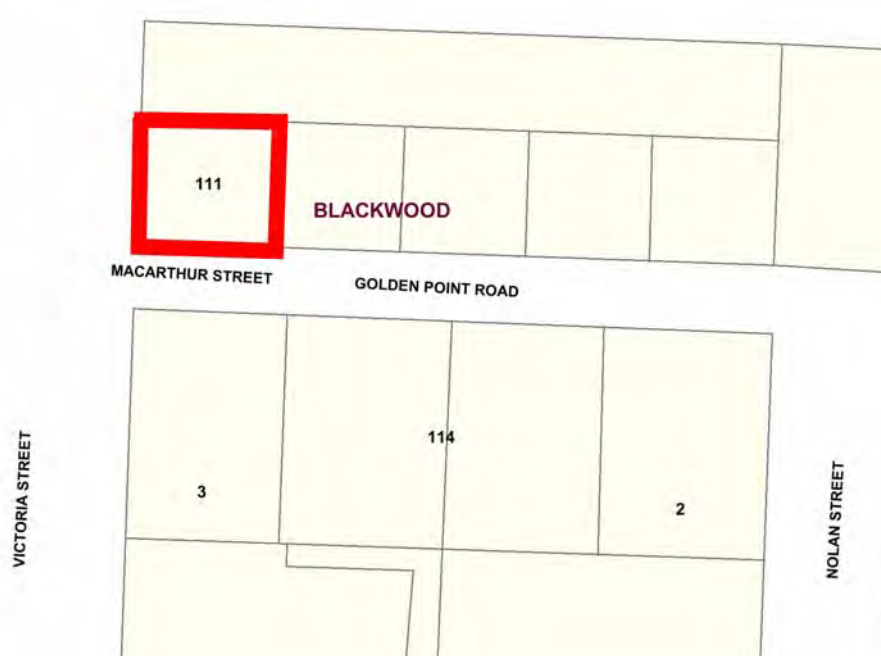
The dwelling at 111 Golden Point Road is historically significant at a LOCAL level.

Why is it significant?

The dwelling at 111 Golden Point Road has historical significance as a physical legacy of the gold rush at the Blackwood diggings, Golden Point, in the 1860s and 1870s, a surviving example of a once ubiquitous, Victorian vernacular miner's cottage (Criterion A). Built in c.1860 for George Lowrie, miner and storekeeper, the historical significance is embodied in the surviving early steeply-pitched hipped roofed portion of the dwelling located on the front boundary in the south-west corner of the site. In addition to his mining interests, Lowrie operated a store in Albert Street until he removed in Melbourne in 1872. He retained ownership of the dwelling at 111 Golden Point.

Heritage Overlay Map

It is recommended that the heritage overlay apply to the following portion of the property at 111 Golden Point Road:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 111 Golden Point Road, Blackwood, is situated near the south-east corner of the rectangular allotment. The property extends across two original allotments and backs onto the Lerderderg River valley to the north of the site. There is largely an open gravelled and grassed setting on the east side of the dwelling, with introduced hedging on the front boundary within the front verandah and immediately west of the dwelling.

The modestly scaled, single storey, timber weatherboard, Victorian vernacular styled dwelling has an original steeply-pitched, hipped roof form and an introduced return verandah at the front and west side. At the rear is an elongated skillion addition while set back behind on the original hipped roofed dwelling on the east side is a gabled single storey addition. These additions have been located to enable the original dwelling to be retained as the dominant feature when viewed from Golden Point Road. The roof forms are clad in introduced corrugated sheet metal (except for the rear, northern hipped roof face that has early corrugated galvanised steel roof cladding). The original symmetry of the design is defined in the early central door opening with a four panelled timber door, and the early window openings with what appears to be introduced timber framed double hung windows (that have replaced original multi-paned timber framed double hung windows and timber architraves). The introduced return verandah is supported by square timber posts. Although altered, the original vernacular design is apparent in the steeply-pitched, hipped roof form.

HISTORY:**The Early History of Blackwood**

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later,

1 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn.

5 *The Argus* 30 July 1855, p.6.

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Dwelling at 111 Golden Point Road

On 30 June 1860, George Lowrie, miner and storekeeper, purchased the freehold to Crown allotment 1 of Section 3 in the Township of Blackwood for the consideration of £1/18/0.¹² It appears that Lowrie had already built a dwelling on the site at the time of his purchase as a building was shown on an angle in the south-west corner of the site in a map of the Township of Blackwood on 27 September 1860 (Figure 1).¹³ The property was located immediately south of a water race that traversed this part of Golden point.



Figure 1: Portion of the Township of Blackwood Plan, 27 September 1860. The location of property and angled position of the dwelling are circled in red. Source: VPRS 6420/P1, Unit 36, PROV.

⁹ *Ibid.*, p.15.

¹⁰ *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

¹¹ See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

¹² *Ibid.* According to C.D. Matthews, Professional Title Searchers, the Crown Grant was dated 12 September 1860. See Land Application No. 73280D, Register No. 13, Town Purchases, Blackwood, fol. 2526, 1 September 1860, Land Information Centre, Laverton.

¹³ Lowrie not listed in the 'List of Persons claiming or supposed to be entitled to Vote in the Election of a Member of the District', Mount Blackwood Division, West Bourke District, Victorian Legislative Assembly, in *The Argus* 21 May 1856, p.6. This suggests that the dwelling shown in Figure 1 was constructed after 1856.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. GP04

ADDRESS: 111 Golden Point Road, Blackwood

Assessment Date: Feb 2016

Lowrie occupied the dwelling at 111 Golden Point Road in the ensuing years, including 1866 and 1867, when the property was listed as a “house” having a net annual value of £10.¹⁴ Soon after, Lowrie either acquired or established a store in Albert Street, Golden Point and in May 1871 he applied for a publican’s licence.¹⁵ His application was withdrawn in July 1871 but he continued operating his store as well as his mining interests.¹⁶ In 1872, the *Bacchus Marsh Express* advertised the sale of Lowrie’s store:

Mr. George Lowrie, of Golden Point, Blackwood, offers for sale the whole of those excellent premises, belong to him, on which he resides. The Premises are built of Pine timber, and consist of large store and storeroom; also six rooms, as follows:- Kitchen, Parlour, Sitting and Lodging Rooms. There is a good substantial two-stalled Stable. Mr. Lowrie is leaving Blackwood for Melbourne.¹⁷

The location of Lowrie’s store in Albert Street is not known and it is also not known when and to whom the store was sold. Lowrie’s dwelling at 111 Golden Point Road remained under his ownership¹⁸ although no occupants can be identified in the Ballan Shire Rate Books.

Before c.1900, it would appear that Lowrie’s original dwelling at 111 Golden Point Road was re-aligned on the site to its current position. It is shown in early historical photographs of Golden Point, having a steeply-pitched, hipped roof form and a front post-supported skillion verandah (and not a return verandah), with a skillion wing at the rear.



Figure 2: View of Golden Point c.1900. The location of the existing dwelling is circled in red.

Source: La Trobe Picture collection, State Library of Victoria, accession no. H97.272/51.

¹⁴ Matthews, op.cit.

¹⁵ Bacchus Marsh Express, 3 June 1871.

¹⁶ Ibid., 30 September 1871, reported on a court case where the daughter of Thomas Prynne was charged with stealing a nugget from the claim of Daniel Murphy and George Lowrie, confirming that Lowrie had retained his interest in mining at this time.

¹⁷ Ibid., 12 October 1872.

¹⁸ Matthews, op.cit., stated ‘no further regd. [registered] dealing in this land by George Lowrie.’ Also in Application No. 73280D, op.cit., is a Solicitor’s Certificate under Section 5A (Part 2) as to Title to General Law Land (Possessory Title) by R. Zuliani, 30 November 1993, who declared that ‘Crown Grant Number 2526 of 1860 dated 12th September, 1990 [sic.] as to allotment 1 Section 3 whereby George Lowrie is the last registered owner.’



Figure 3: Golden Point Road looking east showing subject dwelling (circled in red) in the background, c.1940. Source: Blackwood & District Historical Society.

COMPARATIVE

Other Similar Dwellings at Blackwood

The dwelling at 111 Golden Point Road is comparable to a number of other hipped roofed, timber dwellings constructed at Blackwood (and particularly Golden Point and Red Hill) from the 1860s. They include those at: 4 Albert Street, 14 Clarendon Street (former court house), 15 Golden Point Road, 5 Old Golden Point Road, 10 Prayer Hill Lane, 8 Simmons Reef Road, 189 Simmons Reef Road (Garden of St Erth) and 6 Terrill Street. Some of these dwellings have also experienced alterations to the verandahs, as well as additions. The dwelling at 111 Golden Point Road has had a number of alterations and additions but the original form and character of the dwelling survives.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Blackwood & District Historical Society (fmr Police Stables)

Place No. BLA73

ADDRESS: Martin Street, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 7.2: Law & Order

Condition: Good**Integrity:** Altered**Photograph Date:** 10 May 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from a street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former police stables and forage store building, Martin Street, Blackwood, has significance as only one of five known surviving gabled timber police stables buildings in Victoria, following a standard Public Works Department design. Constructed in 1876 by J. Augustine at the police reserve at Golden Point, Blackwood, the police stables and forage store was the third stables building erected at Blackwood since the gold rush of 1855. With the relocation of the police station to Martin Street, Red Hill, in 1880, the stables were removed and rebuilt on the present site by Andrew Buchanan, storekeeper and carpenter of Red Hill. They served the local police until the closure of the police station in 1915. The stables remained redundant throughout much of the 20th century until they were restored and extended by the Blackwood Historical Society and the Police Re-enactment Society in 1976-78. Although the stables and forage store building has been altered and extended, the elongated gable roof form, internal layout, cobbled stall floor, timber louvred ventilators in the gable ends, standard door openings and window opening on the north elevation, and the timber weatherboard wall cladding are a physical embodiment of an important part of 19th century law and order at Blackwood.

How is it significant?

The former police stables and forage store building, Martin Street, Blackwood, are historically and socially significant at a LOCAL level.

Why is it significant?

The former police stables and forage store building is historically significant for its associations with 19th century law and order (and particularly in accommodating police horses and storing forage) on the Blackwood goldfields, initially at Golden Point from 1876 and at the present site from 1880 (Criterion A). The building is a now rare example of its type in the State, as embodied in the elongated gable roof form, internal layout, cobbled stall floor, timber louvred ventilators in the gable ends, standard door openings and window opening on the north elevation, and the timber weatherboard wall cladding. The building has associations with the Public Works Department as part of its standardised design approach, and with the local builders, J. Augustine (who constructed it at Golden Point in 1876) and Andrew Buchanan (who was responsible for its removal and relocation to its present site in 1880) (Criterion H).

The former police stables and forage store building is socially significant as it is recognised and valued by sections of the Blackwood community for its past 19th century function associated with law and order on the Blackwood goldfields (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is confined to the property shown with the red border:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The former Police stables and forage store building, Martin Street, Blackwood, are situated on a small, sloping, open grassed site, having a substantial setback from Martin Street given the battle axe layout of the allotment. There are rural timber post and wire fences.

The modified, Victorian vernacular styled former police stables and forage store building has a gabled roof form clad in corrugated sheet metal, and timber weatherboard wall cladding, with a ventilator in the gable end. On the north side are two single door openings with vertically boarded doors, and a larger stables door opening with timber doors. Above the central door is an opening with louvred timber ventilators. There is also an original window opening with an introduced timber framed window. Attached to the southern side of the stables building is an introduced skillion addition comprising the rooms of the Blackwood and District Historical Society. To the north of the former stables building is a galvanised steel rainwater tank and remnant machinery.

Internally, the building has early timber lined walls and coved ceilings. The rear stables portion has an early cobbled floor while the former forage store has a raised timber floor. There is no immediate evidence that the existing fabric presents the mid 1850s timber prefabricated structure and so it is more likely to reflect the construction of 1876.¹

¹ This could be confirmed by a more detailed physical investigation.



Photo 1: Former Police Stables, 2014.



Photo 2: Interior of former Police Stables, 2014.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.² Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.³

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.⁴ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁵ All other structures were mainly tents, including apparently many grog shops.⁶ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁷ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁸ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁹ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.¹⁰ Although the township was maligned for some years as a consequence of the depressed mining activity,¹¹ this did not prevent the further development of infrastructure including

² A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

³ *Ibid.*

⁴ *Ibid.*

⁵ *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn. Which included original reports by D Evans, Ballarat, that give occasional descriptions of the early buildings.

⁶ *The Argus* 30 July 1855, p.6.

⁷ Buckingham & Hitchcock, *op.cit.*, p.14.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*, p.15.

¹¹ *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Blackwood & District Historical Society (fmr Police Stables)

Place No. BLA73

ADDRESS: Martin Street, Blackwood

Assessment Date: Feb 2016

businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred on Golden Point,¹² most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the former Police Stables

Initial Years

It appears that it was early as April 1855 when a temporary police barracks was established at what was to become the Township of Blackwood (at Golden Point).¹³ By May 1855, temporary police stables constructed of logs and canvas had been built by Thomas Disher as part of a police barracks at Golden Point to enforce law and order at the Blackwood goldfields.¹⁴ The police districts of Myrniong, or Mount Blackwood (also known as Carlsruhe),¹⁵ and Bacchus Marsh were proclaimed in early June 1855.¹⁶

Although a court house, measuring 'about 14 feet by 12 feet' and a capital log house had been constructed as part of the police camp to supplement the 'few stables and tents' by late August 1855, these buildings were criticised as not being adequate to accommodate police and to effectively allow proceedings in the Court of Mines for a population of 29,000 people.¹⁷ In September 1855, the correspondent for the Mount Blackwood diggings for the *Bacchus Marsh Express* lamented that:

I have resided in a district for some months past where a large body of miners exist, but where a policeman or lawyer has never yet shown his face. The Government cannot afford to send us a police force, and as we settle all our own disputes, civil and criminal ... no lawyer could find his salt amongst us.¹⁸

In November 1855, the local Court Division of Mount Blackwood was proclaimed. It was described in the *Victoria Government Gazette* as follows:

Commencing at a point on the Great Dividing Range at the source of the River Moorabool, thence easterly by the Great Dividing Range to the source of the River Campaspe; thence by a line southwards to Mount Bullancrook; thence easterly by the Bullancrook Range to the course of the Djerriwarrh Creek; thence by the Djerriwarrh Creek to its junction with the River Werribee; thence by a line bearing west to the main range between the waters of the Rivers Moorabool and Werribee; thence northwards by that range or watershed to the commencing point on the Great Dividing Range.¹⁹

12 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

13 Buckingham & Hitchcock, op.cit.

14 M. Hitchcock, 'A Brief History of the Blackwood Police Stables', in the Blackwood Recorder, Blackwood District Historical Society, July 1978.

15 Victoria Police, 'Police Stations Victoria 1836-1965', manuscript presented to State Archives, PROV (North Melbourne) library.

16 *The Argus*, 9 June 1855, p.6.

17 *Geelong Advertiser*, 28 August 1855.

18 *The Argus*, 22 September 1855.

19 *Victoria Government Gazette*, 16 November 1855, p.2697.

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New prefabricated timber police stables manufactured by Sharp and Sons, timber merchants of Melbourne, were relocated to the police paddock at Golden Point in December 1855.²⁰ At this time there were one mounted sergeant and five constables operating from this location.²¹

Disaster struck in January 1858 when the police barracks were destroyed by fire. The damage was reported in the *Portland Guardian and Normanby General Advertiser*:

A fire occurred at Golden Point, Mount Blackwood on Friday last by which the Police Barracks were totally destroyed. The building was constructed of wood, roofed with bark. The fire originated in the chimney, from which it spread to the roof and in a short time the whole building was in flames. So rapidly did the fire extend that there was no time to remove anything, and the policemen's clothes and other personal property were destroyed. One individual suffered to the extent of £200, having had that amount in notes deposited in a chest which was consumed. The fire was entirely accidental.²²

Following the fire in 1860, three acres of land was set apart for public buildings.²³ In the next year of 1861, Blackwood formed part of the Kyneton Police District.²⁴

History of the Police Stables

Building of New Stables and Forage Store

It appears that the prefabricated timber police stables building survived the fire of 1858 and they continued to be used for the next 18 years.

On 6 March 1875, the Senior Constable at Blackwood, H.J. Runting, wrote to the Superintendent of Police indicating that 'a new stable and forage store is urgently required at this station' as 'the present one has been about 20 years in use.'²⁵ The existing stable that dated to the 1850s was built of a square timber framed, with slab walls and stalls and a shingle roof (the roof having replaced an earlier roof approximately 12 years earlier).²⁶ Runting's reasons for a new stable and forage store included the following:

The ridging has been blown off the roof and broken. The singles are displaced and broken and out of 10 stalls, there is not one dry enough for a horse to be stalled in. The forage store part is in the same condition and will not hold the slabs and they are continually falling down. The props are also rotten and cause the frame to bulge out and the stable is in danger of coming down any time. There is a high wind blowing, the stalls and mangers are also coming to pieces, and quite unfit for us. The building is not worth repairing, and of the timber composing it, the slabs may be used for flooring and a new stable and forage store and some of the rafters and battens may be fit for use, but the rest of the timber is not fit for building purposes.²⁷

Runting subsequently prepared a specification for pulling down and re-building the stable and forage store, and called tenders for the work. The specification was as follows:

20 M. Hitchcock, 'Blackwood & District Historical Society and Police Stables Museum' website, <http://www.blackwoodpublishing.com/blackwood-district-historical-society/>. However, in 'A Brief History of the Blackwood Police Stables', op.cit., Hitchcock states that the stables were built by Saunders and Sons.

21 Ibid.

22 *Portland Guardian and Normanby General Advertiser*, 18 October 1858.

23 *Victoria Government Gazette*, 18 September 1860, p.1749.

24 Victoria Police, op.cit.

25 H.J. Runting to F. Yiemenes, Superintendent of Police, Castlemaine, 6 March 1876, VPRS 937 Unit 112, PROV.

26 Ibid.

27 Ibid.

The old stable is to be pulled down and a stable and forage store to be erected in its place, 40 ft long by 15 ft wide. The sides to be 7 ft high. The blocks to be of sound timber 4 ft apart. The corner posts, wall and bottom plats, slabs, rafters, battens and all timber used to be picked out of the best of the timber of the old stable or if required new to be provided – one half of the building to be divided by a partition for forage store, the other half for a 3 stall stable. The slabs to be fitted close. 2 divisions to be erected between stalls 9 ft long. Mangers and feed boxes to be properly fitted in their places. The building to be floored with slabs and properly laid and securely fastened. New shingles to be provided and new iron ridging and to be properly put on and fastened. New half doors to be provided for stable, folding doors in forage store, the outer door to be centre of stable, a window 2 ft 6 by 2 ft with close sliding shutter to be built in wall at front of forage store. Under bottom, plates to be slabbed all round. The roof to be a hip roof.²⁸

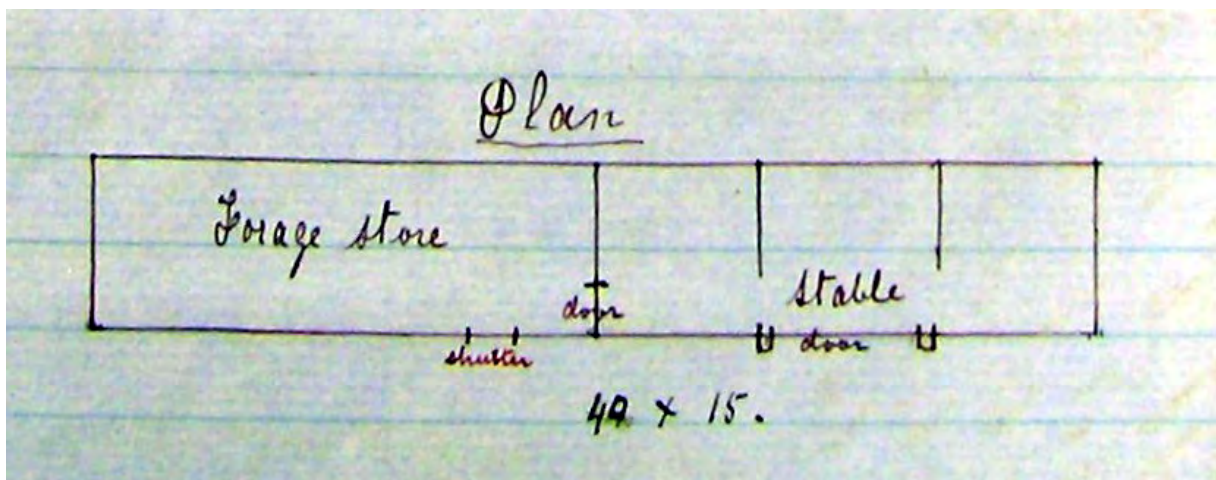


Figure 1: H.J. Runting, Plan of Proposed Police Stables & Forage Store, Blackwood, March 1876.

Source: VPRS 937 Unit 112, PROV.

Three tenders were received for the work. There were from W. Williamson (£36.10.0), F. Chenee (£28.10.0) and J. Augustine (£27.8.9).²⁹ Although Runting recommended that Augustine's tender be accepted, the Superintendent responded that the 'specification herewith seems hardly complete enough and I would suggest that one be drawn up by an officer of the Public Works Department.'³⁰

All three tenderers submitted updated tenders following a revised specification in August 1876. Augustine's tender for £27.8.9 was accepted on 28 September 1876 for erecting and altering 'the stable at Police Station Golden Point.'³¹ While the specification for the construction of the stable has not been ascertained, it appears that the design followed the standard model established by the Public Works Department in the second half of the 19th century. In particular, surviving original drawings of the police stables at Yea (built in 1889-90), with its elongated gabled roof form, layout of stables stalls and forage store, louvred timber ventilators in the gable ends and the placement of windows and doors, were remarkably similar to what appears to have been the original design and construction of the updated stables building at Golden Point, Blackwood.

²⁸ H.J. Runting, 'Specification for pulling down and re-building stable and forage store at Blackwood Police Station', n.d. [March 1876], VPRS 937 Unit 112, PROV.

²⁹ File note, New Stable, Blackwood, 14 March 1876, VPRS 937 Unit 112, PROV.

³⁰ F. Yimenes, Superintendent of Police, Castlemaine, file not, 21 March 1876, VPRS 93 Unit 112, PROV.

³¹ J. Augustine, tender for new police stables, 17 August 1876, VPRS 937 Unit 112, PROV.

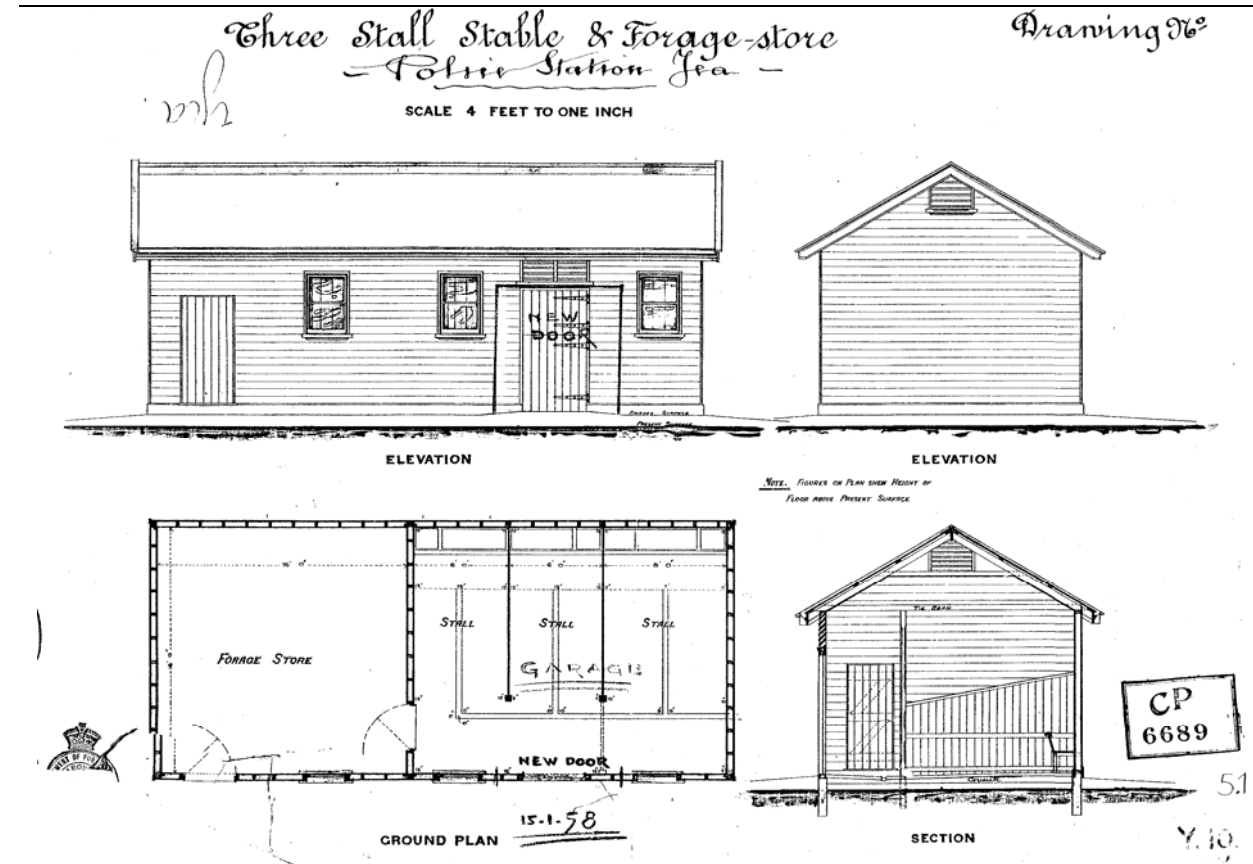


Figure 2: Public Works Department, Drawing of Yea Police Station, 1889-90.

Source: Janette Hodgson, Department of Environment & Primary Industries.

Relocation of the Stables to Red Hill

As early as November 1869, the *Bacchus Marsh Express* reported on 'a combination' being organised to 'petition the Government to remove the Police Camp on Golden Point to Red Hill.'³² Another 11 years were to elapse before a site comprising 3 roods and 27 perches were reserved for police purposes on 16 June 1880.³³ A police station was subsequently established and on 19 June 1880 the Public Works Department called tenders for the 'removal of stable from Police Station, Golden Point, to Red-hill, Blackwood.'³⁴ The tender of Andrew Buchanan, storekeeper and carpenter of Red Hill, for £38 9s 6d was subsequently accepted.³⁵

The relocated stables were limited to two stalls having a cobble stone floor. They served the local police until 1915 when the station closed. In March 1915, the police reserve (including residence) was transferred to the Education Department for use as a head teacher's residence.³⁶ The gaol and police office were removed.³⁷

³² *Bacchus Marsh Express*, 27 November 1869.

³³ *Victoria Government Gazette*, 16 April 1880, p.854.

³⁴ *The Argus*, 19 June 1880, p.10.

³⁵ *Ibid.*, 25 June 1880, p.5 & *The Australasian*, 26 June 1880, p.20.

³⁶ *Bacchus Marsh Express*, 27 March 1915.

³⁷ *Ibid.*

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Place No. BLA73

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In 1966, the north-western portion of the site (comprising an area of 30' x 50') was taken up by the Country Fire Authority and sheds were soon built.³⁸ On 26 October 1971, the land was temporarily reserved as a site for State School purposes.³⁹

In 1976, most of the remainder of the property was allocated to the Fitzroy Primary School No. 3827 for camping purposes (it soon became the Blackwood Special School Camp which offered camping experiences for students with special needs), with the Blackwood Historical Society being granted permissive occupancy of a small section of the land containing the former police stables.⁴⁰ Restoration and repairs works by the Historical Society and members of the Police Re-enactment Society soon commenced on the police stables.⁴¹ As well as repairs to the old stables, skillion additions were built on the south side and work was completed to lock up stage in 1978.⁴²



Figure 3: Former Police Stables & Forage Store, north and west elevations, November 1975.

Source: *The Blackwood Recorder*, vol.4, no. 1, July 1978.



Figure 4: Former Police Stables & Forage Store, north elevation, January 1978.

Source: *The Blackwood Recorder*, vol.4, no. 1, July 1978.

³⁸ W.A. Chellen, Secretary, Education Department, to Secretary for Lands, Lands Department, 19 January 1967, Crown Land file Rs 9548 Department of Environment & Primary Industries (DEPI), Ballarat.

³⁹ Secretary of Lands, 'Recommendation on Temporary Reservation', 26 October 1971, Crown Land file, Rs 9548, DEPI.

⁴⁰ G.W. Clayton, Acting Secretary, Education Department, to Secretary of Lands, Lands Department, 26 August 1976, Crown Land file Rs 9548, DEPI & M. Hitchcock, 'The Blackwood Stables Museum' in the *Blackwood News*, April-May 2013, p.14.

⁴¹ *Ibid.*

⁴² *Ibid.*



Figure 5: Former Police Stables with skillion addition, n.d. [c.1978]. Source: Crown Land file, Rs 9548 DEPI.



Figure 6: Former Police Stables showing skillion addition under construction, n.d. [c.1978]. Source: Crown Land file, Rs 9548 DEPI.



Figure 7: Former Police Residence (later Head Teachers Residence), Blackwood Special Schools Camp, n.d. Source: Crown Land file, Rs 9548 DEPI.

COMPARATIVE

Other Surviving 19th Century Timber Police Stables⁴³

The former Blackwood police stables and forage store building is most comparable to the Yea police stables constructed in 1889-90, as well as those at Fryerstown, Mitiamo and Stuart Mill (also built in 1889-90) and Dartmoor (built 1892)]. Although the former stables at Blackwood have experienced alterations and additions, the early standardised Public Works Department design is still clearly discernible. It is a rare surviving example of a once ubiquitous building type associated with the Victoria Police Force in Victoria.

⁴³ See Police Buildings Inventory (Historic Places – Department of Sustainability and Environment) – Police Buildings and Sites Database, kindly supplied by Janette Hodgson, 'Glenelg Shire Heritage Study, HERMES Place Citation Report, No. 154990, & W. Jacobs, V. Johnson, P. Taylor & D. Rowe, 'Former Shire of Newstead Heritage Study', prepared for the Mount Alexander Shire, May 2004.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** 'Hillside'

Place No. BLA22

ADDRESS: 05 Old Golden Point Road, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Substantially intact/Moderate-High integrity**Photograph Date:** 21 October 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Old Golden Point Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Hillside' at 5 Old Golden Point Road, Blackwood (Golden Point), has significance as one of few surviving Victorian vernacular timber dwellings constructed soon after the height of the gold rush near the original township area, and a rare example of two residences on the one allotment that show the evolution and progress of a miner's family in the 19th century. The modest Victorian vernacular styled hipped roofed timber weatherboard dwelling to the east of the site may have been built in c.1860, on the marriage of James and Helen Mackie. James Mackie, miner and carter and pioneer of Blackwood from 1855, appears to have taken up the site under a miner's right. By 1870, the larger Victorian vernacular styled dwelling, with its double steeply-pitched hipped roof forms, return broken back verandah, four panelled timber door, timber framed double hung multi-paned double hung windows, painted corrugated steel roof cladding, timber weatherboard wall cladding and face brick chimney seems to have been built, possibly to accommodate a growing family. The dwelling remained the family home of James and Helen Mackie until their deaths in 1902 and 1936 respectively. The dwellings comprising 'Hillside' appear to be in fair condition and of moderate-high integrity when viewed from the property boundaries.

How is it significant?

'Hillside' at 5 Old Golden Point Road is historically and aesthetically significant at a LOCAL level.

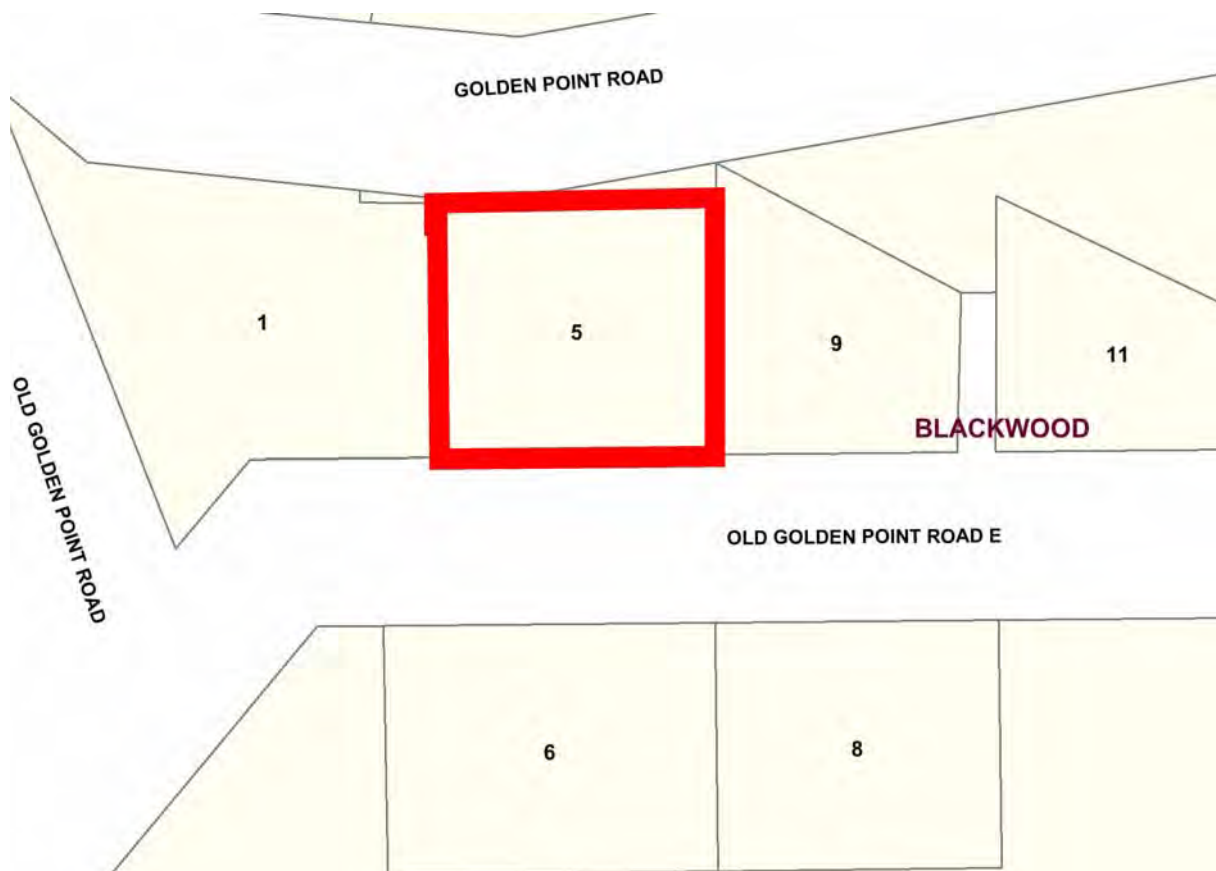
Why is it significant?

'Hillside' at 5 Old Golden Point Road has historical significance for its associations in the evolution and development of a mining family's residence at Golden Point from c.1860, during the height of the gold rush at the Blackwood diggings (Criterion A & H). In particular, 'Hillside' is associated with James Mackie (1830-1902), pioneer miner and carter, and his wife, Helen (nee Francis) (1843-1932). At 'Hillside' they raised six children, and their growing family appears to have brought about the building of the larger timber dwelling on the site by 1870. 'Hillside' remained the family home of James and Helen Mackie until their deaths in 1902 and 1932 respectively.

'Hillside' at 5 Old Golden Point Road is aesthetically significant at a LOCAL level (Criteria D), as a rare example of two Victorian vernacular dwellings built in c.1860 and c.1870 on the one allotment reflective the evolution and progress of a 19th century mining family. These dwellings are some of the few surviving 19th century hipped roofed Victorian vernacular styled houses nearby the original township area of Golden Point (Blackwood) and Red Hill. The Victorian vernacular stylistic qualities are demonstrated in the steeply-pitched, hipped and skillion roof forms clad in painted galvanised corrugated steel, timber weatherboard wall cladding, post-supported return verandahs, central door openings with four panelled timber doors, timber framed multi-paned windows, and face brick chimneys.

Heritage Overlay Map

It is recommended that the heritage overlay apply to the whole property of 'Hillside' at 5 Old Golden Point Road:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling known as 'Hillside' at 5 Old Golden Point Road, Blackwood, is set on a rectangular allotment, on elevated and steeply-sloping land, overlooking the Lerderberg River valley to the north. The setting is largely characterised by open grassed areas with mature exotic trees near the north boundary, with other trees along the front and sides. The site is bound at the front (south boundary) by a timber post and rail and wire fence, approximately 1200 mm high. There is a flat timber picket pedestrian gate. The north boundary has an even more round timber post and wire fence.

Dominating the site is the Victorian vernacular styled 'Hillside' dwelling, which has a single storey appearance from the front (south), but given the steeply-sloping site, is two storeys at the rear. The double steeply-pitched hipped roofed building has a return broken back verandah supported by square timber posts and decorative cast iron brackets and valances. The posts and cast iron decoration appear to have been introduced. At the front, the dwelling has a symmetrical appearance accentuated by the early central door opening with a four panelled timber door, and the flanking timber framed double hung windows. The timber lattice screening at the ends of the front verandah appear to have been introduced. Similar lattice screening is located in the corners of the rear first floor balcony. The dwelling has red painted galvanised corrugated steel roof cladding and timber weatherboard wall cladding. Weatherboard cladding also forms the balustrade to the rear first floor balcony. There is an early face brick chimney on the east side, behind a broad, side skillion verandah that appears to have been added at an early time.

The side verandah connects the main dwelling to a modest Victorian vernacular styled cottage, which may represent the original dwelling on the site. It has a steeply pitched hipped roof form clad in red painted galvanised corrugated steel, with broad skillion wings at the front and rear. At the front is a post supported verandah with an early central door and flanking timber framed double hung multi-paned windows. There are similar windows at the rear and a central door opening. On the east side is an early face brick chimney.

Overall, both dwellings appear to be in fair condition and of moderate-high integrity, when considering the important evolution of development on the site in the 1870s (see history section for further details).



Photo 1: Front elevation of early dwelling on the side portion of the site, 2009.



Photo 3: Rear elevations of early and later dwellings, 2009.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

1 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn.

5 *The Argus* 30 July 1855, p.6.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred on Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of 'Hillside'

Allotment 18 of Section A in the Township of Blackwood comprising the property at 5 Old Golden Point Road was taken up by James Mackie, miner and carter, possibly first under a miner's right in c.1860. The Township of Blackwood was surveyed in September 1860 and Mackie's property is not included, suggesting that his acquisition of the site might have come after the survey¹². In 1862, Mackie purchased the freehold to allotment 6, opposite the property at 5 Golden Point Road.¹³ It is likely that the earlier, existing modest dwelling taking up the eastern portion of the site at 5 Golden Point Road was built in 1860 (after the surveying of the Blackwood Township map), upon the marriage of James Mackie to Helen Francis.¹⁴

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*, p.15.

10 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

11 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

12 The Township of Blackwood Plan, 27 September 1860, Public Lands Office, Melbourne, VPRS 440 Unit 204, PROV. Existing buildings on other allotments at Golden Point in 1860 were shown on the plan.

13 Plan of the Township of Blackwood, 1963, VPRS 16171, PROV.

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, listed the marriage of James and Helen Mackie.

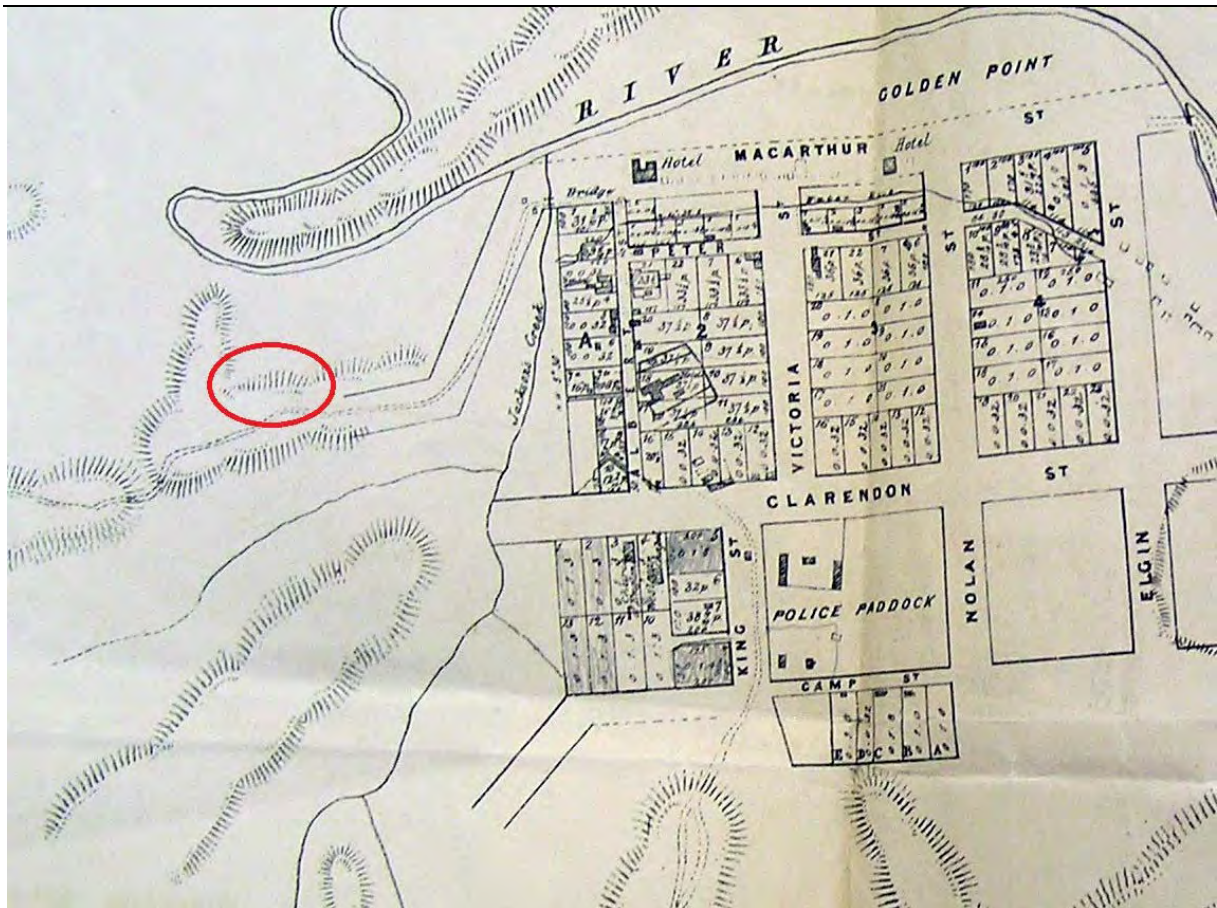


Figure 1: Portion of the Township of Blackwood Plan, 27 September 1860. The location of property to be taken up by James Mackie (then not surveyed or developed) is circled in red. Source: VPRS 6420/P1, Unit 36, PROV.

With a growing family, Mackie seems to have constructed the larger timber dwelling in the ensuing years. On 7 May 1870, the *Bacchus Marsh Express* advertised the sale of allotment 18, comprising 1 rood and 13 perches, and located 'on the old road from Golden Point to Smith's Junction, at Jackson's Gully, Blackwood' with a valuation of £100.¹⁵ This valuation suggests that Mackie's larger dwelling had been built by this time. On 3 June 1870, Mackie purchased the freehold to his property.¹⁶

¹⁵ *Bacchus Marsh Express*, 7 May 1870, p.2.

¹⁶ Certificate of Title, vol. 439 fol. 697.



Figure 2: Portion of the Township of Blackwood Plan, revised 12 November 1874. The allotments shaded brown were those that had been sold by this time. Mackie's property at 5 Golden Point Road is circled in red.

Source: VPRS 6420/P1, Unit 36, PROV.

James Mackie was born in 1830.¹⁷ He arrived in Victoria in 1852 and by 1855 he had relocated to the Blackwood goldfields.¹⁸ After his marriage to Helen Francis, they had six children: Isabella, Walter, Arthur George, James Horace, Ada Helen (Mrs Gribble), and Harold.¹⁹ James Mackie junior and Harold later left Blackwood to try their luck at Kalgoorlie, Western Australia, while Walter and Arthur relocated to the saw milling township of Barwon Downs. Their daughter, Ada, was a music teacher and in 1894 she married Charles Gribble junior. They lived at 7 Simmons Reef Road.²⁰

A mortgage was taken out on the property in October 1871.²¹ This might suggest that further improvements were made at this time. Interestingly, the property was transferred to James and Helen Mackie's son, Arthur George, in 1891.²²

James and Helen Mackie continued to reside at 'Hillside' until their deaths in 1902 and 1932 respectively.²³ On James Mackie's death of heart failure at his residence at the age of 72, he was

¹⁷ *Bacchus Marsh Express*, 8 November 1902.

¹⁸ *Ibid.*

¹⁹ Victorian Births, Deaths and Marriages Indexes, op.cit. See also Mackie, Helen, Probate Administration files, 1932 (including her Will), VPRS 7591/P1, Unit 877, PROV and *The Argus*, 5 May 1932, p.1.

²⁰ See Simmons Reef Road Heritage Precinct citation for further details.

²¹ Certificate of Title, vol. 439, fol. 697.

²² *Ibid.*, 1 September 1891, transfer no. 309191.

²³ The Ballan Shire Rate Books between 1863 and 1930-31 listed James Mackie or Helen Mackie as owners. See Ballan Shire Rate Books, 1863, 1876, 1879, 1880, 1886, 1891, 1897, 1910, 1930-31.

described as being 'of a genial disposition and was exceedingly popular.'²⁴ In 1932 with the death of Helen Mackie, the 'Hillside' property was valued at £50.²⁵

Before her death, ownership of 'Hillside' had been transferred to Helen Mackie. She bequeathed the property in equal shares to Horace (James junior) and Ada Gribble.²⁶ In 1935, Mrs Gribble became sole owner and in the following year, 1936, it was purchased by Edward Terrill, miner of Blackwood.²⁷

COMPARATIVE

Other Similar Dwellings at Blackwood

'Hillside' at 5 Old Golden Point Road is comparable to a number of other hipped roofed, timber dwellings constructed at Blackwood (and particularly Golden Point and Red Hill) from the 1860s. They include those at: 4 Albert Street, 14 Clarendon Street (former court house), 15 Golden Point Road, 111 Golden Point Road, 10 Prayer Hill Lane, 8 Simmons Reef Road, 189 Simmons Reef Road (Garden of St Erth) and 6 Terrill Street. Some of these dwellings have also experienced alterations to the verandahs, as well as additions. 'Hillside' appears to be one of the few examples where the earlier dwelling also survives.

24 *Bacchus Marsh Express, op.cit.*

25 Mackie, Helen, Probate Administration files, 1932, VPRS 28/P3, Unit 2345, PROV.

26 Mackie, Helen, Will, op.cit.

27 Certificate of Title, op.cit., 27 September 1935, transfer no. 1592465 & 23 March 1936, transfer no. 1607504.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Blackwood Cricket & Recreation Reserve

Place No. BLA09

ADDRESS: Recreation Reserve Road, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 4.1: Farming & Agriculture

Theme 9.1: Sport

Condition: Good**Integrity:** Moderate**Photograph Date:** 22 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (stone gate piers)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes – mature <i>Pinus Radiata</i> trees
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	Yes (see recommendation below)

Other Recommendations

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of non-highly reflective buildings and structures (no greater than 10 square metres and no higher than 3 metres above ground level); low fencing; installation of seats, tables and barbeque structures, and works to the ground surfaces surrounding the grassed sports ground.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Blackwood Cricket and Recreation Ground, Recreation Reserve Road, Blackwood, has significance as one of the few surviving 19th century sports grounds in continuous use in the western region of the Moorabool Shire. First established on a former Chinese market garden in 1889-90 at 'Ballan Flat' adjacent to the bank of the Lerderderg River west of the Red Hill township, the significant fabric of the recreation reserve includes the grassed sports ground, flanking mature Eucalypts and especially the *Pinus Radiata* trees, interwar timber pavilion (albeit altered) and stone gate piers with metal vehicular and pedestrian gates. Since the late 19th century, the reserve has played host to regular cricket and football matches, annual New Years' Day sporting festivals and other recreational and social pursuits by organisations and individuals of the Blackwood community. While there are a number of more recent buildings at the reserve, the natural amphitheatre setting, mature exotic

trees and particularly the flat grassed sports ground continue to reflect the early intentions of the Blackwood Recreation Committee in providing a valued sporting arena for the Blackwood goldfields district.

How is it significant?

The Blackwood Cricket and Recreation Ground is historically, socially and aesthetically significant at a LOCAL level.

Why is it significant?

The Blackwood Cricket and Recreation Ground is of historical significance for its associations with the evolution and progress of cricket, football and other local sports by the Blackwood goldfields community from c.1889 until the present day (Criterion A). The 'Albion Cricket Club' had first formed in 1864 with land reserved for a cricket ground two miles south of the Red Hill township. The present ground was reserved for cricket and other recreational purposes in 1890, following the removal of Chinese miners who had previously established a thriving market garden on the site in the 1860s. From the late 19th century, the Blackwood Cricket and Recreation Ground has played host to numerous local sporting events, including cricket and football, as well as social occasions (such as church picnics) and particularly the annual New Years' Day sports fixture that attracted locals and visitors from the 1890s. The historical significance of the site is embodied in the grassed sports ground, mature Pinus Radiata trees, stone gate piers with metal vehicular and pedestrian gates, and the timber pavilion (albeit altered) dating from the early 20th century.

The Blackwood Cricket and Recreation Ground is socially significant as it is recognised and valued by the local community as a place for organised and informal sport and recreation (Criterion G). The site has been the location for local sport since c.1889 and it continues to be the home to the local cricket and football clubs to the present day.

The Pinus Radiata trees at the Blackwood Cricket and Recreation Ground are aesthetically significant as some of the most mature and largest species of their type in Blackwood (Criterion E). They provide a key backdrop to the natural amphitheatre setting.

SIGNIFICANCE OF COMPONENTS

Contributory Significance

The following fabric is considered to contributory to the significance of the Blackwood Cricket and Recreation Reserve site:

- Grassed sports ground.
- Mature Pinus Radiata Trees.
- Timber pavilion (south-west portion of the site) (albeit altered).
- Stone gate piers and metal vehicular and pedestrian gates.

Non-Contributory Significance

The following fabric has been introduced in more recent times and is not considered to contribute to the significance of the site:

- All other structures flanking the sports ground.

Heritage Overlay Map

It is recommended that the heritage overlay is confined the area shown by the red boundaries in the following aerial image:



Source of aerial image: Moorabool Shire.

DESCRIPTION:

The Blackwood Cricket and Recreation Ground, Recreation Reserve Road, Blackwood, is set in a natural amphitheatre on low lying ground beside the northern bank of the Lerderderg River, to the west of the Blackwood township. It is characterised by a large, flat grassed sports ground with a bitumen track known as the Elizabeth Hall Walking Track. The reserve is also especially characterised by the perimeter Eucalypt and mature Pinus Radiata trees. Near the south-western boundary is an early 20th century timber pavilion of weatherboard construction, having a small tiered seating area at the west end. It appears that the off-centre gabled roof may have replaced an earlier gable roof. Adjacent to the pavilion are early 20th century era random rubble stone gate piers with metal vehicular and pedestrian gates. Other pavilions (including the Les Armstrong Pavilion), amenities and sheds of modest scale and masonry and colorbond construction are situated in the southern and eastern portions of the site.

Beyond the early 20th century pavilion to the south-west is the W.A. Matheson bridge, of concrete construction. Tennis courts having a bitumen surface and high cyclone wire fencing are located on the opposite bank of the Lerderderg River. A colorbond shed is immediately adjacent the tennis courts. Also on the southern side of the river in the car park is a commemorative plaque on a rock

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Blackwood Cricket & Recreation Reserve

Place No. BLA09

ADDRESS: Recreation Reserve Road, Blackwood

Assessment Date: Feb 2016

that reads: "Australia 1888-1988: Edward Hill the discoverer of the Blackwood Goldfield first struck gold on January 4th, 1855. He died in 1891 at Simmons Reef. Ballan Shire Historical Marker."



Photo 1: Blackwood Cricket & Recreation Ground looking east, 2014.



Photo 2: Blackwood Cricket & Recreation Ground looking north-east showing introduced pavilions and structures, 2014.



Photo 3: Mature Pinus Radiata tree immediately north of the timber pavilion, 2014.



Photo 4: Timber pavilion, 2014.



Photo 5: Detail of the east elevation of the timber pavilion, 2014.



Photo 6: Random rubble gate piers and metal gates, 2014.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Blackwood Cricket & Recreation Reserve

ADDRESS: Recreation Reserve Road, Blackwood

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Photo 7: Les Armstrong Pavilion, located on the south side of the recreation ground, 2014.



Photo 8: Amenities block and shed in the south-east corner of the recreation ground, 2014.



Photo 9: Natural stone wall at the east end of the recreation ground with the painted sign that reads: "This ground is available for [? unclear] picnics", 2014.



Photo 10: Elizabeth Hall Walking Track sign at the west end of the recreation ground, 2014.



Photo 11: W.A. Matheson Bridge, looking north, 2014.



Photo 12: Detail of plaque on freestanding pier adjacent the bridge, 2014.



Photo 13: View looking east to the tennis courts and shed, 2014.



Photo 14: Monument to Edward Hill, south of the river bank, 2014.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including

1 *Ibid.*, p.13.

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn., which has original reports by D Evans, Ballarat, that give occasional descriptions of the early buildings.

5 *The Argus* 30 July 1855, p.6.

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*, p.15.

10 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred on Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Original Cricket Ground at Blackwood

On 19 April 1864, the Secretary of the newly-formed Albion Cricket Club at Mount Blackwood wrote to the Commissioner of Crown Lands seeking a grant of land for recreation purposes.¹² A site of three acres had been selected at Red Hill, about one mile south of the township.¹³ The Lands Department subsequently requested further information on the proposed site given that no survey party had been engaged in the neighbourhood.¹⁴ E.G. Magnus had prepared a plan showing the dimensions and location of the proposed cricket reserve in June 1864.¹⁵ As no reply had been forthcoming, the Secretary of the Cricket Club wrote to the Acting President of the Board of Lands and Works again seeking permission for a piece of land and that the Club was anxious 'to get it cleared, and fence ready for an early start in the ensuing season.'¹⁶

Having successfully received the grant for the land by the Lands Department,¹⁷ the ground was soon cleared and fenced, and English grass sown, with matches commencing in 1865.¹⁸ Just seven years later in 1872, the Lands Department surveyed a proposed road (to Greendale) that was to traverse through the cricket ground, making it 'valueless as a cricket ground.'¹⁹ This was confirmed in a tracing in 1874 by the Authorised Surveyor, H. Archdall. It appears that the cricket ground and proposed road were re-surveyed, enabling 4 acres and 32 perches to be reserved as a cricket ground in 1875.²⁰ The Cricket Club (then known as the Blackwood Cricket Club) elected Elliott Cairnes, John Sawyers, Peter Drummond, Michael Crocker and James Gribble as Trustees.²¹ However, the Board of Land and Works recommended that the Club be informed that 'the land cannot be restricted to cricket or monopolised by any club or section of the public' and that a Committee of Management was appointed following a public meeting for the land reserved for 'recreation purposes.'²² A public meeting was advertised and which was held at the Blackwood Mechanics' institute on 24 September 1875.

11 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

12 J.H. Williams, Secretary, Albion Cricket Club, Mount Blackwood, to the Hon. R. Heales, Commissioner of Crown Lands, 19 April 1864, VPRS 242 Unit 180 PROV.

13 E.G. Magnus, 'Description Connexion of Boundaries Proposed Cricket Reserve at Blackwood', n.d. [c.1875], VPRS 242 Unit 180 PROV.

14 T. Adams, Lands Department, file note, 6 May 1864, VPRS 242 Unit 180 PROV.

15 E.G. Magnus, Survey Plan of the Cricket Ground, Blackwood, VPRS 242 Unit 180 PROV.

16 J.H. Williams to the Hon. J.M. Grant, Acting President of the Board of Land and Works, 1 August 1864, VPRS 242 Unit 180 PROV.

17 M.J. Croker, Secretary, Blackwood Cricket Club, to the President of the Board of Land and Works, 5 October 1872, VPRS 242 Unit 180 PROV.

18 No details of the official approval were listed in the files for VPRS 242 Unit 180, but English grass being sown was mentioned by H. Archdall, Authorized Surveyor, to Mr Callanan, District Surveyor, Melbourne, 12 December 1874.

19 Ibid.

20 Cricket Reserve, Parish of Blackwood, 10 April 1875, VPRS 242 Unit 180 PROV.

21 C.B Gray, Secretary, Blackwood Cricket Club to the Secretary of Lands, 19 July 1875, VPRS 242 Unit 180 PROV.

22 'Blackwood Public Recreation Reserve', file note, 1 September 1875, VPRS 242 Unit 180 PROV.

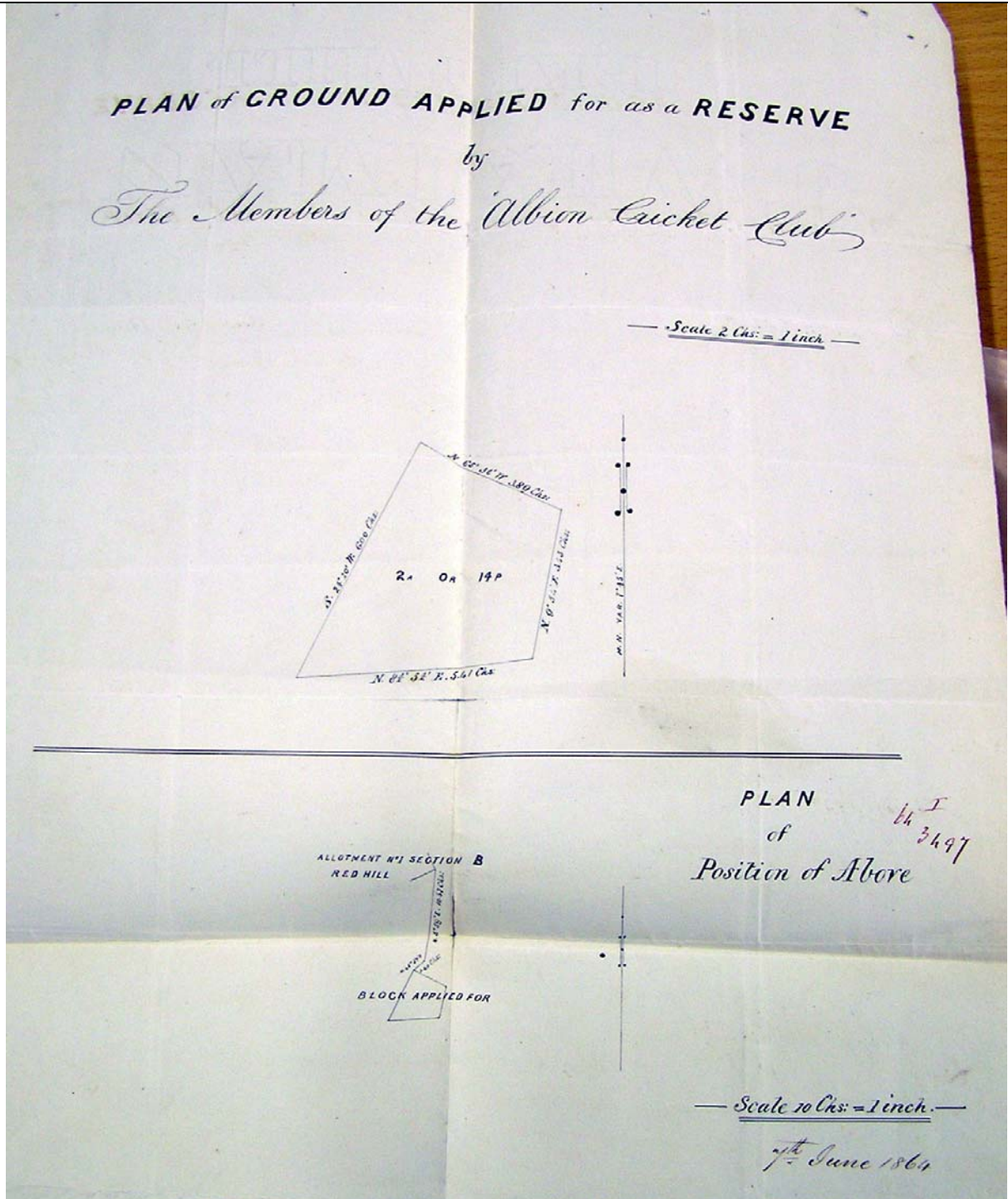


Figure 1: E.G. Magnus, 'Plan of Ground Applied for as a Reserve by The Members of the Albion Cricket Club', 1864.

Source: VPRS 440 Unit 180, PROV.

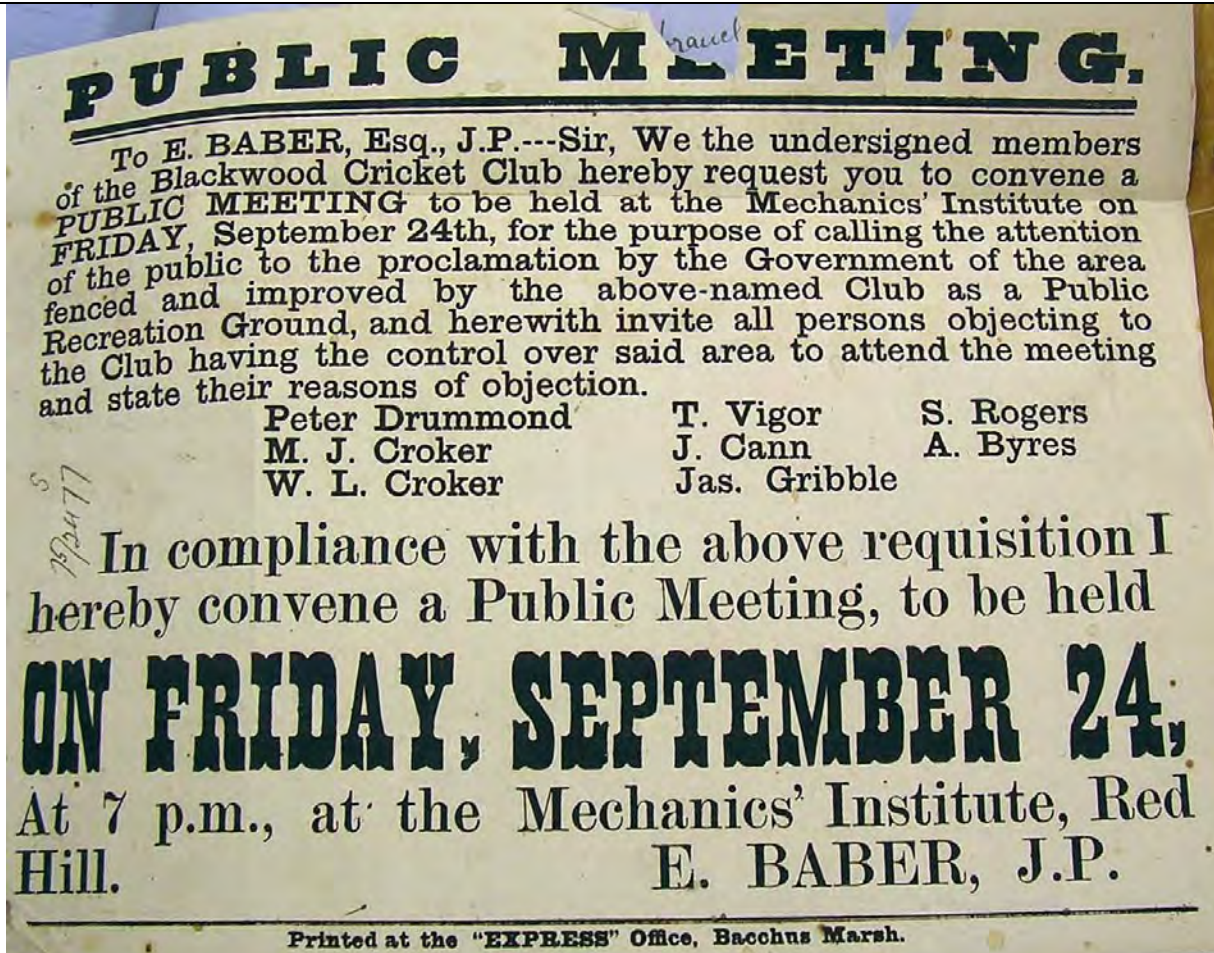


Figure 2: Notice of Public Meeting of the Blackwood Cricket Club, 1875.

Source: VPRS 440 Unit 180, PROV.

The meeting was reported in the *Bacchus Marsh Express*:

RED HILL, GOLDEN POINT and SIMMONS REEF

A large public meeting was held at the Mechanics' Institute, Red Hill, on Friday evening last, W Shaw Esq in the chair, at which the following resolutions were carried unanimously:

1. That an error or misunderstanding has taken place with reference to the Government – proclaiming the reserve area as a public recreation ground instead of a Cricket ground, it having been improved solely by members and supporters of the Blackwood Cricket Club at an expense of £140/2/-.
2. That the area has never been applied for as a public recreation ground, and without the exertions of the Cricket Club and its supporters, it would still be a barren waste.
3. That the Cricket Club had the ground surveyed, which was objected to by the Department as encroaching on the main road; since then, the road has been diverted, and there can now be no objection to its being vested in the Cricket Club
4. That the Government be requested to vest the ground in the Blackwood Cricket Club
5. That the minutes of this meeting be signed by the Chairman and forwarded to the President of the Board of Land and Works, and that a copy be sent to the members for West Bourke with a request that they will assist in urging the matters on the Government.

Several members of the Friendly Societies spoke as to the kindness of the Cricket Club in always giving the use of the ground and cricketing tools for any public or charitable purpose. Mr Drummond (President, Blackwood Cricket Club), in proposing a vote of thanks to the Chairman,

stated that the Blackwood Cricket Club would be willing for the ground to be vested in trustees, who should be chosen from leading men of the community, whether cricketers or not.²³

The temporary reservation of the land as a cricket ground was subsequently revoked by Order in Council in 1875.²⁴ The following year in 1876, Messrs J.F. Hansen, W. Vigor, W. Noall, J. Cann and M.J. Croker were elected trustees.²⁵

History of the Present Cricket and Recreation Ground

Development of the Reserve

By 1866-67, the low lying ground comprising 2 acres, 2 rood and 32 perches, adjacent to the Lerderderg River bank to the west of the Red Hill settlement known as Ballan Flat, was taken up by Chinese miners and market gardeners.²⁶ At this time, the Chinese population at Blackwood totalled 1,471 people.²⁷ In 1869, the success of the market garden was reported in the *Bacchus Marsh Express*:

The climate is admirably suited to the growth of shrubs, or indeed vegetation of any kind – proved by the thriving appearance of a large market garden kept by a Chinaman at Ballan Flat ...²⁸

By the mid 1870s, the Chinese gardens were occupied by Ah Hoon, Ah Chong and Ah Seang.²⁹ As shown on a survey of the allotment in 1877, the three market gardeners had built dwellings on the site in addition to a stable. The Lerderderg River had also been diverted from its original course.

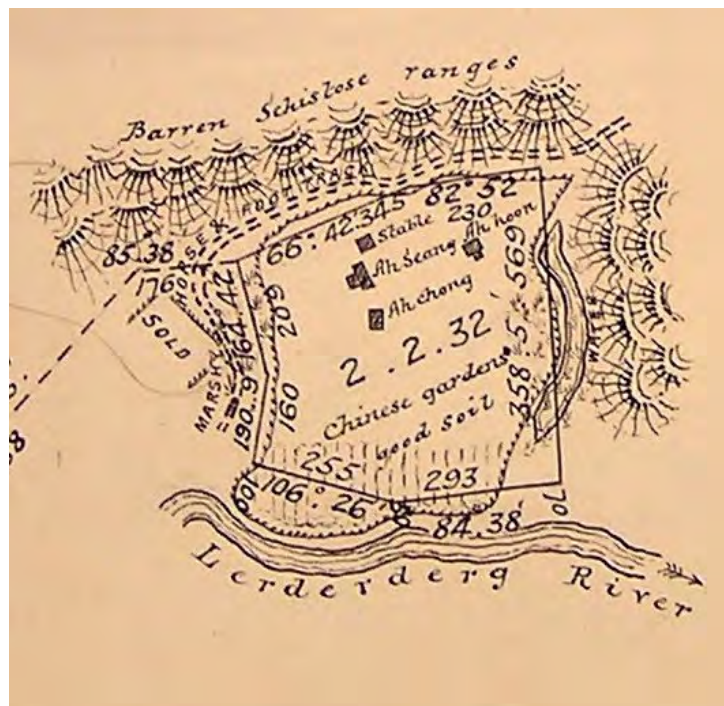


Figure 3: T.S. Dimelow, Authorised Surveyor, Ballarat, Survey of Land Applied for by Ah Seang, Parish of Blackwood, 24 March 1877. Source: VPRS 440 Unit 266, PROV.

²³ *Bacchus Marsh Express*, 2 October 1875.

²⁴ *Victoria Government Gazette*, 26 January 1875, p.2212.

²⁵ *Bacchus Marsh Express*, 12 February 1876.

²⁶ See *The Argus*, 28 September 1868, p.5, 6.

²⁷ *Ibid.*

²⁸ *Bacchus Marsh Express*, 17 April 1869, p.3.

²⁹ Ah Seang, Application of Land, Parish of Blackwood, 3 May 1876, VPRS 242 Unit 266 PROV.

On 3 May 1876, Ah Seang formally applied for the land he had previously occupied under Section 49 of the Land Act in 1869.³⁰ While he had paid a survey fee of £3.18.0 for the surveying of the land, on 22 August 1877 the Local Land Board recommended refusal of the application 'and that the Chinese take out garden licences for 3 acres. Police to be instructed.'³¹ A garden license for the land was subsequently granted to Ah Seang and Ah Tong and Ah Hon.³² With the decline in goldmining, they left the Colony in April 1889.³³

With the land 'long coveted' by the cricketers of Blackwood, it was immediately taken up by the Blackwood Cricket Club for £12 and transformed into a cricket and recreation ground.³⁴ Fundraising began in earnest and on Boxing Day, 1889, the *Bacchus Marsh Express* reported on an impending cricket match that was to aid the development of the new ground:

A Richmond team of cricketers is to be here on Boxing Day, and a grand concert and ball is to come off in the evening, the proceeds of which will go towards payment for a new cricket ground lately purchased at Ballan Flat from a Chinaman.³⁵

The first football match between the Ballan Football Club and the newly formed Blackwood Club was anticipated to take place on the new ground in June 1890. However, the weather and the poor state of the ground were described in the *Bacchus Marsh Express*:

It, however, commenced raining pretty freely about midday on Tuesday and has kept on, and as the newly formed Football Club Ground is little better than a ploughed field just rolled, football playing I imagine would be a serious undertaking so in likelihood the match will be postponed.³⁶

In 1891, the cricket and recreation ground was temporarily reserved.³⁷ The popularity of the fledgling ground and the laying out of a tennis court at the site was described in 1892:

The Blackwood cricket ground presented quite an animated appearance on Saturday last. First, there was a large impromptu picnic party (which may be considered as a sequel to the concert and ball of the night before), and all in the neighbourhood were cordially invited to participate in the good things provided. At the same time the Blackwood cricketers played their opening match for the season between sides of fourteen chosen by Messrs. T. Vigor and W. Roach. ... The preparation of a tennis court by Mr. A. Buchanan and others was also a centre of attraction. The tennis players here have had some difficulty in fixing on a site for their operations, and have at length gravitated to the Blackwood cricket ground, where a suitable corner has been chosen which has so many natural advantages that we may soon expect the game to be the leading recreative feature of the reserve, more particularly as it is recognised as one of the few healthful out-door games in which ladies can actively participate.³⁸

By 1895, a timber pavilion had been erected at the reserve. This building had gabled roof forms, with a projecting minor gable at the front. The structure was open on one side, supported by timber posts.

30 Ibid.
31 Ibid.
32 Lands Department file note, 16 August 1892, VPRS 440 Unit 266 PROV.
33 Ibid.
34 A. Byres, *Bacchus Marsh Express*, 1 April 1911, p.4.
35 *Ibid.*, 21 December 1889.
36 *Ibid.*, 14 June 1890.
37 *Victoria Government Gazette*, 9 January 1891, p.206.
38 *Bacchus Marsh Express*, 15 October 1892.



Figure 4: Blackwood Cricket Team outside original pavilion, 14 February 1895.

Source: Blackwood & District Historical Society.



Figure 5: Blackwood Cricket Team outside pavilion, before 1909.

Source: Blackwood & District Historical Society.

Further improvements to the cricket ground were carried out at this time. J. Murphy was engaged to erect post and rail fencing while P. Duncan was contracted 'to put on the pickets at 3/- per chain, nails included.'³⁹ The final payment for timber for a pavilion had been paid to Hall and Robertson.⁴⁰

In 1893, the cricket and public recreation ground was permanently reserved.⁴¹ A Committee of Management was appointed comprising Thomas Vigor, James Barkla, William Gribble, Michael J. Crocker and Laurence Hayden.⁴²

Further improvements to the reserve were also made in the ensuing years. In 1894, tenders were called for the levelling of the ground.⁴³ Additional levelling was carried out in 1897.⁴⁴

In 1895, pine trees were planted, as outlined in the *Bacchus Marsh Express*:

Three or four seasons ago a number of trees were obtained from the Macedon nursery for the purpose of ornamenting the Blackwood reserve, but as the improvement works were not sufficiently advanced for the trees to be placed properly, they had been temporarily set out in the Secretary's garden. During the past week or two, however, the Secretary, Mr. M.J. Croker, has been busily employing his spare hours in re-planting them round the reserve, and fixing up the necessary guard fences. The trees have been growing well in the meantime, as many of them are already over six feet high.⁴⁵

A bicycle track was laid out at the reserve by 1897, when new grass was sown on the cricket ground.⁴⁶

In 1908, John Murphy was engaged to remove 'Taylor's cottage to reserve as a dressing room.'⁴⁷ The elongated gabled building was located at the south-western end of the reserve.

³⁹ *Ibid.*, 26 November 1892.

⁴⁰ *Ibid.*

⁴¹ *Victoria Government Gazette*, 17 March 1893, p.1407.

⁴² *Ibid.*, 26 May 1893, p.2235.

⁴³ *Bacchus Marsh Express*, 18 November 1893 & 27 January 1894.

⁴⁴ *Ibid.*, 20 January 1897.

⁴⁵ *Ibid.*, 7 September 1895.

⁴⁶ *Ibid.*, 6 February 1897 & 27 May 1897.



Figure 6: N.J. Caire, View of Mount Blackwood, showing the recreation reserve and 'new' pavilion in the lower left corner.

Source: *The Australasian*, 15 May 1909, p.36.

The pavilion was washed away following the bursting of the banks of the Simmons Reef Reservoir in 1909. The damage was reported in the *Bacchus Marsh Express*:

The Simmons Reef Reservoir embankment burst on Thursday 19th Aug about one-thirty pm. An immense lot of damage was done; no fewer than 5 big bridges being swept away.

The Recreation Reserve acted as a safety valve to greater damage down the river. The cricket pavilion, containing 3 rooms, the dressing room erected last Christmas at the bottom end of the ground, and all other buildings, disappeared in one blow right down the river. There was fully 6 feet of water on the reserve and big logs three feet through were deposited thereon.

Ten goats owned by Mrs Speary, had taken shelter in the pavilion and they were all drowned but one. When the water and logs battered the place to pieces, some of the goats were floating on the seats. But the swiftly moving water made it impossible for them to retain their foothold.

There were a lot of articles in the middle room and some of them have been recovered. The cricket matting was recovered after the water had subsided, one piece twisted around a stump near the Kyneton Bridge. The box in which the cricket club kept their tools has not been seen.

The Sports Committee are also losers to some extent – coils of wire, rubberoid for refreshment room, copper and stand and miscellaneous articles, being stored there.

47

ibid., 21 November 1908, p.3. Margot Hitchcock, in *The Billy Pincombe Tragedy: The Tragic Shootings of a Minister and Billy Pincombe At Blackwood Victoria 1908*, Blackwood Publishing, 2014, p.128 claims that the house relocated to the Blackwood Recreation Ground was that of Billy Pincombe. However, the *Bacchus Marsh Express* clearly stated that it was 'Taylor's Cottage' that was to be relocated and used as a dressing room. It is possible that Taylor leased the dwelling to Pincombe, but the Ballan Shire Rate Book for 1905-06, VPRS 5557/P0, Unit 19, PROV (Ballarat), listed William Pincombe and Aaron Taylor (both miners) as owners of two separate tenements. The early photograph (Figure 4) in the Blackwood and District Historical Society collection also has an original hand-written date (14 February 1895) and shows the original pavilion in the background at the recreation ground at this time. Figure 6 (dated immediately prior to the flood of August 1909) shows the 'new' pavilion, being a single elongated gable roof form without a projecting minor gable at the front like the earlier pavilion.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Blackwood Cricket & Recreation Reserve

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More than half the fence around the reserve was carried away and the playing ground is covered with sand and debris. It is indeed a scene of desolation and it will take years before the reserve is such a bright little natural sports ground among the ranges as theretofore.⁴⁸

With a grant of £10 from Mr Holden, M.L.A., efforts were made to erect a new pavilion in 1911.⁴⁹ Twelve months were to elapse before tenders were called 'for the removal and re-erection of a pavilion on the reserve.'⁵⁰ The gabled timber building was situated in a similar location as the earlier pavilion at the south-western end of the ground. Stone gate piers and metal gates appear to have been built at the south-western entrance to the ground about this time.



Figure 7: Blackwood Cricket & Recreation Ground looking south-west to timber pavilion, c.1930. Note the height of the adjacent Pinus Radiata tree at this time. Source: Blackwood and District Historical Society collection.

Another flood in 1945 caused substantial damage to the timber bridge at the sports ground. A ford had also provided access to the reserve from the 19th century, enabling sporting events to continue soon afterwards. A concrete bridge, named in honour of W.A. Matheson, was constructed in 1979.⁵¹

48 *Ibid.*, 28 August 1909.

49 *Ibid.*, 11 March 1911.

50 *Ibid.*, 2 November 1912.

51 See plaque on pier adjacent to the bridge.



Figure 8: Damaged bridge over the Lerderberg River at the Blackwood Cricket and Recreation Ground after the flood c.1945. Source: Blackwood and District Historical Society collection.

Other structures were constructed at the Blackwood Cricket and Recreation Reserve in the 20th century. They included the Les Armstrong Pavilion, masonry latrines block, storage shed and a large pavilion erected in 2010.⁵²

The Social Development of the Reserve

In addition to formal sporting events, the Blackwood Cricket and Recreation Ground has been the focus of numerous social community activities since the late 19th century. They included the annual Church picnics,⁵³ and annual sports fixture on New Years' Day. The *Bacchus Marsh Express* reported on the activities for New Years' Day in 1896:

The day was beautifully fine, and every one present seemed bent upon enjoying themselves, so that whether amongst officials or competitors good temper was the ruling feature, and the few slight differences that naturally arise at such sports were satisfactorily adjusted with the "greatest of ease." ... The ground looked well, and to wander about ankle deep in white clover was a treat to many, whilst the extra seating accommodation provided under the shady lightwood trees was also much appreciated. The swings and tennis court were in constant use all day, and the shooting gallery was also well patronised till the ammunition ran out. The local brass band, too, is worthy of a word or two of praise, and helped to agreeably fill up the intervals between the various events.⁵⁴

⁵² *Blackwood Times*, December 2009 – January 2010.

⁵³ See for example, the *Bacchus Marsh Express*, 11 January 1896, which reported on the annual All Saints' Church picnic at the recreation reserve.

⁵⁴ *Ibid.*, 11 January 1896, p.3.



Figure 9: Chinese Miners lining up for a race at the Blackwood Cricket and Recreation Ground, n.d.

Source: Blackwood and District Historical Society

COMPARATIVE

The Blackwood Cricket and Recreation Ground represents one of few public cricket and recreation reserves in the western region of the Moorabool Shire that has been in continuous use since the 19th century. At Ballan, the Recreation Reserve in Cowie Street was officially opened on 13 February 1926, after cricket and football on the original reserve (opened in 1872 between the railway line and court house) was discontinued at the onset of World War One in 1914.⁵⁵ At the existing reserve, the early (interwar) fabric includes the sports oval and perimeter Cypress trees (that are now senescent).

Other surviving early cricket and/or football grounds in the western region of the Moorabool Shire include: Gordon Recreation Reserve, Old Melbourne Road, Gordon (gazetted in 1870);⁵⁶ Mt Egerton Recreation Reserve, Reserve Road East, Mt Egerton (gazetted in 1906);⁵⁷ and Mount Wallace Recreation Reserve (gazetted in 1934).⁵⁸ At Morrisons, the Racecourse Reserve off Angees Road was first gazetted as a reserve for racing and general recreation purposes in 1873.⁵⁹ During the 1950s, management of the reserve reverted to the Department of Lands until 2005 when a committee of management was appointed to manage the grassland and woodland reserve (it no longer functions for racing and other organised recreational sports).⁶⁰ At Dunnstown, the recreation ground for football, tennis and netball was not established until after 1956 (although a football club had been first established there in 1881).⁶¹ At Bungaree, the recreation ground (for football and netball) was

55 D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, p.80.

56 See Township of Gordon Plan, 1943, VPRS 16171 PROV.

57 Township of Egerton Plan, 1959, VPRS 16171 PROV.

58 *Victoria Government Gazette*, 29 August 1934, p.2018. See also Fraser & Ranken, *op.cit.*, p.88.

59 'Morrisons Racecourse Reserve' at http://bird.net.au/bird/index.php?title=Morrisons_Racecourse_Reserve

60 *Ibid.*

61 *The Argus*, 3 August 1956, p.13 reported on the Council seeking a grant of £600 from the Public Works Department 'to meet half the cost of a recreation ground at Dunnstown.' Details on the establishment of the Dunnstown Football Club are taken from J. Stoward, *History of Football in the Ballarat District: Ballarat Football League, Central Highlands Football League, Lexton Plains Football Netball League*, Aussie Footy Books, Drysdale, 2008.

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gazetted in 1964, possibly being the second football ground given that the Bungaree Football Club was formed in 1906.⁶²

There was also a cricket ground at the Spargo Creek springs reserve that was popular from the 1870s.⁶³ Sports events were regularly held and were well attended. By 1910, a small pavilion was erected around the main spring. Unlike the Blackwood Cricket and Recreation Ground, only the concrete base of the pavilion is still evident and no other early infrastructure survives.

⁶² See Parish of Warrenheip Plan, n.d., VPRS 16171 PROV & Stoward, *op.cit.*

⁶³ See 'MS65-68 Spargo Creek', geological survey report, n.d.. at <http://www.mineralwater.vic.gov.au>, & List of Significant Geological Sites in the Moorabool Shire, provided by Dr Susan White, Heritage Committee of the Geological Society of Australia (Victorian Division), December 2009.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. BLA52

ADDRESS: 6 Terrill Street, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Altered**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from a street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction of extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 6 Terrill Street, has significance as the earliest stone dwelling built at Blackwood in the 19th century, and only one of two Victorian vernacular stone dwellings in the district. It was constructed by James Austin Wyatt, emigrant bricklayer and stonemason of Devonshire in c.1866 as a result of his gold mining success. Wyatt lived there with his wife, Sarah, forging a successful house-making business as well as the construction of chimney stacks and building in of boilers associated with the nearby mines. Although altered, the original design and construction of the dwelling is clearly discernible in the steeply-pitched, hipped roof form, broken back roof form of the return verandah, stone wall construction and the face brick chimney. Although altered, it is also the earliest known construction of Wyatt, who was also responsible for the brick and cement improvements to the Blackwood Mineral Springs in 1891 (his last project). The dwelling is comparable to the Garden of St. Erth, 189 Simmons Reef Road, Simmons Reef, built in 1874 by the Cornish stonemason and successful miner, Matthew Rogers. It also served as the family home and butcher shop of Thomas and Jane Vigor from 1897 until the c.1920s. The dwelling appears to be in fair condition when viewed from the street.

How is it significant?

The dwelling at 6 Terrill Street is scientifically and historically significant at a LOCAL level.

Why is it significant?

The dwelling at 6 Terrill Street is scientifically significant as the earliest 19th century dwelling at Blackwood constructed of stone, and one of only two Victorian dwellings of this construction in the Blackwood district (Criterion F). The profiles and construction technique suggest that the stone was sourced from the nearby Lerderderg River.

The dwelling at 6 Terrill Street is historically significant for its associations with residential development after the height of the gold rush at Red Hill, Blackwood, in the 1860s, and with James and Sarah Wyatt, of Devonshire, who, as well-respected citizens, contributed to local community life (Criterion A & H). The dwelling was built by Wyatt in c.1867. A bricklayer and stonemason, James Wyatt was associated with the building of a number of dwellings in the Blackwood district from the late 1860s, and particularly with the construction of chimney stacks and the building in of boiler houses for the nearby mining operations. James Wyatt also supported the development of local education as a member of the Simmons Reef State School Board in the 1860s, and both James and Sarah Wyatt were inaugural members of the Blackwood Mechanics' Institute. The dwelling has further associations with the Vigor family, and particularly Thomas (1856-1924) and his wife, Jane (1847-1945) from 1897. Thomas Vigor also contributed much to the life and development of Blackwood, through the continuance of the family butchering business at 6 Terrill Street from 1897 until c.1920 (the business had been established by Vigor's father, William, at Golden Point in early 1855) and especially in serving as a local Councillor with the Ballan Shire Council from 1895 until 1904, as well as being a member of the State School Board of Advice, Blackwood Cricket Club and Blackwood Sports Committee, and a Trustee (including a term as Chairman) of the Blackwood Cemetery Trust. The historical significance of the dwelling is embodied in the surviving Victorian vernacular styled fabric including the steeply-pitched, hipped roof form, broken back roof form of the return verandah, face brick chimney and stone wall construction. While there are a number of similar dwellings in the Blackwood district, the dwelling at 6 Terrill Street is a locally rare stone example of the Victorian vernacular type given the proliferation of timber construction in the 19th and 20th centuries.

Heritage Overlay Map

The following map shows the boundaries of the proposed heritage overlay.



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 6 Terrill Street, Blackwood, is set on contextually large, irregular site on sloping ground. The dwelling has a large front setback from Terrill Street, accessed by a gravelled driveway flanked by open grassed areas and some perimeter trees and shrubs. There is a shallow-pitched gabled, detached outbuilding forward of the dwelling on the east side.

The elevated single storey, painted stone, Victorian vernacular styled dwelling is characterised by a steeply pitched hipped roof form and a return broken back verandah. These roof forms are clad in galvanised corrugated steel. The verandah has introduced infill (comprising a range of timber framed windows and lightweight cement sheet and vertically boarded wall cladding) that seems to date from the early and mid 20th centuries. A substantial face brick chimney adorns the roofline. Set into the hill, the dwelling has an early basement on the west side, where the verandah is supported by slender round piers.

At the rear (south) is a single storey addition having a contrived gabled roof form clad in galvanised corrugated sheet metal. This addition has recently been extended at the southern end, with a faceted bay window also introduced as part of the new work. The addition has timber weatherboard wall cladding and aluminium framed windows. Projecting from the south side of the early dwelling and the west side of the addition is an introduced timber deck.

Overall, the dwelling appears to be in fair condition when viewed from the street. It has experienced a number of alterations and additions. While the verandah infill makes no redeeming contribution to

the character of the dwelling, the original design and construction is clearly discernible as shown in the original hipped roof form, broken back verandah form, face brick chimney and stone wall construction (the white overpainting appears to have been introduced). The rear location of the additions also ensures that the original portion of the dwelling is the prominent feature from Terrill Street.



Photo 1: Dwelling from Terrill Street (north & east elevations), 2009.



Photo 2: Dwelling from Terrill Street (east elevation), 2009.



Photo 3: Dwelling from Terrill Street (east elevation), 2014.



Photo 4: Dwelling from Warner Street (west and south elevations), 2014.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher

1 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

2 *Ibid.*

3 *Ibid.*

shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

Red Hill was the second main village established at the height of the rush in 1855.⁶ By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁷ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁸ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁹ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.¹⁰ Although the township was maligned for some years as a consequence of the depressed mining activity,¹¹ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred around Golden Point,¹² most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Dwelling at 6 Terrill Street

Lured by the Victorian gold rushes, James Austin Wyatt (1823-1897) and his wife, Sarah (nee Rennals, 1823-1897), of Devonshire, England, emigrated to Victoria in the early 1850s.¹³ They went to the Blackwood diggings after 1856,¹⁴ settling at Red Hill where they owned a modest (and possibly temporary) dwelling in 1863, probably under a miner's right.¹⁵ Wyatt had success as a miner in the 1860s,¹⁶ allowing him to construct his four-roomed stone dwelling in c.1866,¹⁷ using the stone from the Lerderdery River valley. He purchased the freehold of 2 roods and 22 4/10 perches (comprising

⁴ *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn. which has original reports by D Evans, Ballarat, that give occasional descriptions of the early buildings.

⁵ *The Argus* 30 July 1855, p.6.

⁶ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127.

⁷ Buckingham & Hitchcock, *op.cit.*, p.14.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*, p.15.

¹¹ *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

¹² See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

¹³ *Bacchus Marsh Express*, 7 August 1897. See also Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁴ James Wyatt was not listed in the 'List of persons claimed or supposed to be entitled to Vote in the Election of a Member of the Victorian Legislative Assembly' for the Mount Blackwood Division in *The Argus*, 21 May 1856, p.6.

¹⁵ Wyatt was listed as owner of a house, Blackwood, with a net annual value of £5, in the Ballan Shire Rate Book, 1863, VPRS 5557, PROV (Ballarat).

¹⁶ *Bacchus Marsh Express*, 17 July 1897, p.3.

¹⁷ The Ballan Shire Rate Books, *op.cit.*, for 1864 listed Wyatt as the owner of a dwelling with a net annual value of £4. This had increased to £10 in 1866, suggesting that he had built his stone dwelling by this time. The net annual value remained the same in 1868.

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allotment 22 of Section C, Parish of Blackwood) at Red Hill on 17 September 1867.¹⁸ His purchase was published in the *Bacchus Marsh Express* on 21 September 1867, with the valuation of the land given as £100. It was the first stone house erected at Red Hill.¹⁹ Title deeds for the property had been created by 1 February 1868.²⁰

Wyatt continued mining at Blackwood until at least the early 1870s, as it was reported that his mining tools had been stolen in 1872.²¹ By 1876, as an experienced a bricklayer and stonemason, Wyatt turned his attention to house building in the local area, as well as the construction of chimney stacks and boilers.²² His skill and the quality of his work soon came to be highly regarded by the community.²³ Wyatt's last project was improvements to the Blackwood Mineral Springs in 1891, including the bricking and cementing of the face of the spring.²⁴ On completion, the *Bacchus Marsh Express* gave a glowing account:

The work at the Mineral Spring which has been going on for the last fortnight was finished on Friday last, and reflects great credit on Mr. Wyatt, who carried out the work. To get a better supply of water the face of the spring had to be dug out to the extent of five feet, and then bricked and cemented up to the height of twelve feet, and nine feet wide, while in the centre of the face is an arch in which a pipe is fixed from which the water runs. On both sides are small arches for standing glasses, bottles, &c., on; while both sides are stoned and cemented. The next work to be undertaken is to build a summer house, which will be gone on with at once, and I have no doubt that, when finished, the spring will be as valuable as the famous Hepburn springs of Daylesford.²⁵

Both Wyatt and his wife were also involved in community life. As early as 1866, James Wyatt was a member of the Simmons Reef State School Board (he was re-appointed in 1873) and in 1877 he accepted office as a committee member of All Saints' Anglican Church.²⁶ Together, James and Sarah Wyatt also appear to have been inaugural members of the Mechanics' Institute in 1867, where Mrs Wyatt served tables at the opening grand tea party.²⁷

Sarah Wyatt died on 17 July 1897, at the age of 77 years.²⁸ According to the *Bacchus Marsh Express*, she 'had been somewhat ailing for several years, but a stroke of apoplexy was the ultimate cause of death.'²⁹ It would seem that the loss of his beloved wife brought about the end of James Wyatt's life less than a month later in early August 1897.³⁰ His death and obituary were published in the *Bacchus Marsh Express*:

During the past few weeks my notes have consisted mostly of obituary notices of old and respected residents who have passed away to joining the "great majority;" and this week I have two more to add to the lengthy list. The first is that of Mr. James Austin Wyatt, whose wife died only a month

18 Parish of Blackwood plan, sheet 3, 1963, VPRS 16171, PROV.

19 *Bacchus Marsh Express*, *op.cit.*

20 *Ibid.*, 1 February 1868.

21 *Ibid.*, 6 January 1872, p.3.

22 *Ibid.*, 7 August 1897. Wyatt was listed as a bricklayer (and not a miner) in the Ballan Shire Rate Book, *op.cit.*, 1876.

23 *Bacchus Marsh Express*, *op.cit.*

24 *Ibid.*, 24 January 1891, p.7.

25 *Ibid.*, 14 February 1891, p.7.

26 *Ibid.*, 10 February 1877, p.3.

27 *Ibid.*, 27 November 1869, p.3.

28 *Ibid.*, 17 July 1897, p.3.

29 *Ibid.*

30 *Ibid.*, 7 August 1897.

ago, and he himself was found dead in his house on Saturday morning last. Since the death of his wife he has been in very feeble health, and Mr. M. O'Callaghan, who lives next door, in making his usual morning visit to see how he was, met no response to repeated knocking. He at length broke the door open, and found Mr. Wyatt dead on the floor of his bedroom. A magisterial inquiry was held the same afternoon before Mr. James Barkla, J.P., who found, in accordance with the evidence, that the cause of death was pneumonia. His age was 74 years. By the death of Mr. and Mrs. Wyatt Blackwood has lost two of its most kindly and most respected residents. Mr. Wyatt was an expert stonemason and bricklayer, and most of the big chimney stacks and building-in of boilers in connection with our mines during the past 40 years had been carried out by him ... The couple had no family, and only one nephew in the colony.³¹

In 1897, Wyatt's Probate described his property as 'situate at Red Hill and upon which is erected a 4 roomed dwelling with fruit garden, orchard, etc.'³² It was valued at £100.³³ On 2 October 1897, Wyatt's property, furniture and effects were advertised for sale in the *Bacchus Marsh Express*:

This block, which has a four-roomed Dwelling erected on it, is situate next to the Police Station at Red Hill, Blackwood. Also, to be sold with foregoing, The interest in an adjoining Residence Area of one rood, registered under Miner's right in favour of deceased.³⁴

Wyatt's property was purchased by Thomas Vigor, butcher of Golden Point, in late October 1897. The successful acquisition was reported in the local press:

Mining communities are noted for curious shiftings of their population, and a rather remarkable one is the removal of Mr. T. Vigor, with his family, from Golden Point – where his home has been for over 40 years – to the house at Red Hill which he purchased at Wyatt's sale last week.³⁵

Thomas Vigor was born at Blackwood in 1856 to William and Harriett Vigor, pioneers of Golden Point, Blackwood, who established a butchering business in Albert Street in early 1855.³⁶ He married Jane Cameron in 1883 (born 1847)³⁷ and they had six children: Robert, Belle, Elsie, Kate, Arthur and Percy.³⁸ Thomas Vigor had joined his father in the butchering business by 1880³⁹, taking sole ownership in 1886 on the death of William Vigor.⁴⁰ With the relocation of the Vigor family to Wyatt's property at Red Hill, the butcher shop continued there in the basement until c.1920.⁴¹ In 1898, Vigor described his newly-acquired property being a 'six roomed stone house occupied by me and situated in Main Road, Blackwood.'⁴² This might suggest that Vigor had carried out a two-roomed extension soon after he had purchased the dwelling.⁴³

31 *Ibid.*

32 Wyatt, J., Probate Administration files, 1897, VPRS 28/P2,, Unit 465, PROV.

33 *Ibid.*

34 *Bacchus Marsh Express*, 2 October 1897, p.2.

35 *Ibid.*, 30 October 1897.

36 Victorian Births, Deaths and Marriages Indexes, op.cit., and *Bacchus Marsh Express*, 29 February 1897.

37 Victorian Births, Deaths and Marriages Indexes, op.cit.

38 *The Argus*, 19 January 1924, p.13.

39 The first entry that showed William and Thomas Vigor listed together as owners and butchers was in the Ballan Shire Rate Books, op.cit., 1880. The Rate Book for 1876 also showed William Vigor.

40 Vigor, W., 1886, VPRS 28/P2, Unit 197, PROV.

41 Allan Hall, President of the Blackwood and District Historical Society, oral information, May 2014. The Ballan Shire Rate Books, op.cit, also listed Thomas Vigor as a butcher with tenement, shop and land in 1901-02, 1903, 1905-06 and 1910-11.

42 Byres, E., 2 November 1904, Probate Administration files, VPRS 28/P0, Unit 1251, PROV.

43 The dwelling was described as being four-roomed at the time of the sale only a year earlier in 1897.

Thomas Vigor contributed much to local community life. By 1876, he was a member of the Nil Desperandum Lodge of the Grand United Order of Oddfellows.⁴⁴ In 1895, he was elected a Councillor for the East Riding of the Shire of Ballan Council.⁴⁵ He continued to represent the rate payers of the East Riding until 1904, during which time he was a Justice of the Peace.⁴⁶ Vigor was also an elected member of the State School Board of Advice in 1893, a position he held until at least 1902, when he was Chairman, with meetings held at his residence.⁴⁷ Other positions held by Vigor in the community include being a Trustee of the Blackwood Cemetery Trust (including a term as Chairman in 1909),⁴⁸ playing member of the Blackwood Cricket Club,⁴⁹ and Honorary Secretary of the Blackwood Sports Committee that was responsible for arranging the annual sports fixture for New Year's Day in the mid-late 1890s.⁵⁰

Thomas Vigor died on 18 January 1924, aged 67.⁵¹ His Real Estate was described as 'one hundred and fifteen acres of land at Mount Blackwood .. on which is erected a 6 room W.B. and stone house. All the land is fenced. Valued in all at £310.'⁵² This indicates that Vigor owned other land in addition to the dwelling in Terrill Street. It also suggests that the rear addition of 1898 was built of timber weatherboard. The property was subsequently owned by Mrs Jane Vigor who relocated to Coburg after 1925-26 and then to Caulfield in 1930-31.⁵³ She continued to have an interest in the Terrill Street property until her death in 1945.⁵⁴ It was then sold to Dorothy Williamson.⁵⁵

COMPARATIVE

Other Stone Dwellings at Blackwood

The dwelling at 6 Terrill Street is one of only two known surviving Victorian dwellings of stone construction in the Blackwood district. The other dwelling is now known as the Garden of St. Erth, built in 1874 by the Cornish stonemason and miner, Matthew Rogers (1825-1902).⁵⁶ He arrived at the Simmons Reef settlement of the Blackwood diggings in 1855.⁵⁷ At the time of construction, Rogers' dwelling was described as 'a large stone house, which will be, if we mistake not, the second only of its kind on Blackwood, all the rest being of wood.'⁵⁸ Like the dwelling at 6 Terrill Street, the Garden of St. Erth has a square layout of four rooms with a steeply pitched, hipped roof form. There is a front concave post-supported verandah (which by the 1960s had been partly infilled⁵⁹ – this has

44 *Bacchus Marsh Express*, 15 January 1876, p.3.

45 *Ibid.*, 2 March 1895.

46 *Ibid.*, 29 March 1902, p.3. See also *Victorian Municipal Directories*, 1899-1904.

47 *Bacchus Marsh Express*, 1 March 1902, p.3, 29 March 1902, p.3.

48 *Ibid.*, 13 February 1909, p.2.

49 *Ibid.*, 14 February 1874, p.23. The paper reported that 'One of the most interesting and exciting matches at cricket ever witnessed on Blackwood was played on the Red Hill ground on Saturday last ... Mr. Thomas Vigor was the third man to take the bat.'

50 *Ibid.*, 28 November 1896, p.3.

51 *The Argus*, *op.cit.*

52 Vigor, T., Probate Administration files, 1924, VPRS 28/P3, Unit 1420, PROV.

53 See Ballan Shire Rate Books, *op.cit.*, 1925-26, 1930-31,

54 *Ibid.*, 1938-39, 1940-41. Vigor, Jane, Probate Administration files, 1945, VPRS 28/P3, Unit 4216, PROV.

55 *Ibid.*, 1950-51.

56 *Bacchus Marsh Express*, 7 November 1874, p.3 and 'St Erth and Garden, Simmons Reef Rd, Blackwood', Register of the National Estate, 1 November 1983, place id 3940, Australian Heritage Database online.

57 *Ibid.*

58 *Bacchus Marsh Express*, *op.cit.*

59 See J.T. Collins photographs of the Garden of St. Erth, 1966, La Trobe Picture collection, State Library of Victoria, images jc001523-001524.

subsequently been removed) and additions at the rear. The dwelling served as the local Post Office from 18 February 1876, with Matthew Rogers in charge.⁶⁰ He continued as postmaster until at least 1884, after which the post office was operated in the dwelling by a Mr Garnett.⁶¹ About this time, a second hipped roofed timber weatherboard store was built adjoining the west side of the original stone dwelling. It was replaced with a brick kitchen in the 1930s.⁶² The Victorian stone dwelling is now located in a landscaped garden setting. While the Garden of St. Erth dwelling is more intact today, the dwelling at 6 Terrill Street is the earliest stone dwelling in the Blackwood district and its original design remains discernible. Much of the alterations are reversible.

A third stone dwelling was built at 9 Terrill Street, Blackwood, in the second half of the 19th century.⁶³ It was the home of William (Billy) Pincombe, a miner of Blackwood who shot and killed the lay reader of the neighbouring Church of England, Harold Robinson, in 1908.⁶⁴ The dwelling was dismantled and re-assembled at the Blackwood Recreation Reserve as a club house in the same year⁶⁵ (it was subsequently washed away).

The only other known 19th century masonry buildings in the Blackwood district were the Wesleyan chapels at Simmons Reef and Barry's Reef that were constructed in the early 1860s.⁶⁶ These buildings no longer survive.

Other Similarly Designed Victorian Dwellings at Blackwood

The dwelling at 6 Terrill Street is comparable to a small number of other Victorian vernacular dwellings with steeply-pitched, hipped roof forms. They include those at 4 Albert Street, 14 Clarendon Street (former court house), 15 Golden Point Road, 111 Golden Point Road, 5 Old Golden Point Road, 10 Prayer Hill Lane and 8 Simmons Reef Road. Some of these dwellings have also experienced alterations to the verandahs, as well as additions.

60 'Simmons Reef Post Office', National Archives of Australia, series B5919.

61 Ibid. and see annotation on an historic photograph in the collection of the Blackwood and District Historical Society.

62 'St Erth and Garden', op.cit.

63 M.F. Hitchcock, *The Billy Pincombe tragedy: murder, madness and mania. Tragic shootings of a minister and Billy Pincombe at Blackwood, Victoria. Historical true crime, the events that lead to the institutionalization of one person and shooting of two people in Blackwood, one hundred years ago in 1908*, Blackwood Publishing, Blackwood, 2014, p.128.

64 *The Argus*, 22 June 1908, p.3 & Hitchcock, op.cit.

65 Hitchcock, op.cit.

66 *Bacchus Marsh Express*, 21 July 1866, p.6.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. GP06

ADDRESS: 14 Victoria Street, Blackwood

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 22 April 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes (see recommendation below)****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of a dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of significant buildings. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 14 Victoria Street, Blackwood, has significance as one of a small number of modest, timber Victorian vernacular styled cottages at Golden Point built at the height of the gold rush in the late 1850s and 1860s. This dwelling was constructed in c.1860 for Mrs Pauline Bonnefond, an enterprising French widow who lived there until her death in 1867. While the dwelling has substantial additions at the rear, the three dimensional integrity of the front original portion of the dwelling survives. The significant fabric includes the steeply-pitched, hipped roof form that traverses the site, front skillion post-supported verandah, symmetrical composition defined by the central door opening with a four panelled timber door and flanking twelve paned timber framed double hung windows, modest scale, single storey height, front square edged timber weatherboards wall cladding, side timber shiplap or horizontal beaded edged wall cladding and the corrugated profile to the colorbond roof cladding. Overall, the dwelling appears to be in good condition and of moderate integrity when viewed from the street.

How is it significant?

The dwelling at 14 Victoria Street is historically and aesthetically significant at a LOCAL level.

Why is it significant?

The dwelling at 14 Victoria Street has historical significance as an important and early legacy of residential development at Golden Point at the height of the gold rush in the 1850s and 1860s (Criterion A). It was built in c.1860 for Mrs Pauline Bonnefond, an enterprising French widow who made a living constructing and leasing miles of water races at Long Gully and Lerderderg Creek until her death in 1867.

The dwelling at 14 Victoria Street has aesthetic significance as a representative and very early example of the Victorian vernacular style on the Blackwood goldfields (Criterion D). While the dwelling has been substantially extended at the rear, the original extent, three dimensional form and Victorian vernacular character and detailing survive as a legacy of the type of dwellings once ubiquitous in the Blackwood district in the mid 19th century.

Heritage Overlay Map

It is recommended that the heritage overlay apply to the eastern portion of the property at 14 Victoria Street containing the original dwelling:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 14 Victoria Street, Blackwood, is located at the south-east corner of the site on a contextually large, double allotment. The majority of the northern portion of the property is defined by open grassed areas with perimeter trees, and some central garden beds, with a gravelled driveway and car park immediately adjoining the dwelling. To the north of the dwelling on the Victoria Street frontage the property is bound by an introduced timber picket fence with a gabled pedestrian gateway structure.

The symmetrical, single storey, modestly-scaled, Victorian vernacular styled dwelling has a steeply-pitched, hipped roof form that traverses the site, together with a front skillion verandah supported by introduced square timber posts. The symmetry of the dwelling is defined by the early central door opening with a four panelled timber door, and flanking early twelve paned timber framed double hung windows. These windows are unusually located close to the door opening. The front wall is clad in square edged timber weatherboards, with the side walls constructed of shiplap or horizontal beaded edged boards. The corrugated colorbond roof has been introduced, as has the bracketed window hood above the south window.

At the rear there is a recent hipped, single storey addition, although the original three dimensional form and extent of the original front dwelling has been retained. There are also outbuildings at the rear (west) of the addition.

HISTORY:

The Early History of Blackwood

The Blackwood goldfields originally comprised four distinct townships. The earliest was Golden Point, closest to the original gold finds and rush in early 1855.¹ Red Hill (now the central township of Blackwood), Simmons Reef and Barry's Reef (originally known as the township of Bayup) formed other nearby settlements. Initially there were also other camps, including Tipperary Flat and Ballan Camp.²

¹ A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood*, 5th printing, Blackwood Publishing, Blackwood, 2002, p.13.

² *Ibid.*

As the earliest and main camp on the Blackwood diggings, by April 1855 Golden Point was the most crowded locality on the field and the place where government officials were stationed.³ At this time, permanent buildings were few in number and included no more than five stores and two butcher shops.⁴ All other structures were mainly tents, including apparently many grog shops.⁵ It was also during the mid 1850s when Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

By the end of July 1855, Golden Point and Red Hill had made noticeable progress as gold towns. By September 1855, the population of the broader Blackwood goldfields had reached 13,000 people.⁶ In one week, the Police Warden issued 457 miners rights and 95 business licenses.⁷ The rapid pace of town development also continued as by October there were over 12 hotels 'capable of affording every possible convenience' and there was also, albeit belatedly, a post office.⁸ Yet, just a year later, the bulk of the goldmining population had left the Blackwood district and by 1858 the population had fallen to 950.⁹ Although the township was maligned for some years as a consequence of the depressed mining activity,¹⁰ this did not prevent the further development of infrastructure including businesses, churches and schools, possibly as a consequence of sawmilling enterprises established by former miners. Although the township of Blackwood was proclaimed in 1872 with the town reserve centred on Golden Point,¹¹ most of the building development appears to have occurred in the Red Hill area, indicating the initial developmental shift towards this settlement as the central hub of community, cultural and commercial activity that was sustained into the 20th century.

History of the Dwelling at 14 Victoria Street

On 30 January 1855, Mr Pierre (Peter) and Mrs Pauline Bonnefond (nee Jumentier)¹² arrived in Melbourne, having emigrated from France.¹³ They soon relocated to the Blackwood diggings where a Peter Bonnefond, house-holder of Camp Street, Golden Point, was listed in 1856 as claiming to be entitled to vote in the election of a Member for the West Bourke District in the Mount Blackwood Division.¹⁴ It appears that Peter Bonnefond died soon after.

On 28 December 1859, Mrs Bonnefond (using her maiden name of Jumentier) purchased allotments 12-13 of Section 3 in the Township of Blackwood at Golden Point.¹⁵ Deed of Title was granted to her on

3 *Ibid.*

4 *Ibid.*, p.11. See also Reports of the *Mining Surveyors and Registrars, Ballarat District (including Smythesdale, Creswick, Blackwood & Buninyong)*, 1859-1878, Mines Dept of Victoria, fasc. edn.

5 *The Argus* 30 July 1855, p.6.

6 Buckingham & Hitchcock, *op.cit.*, p.14.

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*, p.15.

10 *Bacchus Marsh Express*, 8 May 1875 & 7 April 1883.

11 See Town Plan of Blackwood, VPRS 16171, Public Record Office Victoria (PROV).

12 Several spellings of Mrs Pauline Bonnefond's surname are given in different documentation, including Bonfond, Bonnefond and Bounefond. See M. Hitchcock, 'Pauline Bonfond', at Blackwood Publishing: Genealogical and early history of Blackwood, Victoria, November 2013, <http://www.blackwoodpublishing.com/aspects-of-early-blackwood-history-and-pioneers/pauline-bonfond/>. M. Hitchcock, 'Graves in the Blackwood Cemetery – Pauline Bonfond', in the *Blackwood News*, April-May 2010, p.8. The spelling of "Bonnefond" has been used as this was the name applied to Mrs Bonnefond in *The Ballarat Star* newspaper, 3 November 1865, p.4.

13 Hitchcock, 'Pauline Bonfond', *op.cit.* & Hitchcock 'Graves in the Blackwood Cemetery – Pauline Bonfond', *op.cit.*

14 *The Argus*, 21 May 1856, p.6.

15 See Plan of the Township of Blackwood, 1963, VPRS 16171, PROV.

12 September 1860 for the consideration of £5/12/0.¹⁶ It appears that the front portion of the existing dwelling at 14 Victoria Street was built for Mrs Bonnefond at this time, as two dwellings were shown on Township of Blackwood on 27 September 1860 (Figure 1), including a dwelling in the location of the existing house. In 1863, Mrs Bonnefond was listed as the owner of a house at Blackwood having a net annual value of £10.¹⁷



Figure 1: Portion of the Township of Blackwood Plan, 27 September 1860. The location of property and the two extent dwellings are circled in red. Source: VPRS 6420/P1, Unit 36, PROV.

Born in 1816 at Chart, France, Pauline Bonnefond was the daughter of Antonio Jumentier, a farmer of Chart, Department of Seine et Aise, France.¹⁸ She married Pierre Bonnefond in c.1841 and they had no issue.¹⁹ With the death of her husband, Pierre, in c.1856, Mrs Bonnefond established an enterprising business on the Blackwood goldfields by contracting to cut races for the diggers:

She built the water races for sluicing gold around the hills on the opposite side of the gully from Golden Point, Blackwood ... many a thievish miner carried the marks of her shovel to their grave, when they thought they could get the better of her.²⁰

Gold production at Blackwood was heavily linked to the water supply. Small crushing mills for quartz mining were established and powered by steam or water.²¹ In 1859, there were 17 companies operating crushing mills, 13 being powered by water and 4 by steam.²² Water to drive the wheels was

¹⁶ H.J. Walker & Associates, Old Law Land Title Searchers, Search of Title of Crown Allotment 12, 13, 14, Section 2, Town and Parish of Blackwood, Crown Grant no. 2525 (1860), Land Information Centre, Laverton.

¹⁷ Ballan Shire Rate Book, 1863, VPRS 5557/P0 Unit 45 PROV (Ballarat).

¹⁸ Hitchcock, op.cit.

¹⁹ Ibid.

²⁰ Ibid.

²¹ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127.

²² Ibid.

delivered by races from the closest and most reliable water supply.²³ At Simmons Reef, the mills were exclusively water-driven, with water coming from the Lerderderg River.²⁴ The Imperial Company, for example, had a race that was 6 ¾ miles long and 670 feet being through tunnels.²⁵ According to Margot Hitchcock:

There were said to be between 80 to 100 miles of water races on the Blackwood Goldfield. Figures published by the Mines Department show that Blackwood was very close to having the longest mileage of water races of any mining field in the Colony.²⁶

In October 1865, Pauline Bonnefond applied for a license to hold and use a water race located at Long Gully and the Lerderderg Creek for a 15 year term.²⁷ She had built the race 15 years earlier, having obtained a grant from Mr Warden Shuter.²⁸ A lease was granted to her for a five mile race 'without prejudice to her water rights previously obtained.'²⁹ Two years later in 1867, Mrs Bonnefond was listed as the lessee of an 8 acre race.³⁰ Pauline Bonnefond died at Golden Point on 27 July 1867 from cancer of the transverse colon, aged 47 years.³¹ She was buried in the Roman Catholic section of the Blackwood cemetery on 29 July 1867.³²

COMPARATIVE

Other Similar Dwellings at Blackwood

The dwelling at 14 Victoria Street is comparable to a number of other hipped roofed, timber weatherboard, modestly-scaled Victorian vernacular styled dwellings built at the height of the goldrush in the 1860s. At Golden Point, the dwelling is especially comparable to:

- Dwelling, 4 Albert Street, built c.1860.³³ This dwelling has an altered encircling verandah but the form and construction is similar.
- Dwelling, 111 Golden Point Road, built c.1860.³⁴ This dwelling has a steeper-pitched hipped roof form, lack of original chimneys and substantial additions. It therefore has similar integrity to the dwelling at 14 Victoria Street, with the original three dimensional form and character of the dwelling being clearly discernible.

23 *Ibid.*

24 *Ibid.*

25 *Ibid.*

26 Hitchcock, *op.cit.*

27 *The Ballarat Star, op.cit.*

28 *Ibid.*

29 *Ibid.*

30 *Bacchus Marsh Express*, 24 August 1867.

31 Hitchcock, *op.cit.*

32 *Ibid.*

33 The dwelling was described in the Probate Administration papers in the Estate of the original owner, William Vigers in 1886, VPRS 28/P2, Unit 197, PROV as having been 'erected 26 years', which equates to a construction date of 1860.

34 A dwelling (on an angled location) was shown on the site at 111 Golden Point Road in the Town Plan of Blackwood, VPRS 17161, *op.cit.* The original Crown grantee, George Lowrie, first took up the freehold in 1860. He not listed in the 'List of Persons claiming or supposed to be entitled to Vote in the Election of a Member of the District', Mount Blackwood Division, West Bourke District, Victorian Legislative Assembly, in *The Argus* 21 May 1856, p.6. This suggests that the dwelling shown the Town Plan was constructed after 1856 and re-positioned on the site before c.1900. See citation for 111 Golden Point Road, Blackwood, for further details.

In Blackwood, there are other comparable hipped roofed Victorian styled dwellings including those at:³⁵

- 1069 Greendale-Trentham Road, built c.1899: this dwelling is more substantial and more elaborate chimneys. It is not directly comparable given that it was built almost 40 years after the dwelling at 14 Victoria Street, and has a different socio-economic history.
- 6 Simmons Reef Road, built c.1899: like the dwelling at 1069-Greendale-Trentham Road, this dwelling is more substantial in scale and was built many years after the dwelling at 14 Victoria Street. It is therefore not directly comparable.
- 7 Simmons Reef Road, built c.1870-80: this dwelling is directly equivalent to that at 14 Victoria Street in relation to its form, scale, outward vernacular appearance and integrity.
- 8 Simmons Reef Road, built 1878: this dwelling is more substantial in scale and not directly comparable.
- 9 Simmons Reef Road, built 1874: this dwelling is directly comparable by virtue of the similar form, scale and rudimentary detailing.

³⁵ See Simmons Reef Heritage Precinct citation for further details.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** 'Hawthorn Farm'

Place No. BRE003

ADDRESS: 145 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good (main dwelling)**Integrity:** Altered**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **To be confirmed with site visit.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance of the outbuildings and their condition and integrity, are determined, and the extent of the proposed heritage overlay confirmed, by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Hawthorn Farm', 145 Bungaree Wallace Road, has significance as one of the few surviving examples of Victorian and Late Victorian design farms at Bungaree that continue to be owned by successive generations of a pioneering farming family. First established by George Dibbs, a Scottish farmer in c.1869 (the original dwelling being built in c.1870), the property was cleared and developed as a successful crop farm. The main hipped roof portion of the existing dwelling with the return verandah was relocated to the site, possibly in the early 1890s. The property was acquired by Thomas Patrick Hanrahan in 1918, the son of Bungaree farming pioneers, Michael and Mary Hanrahan. With his wife, Bridget, Thomas Hanrahan raised their large family at 'Hawthorn Farm' as well as successfully farming the land. Prior to arriving at 'Hawthorn Farm', Thomas Hanrahan had patented a conveyor and elevator for reaping and binding machines, the invention apparently assisting in his long term farming progress at 'Hawthorn Farm' through the early 20th century. Although 'Hawthorn Farm' has been altered, the Victorian design is clearly discernible in the single storey hipped roof forms, return verandah form and extent, red brick chimney, narrow eaves, central front timber doorway with a six paneled timber door and highlight, weatherboard wall cladding, and corrugated profile roof sheeting. The front windows have been introduced, the construction and detailing being reflective of Late Victorian design.

While there are more intact examples of a hipped Victorian and Late Victorian style at Bungaree, historically, 'Hawthorn Farm' epitomises the progress and success of crop farming from the 1870s, and particularly by second and third generation farmers. Historically, it is one of the few examples of Victorian and Late Victorian farms at Bungaree that continue to be owned by successive generations of the one farming family.

How is it significant?

'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree, has historical significance at a LOCAL level.

Why is it significant?

'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree, has historical significance as a tangible legacy of the successful crop farming enterprises of the original owner, George Dibbs between c.1869 and 1918, and the Hanrahan family, first owned by Thomas Patrick Hanrahan, farmer and inventor of a conveyor and elevator for reaping and binding machines (Criteria A & H). The main hipped roofed portion of the existing dwelling was possibly relocated to the site in the early 1890s, following George Dibbs' successful crop growing. It was added to his original dwelling built in c.1870. 'Hawthorn Farm' has more enduring and longstanding associations with the Hanrahan family. It was acquired by Thomas Patrick Hanrahan and his wife, Bridget, in 1918. Thomas Hanrahan was the son of the pioneering Irish Catholic settlers, Michael and Mary Hanrahan, who came to Bungaree in 1863. Michael Hanrahan had earlier been involved in the Eureka Stockade at Ballarat. 'Hawthorn Farm' was one of a number of farms acquired and successfully developed by the Hanrahan family in the late 19th and 20th centuries. In addition to farming pursuits, Thomas and Bridget Hanrahan contributed to community and religious life at Bungaree, with Thomas being an inaugural member of the Mechanics' Institute, a Justice of the Peace, member of St. Michael's Catholic Church. It was also renowned for his local sporting achievements. Mrs Bridget Hanrahan was well-known for her charitable and philanthropic, and religious contribution to the community. 'Hawthorn Farm' was retained by successive generations of the Hanrahan family, and ownership by this family continues to the current day. The historical significance of 'Hawthorn Farm' is embodied in the main hipped roofed dwelling with return verandah.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:



Source of base aerial: Google Maps.

DESCRIPTION:

'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree, is set on a contextually large, rectangular allotment on the north side of the road. The main dwelling has a large open grassed front setback, bound at the front by an introduced pointed timber picket fence with expressed timber posts and timber picket gates. The landscaping immediately adjacent to the dwelling is more recent. There is a gravelled driveway on the east side that leads to four gabled farm outbuildings at the rear.

The single storey, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form, rear double hipped roofs and a return hipped roofed post-supported verandah. There is also another modest wing at the rear. These roof forms are clad in recent corrugated Colorbond. There are narrow eaves. A face red brick chimney with a corbelled top adorns the roofline on the west side. The symmetry of the front façade is defined by the original timber framed central doorway (with a six panelled timber door and highlight) and the flanking introduced timber framed double hung tripartite windows. The moulded timber window architraves to these windows have been introduced (as have the window sills), but the front door architraves may be original. At the rear on the east side is a projecting hipped roofed bay with timber framed double hung windows. There is another panelled timber door that provides access to this bay from the east verandah.



Photo 2: 'Hawthorn Farm', Bungaree, 2009, prior to recent alterations.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See *The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870*, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of 'Hawthorn Farm'

The Dibbs Era c.1869-1918

In c.1863, M. Elliott, possibly the bank manager of the Bank of Australasia, Lydiard Street, Ballarat, purchased 49 acres, 1 rood and 7 perches comprising allotment 6 of Section 1A in the Parish of Warrenheip.⁸ The land was situated on the north side of the Melbourne Road at Warrenheip/Bungaree Junction, now addressed as 145 Bungaree Wallace Road, Bungaree. It appears that part of the land had been taken up by the Scottish immigrant farmer, George Dibbs, by early 1869. It was at this time when he advertised for a 'team of bullocks for clearing ground and ploughing 8 acres' at Bungaree Junction.⁹ In c.1870, Dibbs constructed a 2 roomed dwelling with an unusual mansard-like roof and verandah constructed of blackwood timber shingles, with a hardwood verandah floor and sawn v-jointed hardwood weatherboards (see Figure 2).¹⁰

Born in c.1834 at Fifeshire, Scotland, George Dibbs emigrated to Victoria aboard the 'Osprey' in 1849.¹¹ In 1869, he married Miss Jane Cleary, an immigrant of Kings County, Ireland.¹² Dibbs' acquisition of land at Bungaree Junction was therefore to provide a secure future for his new wife and family. At Bungaree, they had 11 children: James (born 1870, died 12 days later), Edward (born 1871, died 15 days later), George (born 1872), Robert (born 1873), Henry (born 1875), Annie Susan (born 1876), Thomas (born 1878, died 1907), William (born 1880, died 1882), Jane (born 1881), stillborn (1884) and Albert (born 1885).¹³

Throughout the remainder of the 19th century, George Dibbs became successful farmer, running sheep and growing a mix of potatoes, carrots, turnips and other crops.¹⁴ His success enabled him to acquire the freehold to his property in 1875.¹⁵ In 1888, he won third prize at the Ballarat Show for his three

7 *The Star*, 24 January 1863, p.1.

8 Ibid. has an "M. Elliott" as the original owner. *The Victoria Post Office Directory* for 1866 and 1869 (Balliere's, Google E-books online) listed a Michael Elliott, bank manager, Bank of Australasia, Lydiard Street, Ballarat as the only "M. Elliott" in the Ballarat region during this time.

9 *Ballarat Star*, 26 April 1869.

10 Maurice W. Hanrahan, 'Hawthorn Farm', reminiscences in 1948, typescript kindly provided by Maurice Hanrahan, Bungaree.

11 Victorian Births, Deaths & Marriages Indexes, Department of Justice, Melbourne, & Index to Assisted British Immigration 1838-1871, PROV.

12 Victorian Births, Deaths and Marriages Indexes, op.cit.

13 Ibid.

14 Details of Dibbs' farming enterprise are given in the *Gordon Advertiser*, 10 July 1903 & *Ballarat Star*, 23 March 1918, p.5.

15 Certificate of Title, vol. 751 fol. 184.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Hawthorn Farm'

Place No. BRE003

ADDRESS: 145 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

year old colt.¹⁶ His farm was reported as being 'first class' in 1893.¹⁷ It was possibly at this time when Dibbs had a four-roomed timber weatherboard dwelling (with central passage) (Figure 1) relocated to the site and attached to his earlier dwelling (Figure 2).¹⁸ A post-supported return verandah was constructed with stop-chamfered timber posts. The roof of the house and the verandah were clad in corrugated galvanised steel sheeting. The verandah was adorned with a decorative timber valance and timber brackets. Two red brick chimneys with corbelled tops were constructed, and inside the front fireplace had a brown glazed tile hearth.¹⁹ There was a central front six panelled timber door with flanking timber framed 12 paned double hung windows. The original two roomed dwelling became the kitchen and bathroom.²⁰

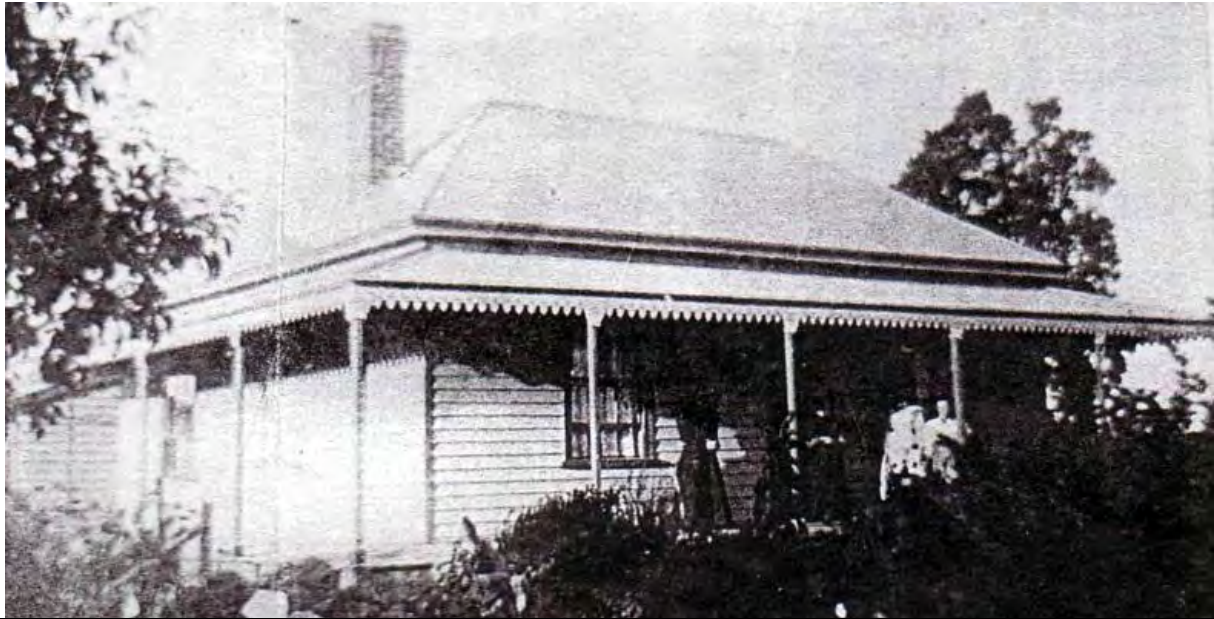


Figure 1: 'Hawthorn Farm', Bungaree, front view, c.1899. Source: Maurice Hanrahan, Bungaree.

¹⁶ *The Australasian*, 27 October 1888.

¹⁷ *Ibid.*, 8 April 1893, p.8.

¹⁸ Hanrahan, *op.cit.* Maurice Hanrahan to Pam Jennings, April 2015, states that dwelling was relocated 'around the late 1880s.' The face red brick chimney, verandah decoration and the glazed tiles to the hearth are suggestive of building works from the early 1890s.

¹⁹ *Ibid.*

²⁰ *Ibid.*



Figure 2: 'Hawthorn Farm', Bungaree, rear view showing original dwelling and verandah, with members of the Dibbs family, c.1899. Source: Bungaree & District Historical Society.

Dibbs' greatest agricultural triumphs came in the early 20th century when he twice won first prize for his bags of potatoes at the Ballarat Show.²¹ In 1903, Dibbs' success at growing considerable produce was noted in the *Gordon Advertiser*:

Mr Dibbs, well known farmer of Leigh Creek, who, by the way, is a relative of Mr George Dibbs of Sydney, continues to grow vegetables of mammoth proportions. A few years back he grew Swede turnips, the size and weight, it is said, has never before been beaten in the states. Yesterday Mr Dibbs exhibited 7 carrots, which he pulled indiscriminately out of the beds. The top weight was 6¾ lb and the other half-dozen were close up.²²

It was also in 1903 when a new Certificate of Title was created for Dibbs' property.²³

Growing older, Dibbs retired to Ballarat in 1918. His agricultural implements, horses and sheep were sold on 4 April 1918 at Bungaree.²⁴ Dibbs' reputation for quality farming was highlighted in an auction notice in the *Ballarat Star*:

The auctioneers do not need to specially recommend this sale to buyers as it is well-known that Mr Dibbs would have nothing on his farm but the best of everything.²⁵

²¹ *The Australasian*, 2 November 1911 & *Ballarat Star*, 21 November 1914.

²² R. Huggins, Transcript of the *Gordon Advertiser*, 10 July 1903.

²³ Certificate of Title, vol. 2956 fol. 016.

²⁴ *Ballarat Star*, 23 March 1918, p.5.

²⁵ *Ibid.*

Hanrahan Era 1918 – present day

George Dibbs sold his farm to Thomas Patrick Hanrahan in 1918 for £45 per acre.²⁶ He was the son of Michael and Mary (nee McAllen) Hanrahan.²⁷ Michael was from Scalpnagown, Ennis, County Clare, Ireland, arriving Ballarat in July 1854.²⁸ He was chosen Captain of the Pikemen in the Eureka Stockade 'and was said to be Peter Lalor's right hand man.'²⁹ After the rebellion, Michael Hanrahan married Mary McAllen at St. Alipius Roman Catholic Church, Ballarat East, in 1861.³⁰ They settled at Bungaree on land earlier taken up by Daniel McAllen (Mary's brother) in 1861 and from this time they grew potatoes.³¹ Thomas Hanrahan was born at Bungaree in 1865.³² In 1895 he married Bridget Teresa Hayden (born c.1871).³³ They had 13 children: Michael (born 1896), James (born 1898), Mary (born 1899), Catherine (born 1900), Thomas Patrick (born 1902), Ellen (born 1903), Edmond (born 1904), Bridget Teresa (born 1907), William (born 1909), Denis John (born 1910), Daniel Joseph (born 1912), Susannah (born 1912) and Josephine (born 1917).³⁴

Thomas Hanrahan took up farming at a young age. The Hanrahan family's landholdings at Bungaree increased as Michael and Mary's children grew older. In the 1890s, 37 acres of land owned by Mr Chalmers, storekeeper of Bungaree was acquired.³⁵ Thomas and Bridget Hanrahan first lived there after their marriage in 1895.³⁶ Hanrahan's farming experience led him to invent a conveyor and elevator for reaping and binding machines which was patented in 1900 (Figures 3-4). He described his invention as follows:

The object of this invention is to provide improved means for conveying and elevating the grain as it is cut by reaping and binding machines. I do not use the ordinary canvas belts; but in their place I employ a series of metal rakes, which are connected to endless chains, the latter being so arranged and driven as to carry the rakes continuously around fixed rigid platforms (usually one horizontal and one inclined) leading to the point where the cut grain is to be delivered. The said rakes have teeth which project a suitable height above the upper surface of the platforms, and thereby carry or push the cut grain forward. The novelties of this invention are comprised in the construction of the rakes and the platform and will be understood from what follows, reference being made to the accompanying drawings.

Figure 1 is a plan view of parts of 'a platform with my invention attached. 'Fig'. 2 is a longitudinal section taken on the line X X of Fig. 1. Fig. 3 is also a longitudinal section, on an enlarged scale, taken 'on the line 3 3 in Figs. 4 and 5. Fig. 4 is a transverse section taken on the line 4 4: in Fig. 3, and Fig. 5 is a plan of one end of the conveyor with the upper platform removed.³⁷

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- 26 Certificate of Title, op.cit. & K. Hanrahan, 'Hanrahan Family', typescript presented to the Bungaree & District Historical Society, n.d.
- 27 Victorian Births, Deaths and Marriages Indexes, op.cit.
- 28 'Michael Hanrahan', at EurekaPedia online, April 2015, http://eurekaPedia.org/Michael_Hanrahan
- 29 Ibid.
- 30 Ibid.
- 31 K. Hanrahan, op.cit.
- 32 Victorian Births, Deaths and Marriages Indexes, op.cit.
- 33 Ibid.
- 34 Ibid.
- 35 K. Hanrahan, op.cit.
- 36 Ibid.
- 37 T. Hanrahan, 'Conveyor and Elevator for Reaping and Binding Machines', patent no. 656,112, 14 August 1900. Source: www.google.com/patents/US656112.

No. 656,112.

Patented Aug. 14, 1900.

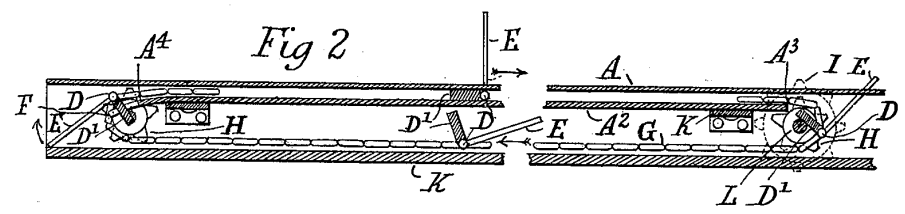
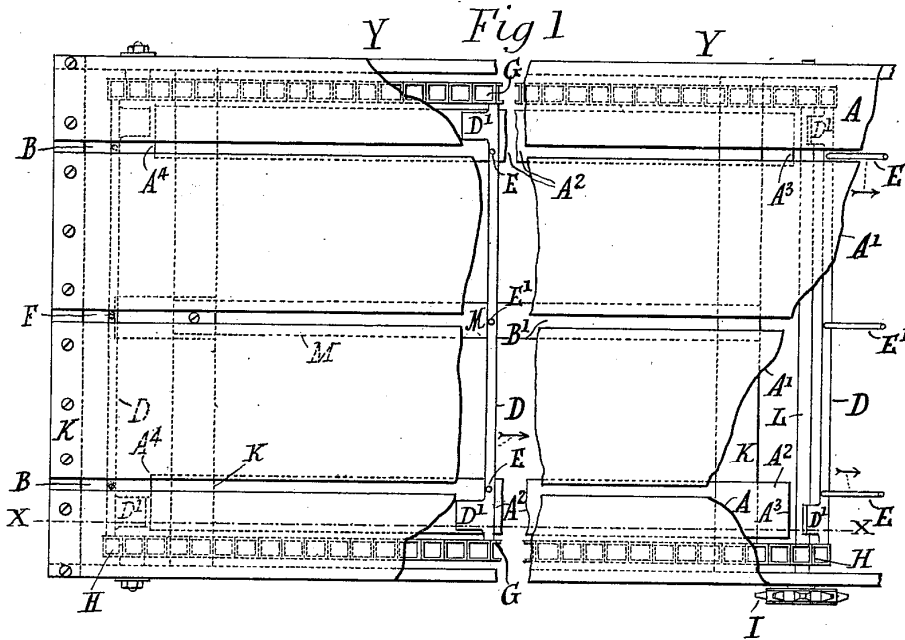
T. HANRAHAN.

CONVEYER AND ELEVATOR FOR REAPING AND BINDING MACHINES.

(No Model.)

(Application filed Dec. 22, 1899.)

2 Sheets—Sheet 1.



Witnesses:
John Malpas Milroy
C. A. Bateman

Inventor:
Thomas Hanrahan
By [Signature] & [Signature] Attys.

THE MORRIS PETERS CO., PHOTO-LITHO, WASHINGTON, D. C.

Figure 3: T. Hanrahan, 'Conveyor and Elevator for Reaping and Binding Machines', patent no. 656,112, 14 August 1900.

Source: www.google.com/patents/US656112

No. 656,112.

Patented Aug. 14, 1900.

T. HANRAHAN.

CONVEYER AND ELEVATOR FOR REAPING AND BINDING MACHINES.

(Application filed Dec. 22, 1899.)

(No Model.)

2 Sheets—Sheet 2.

FIG. 3.

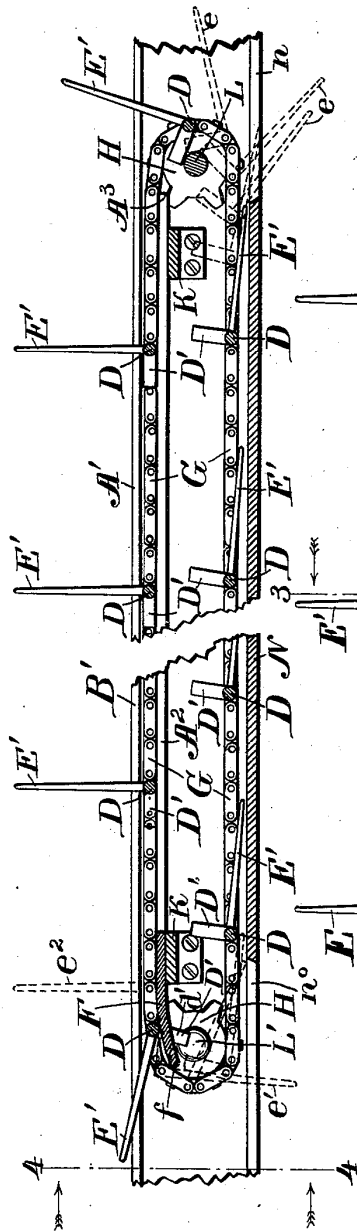


FIG. 4.

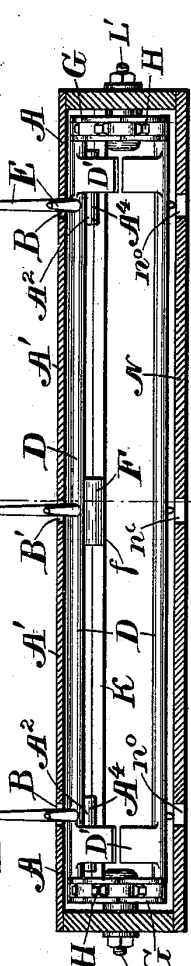
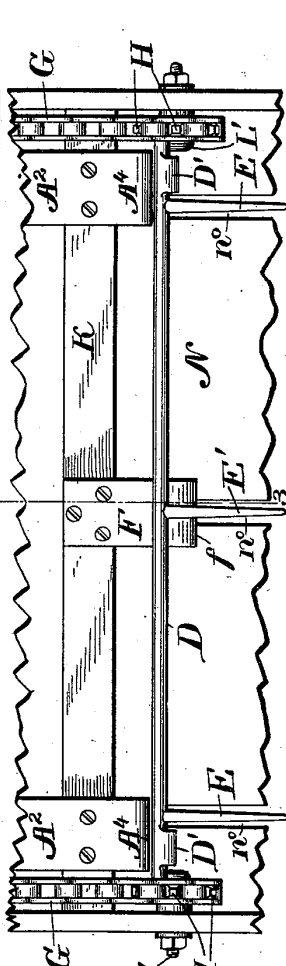


FIG. 5.



Witnesses
Percy C. Bowen
John Chalmers Williams

Inventor
Thomas Hanrahan
 by *W. H. Williams & Co.*
 Attorneys.

THE NORRIS PETERS CO., PHOTO-LITHO., WASHINGTON, D. C.

Figure 4: T. Hanrahan, 'Conveyor and Elevator for Reaping and Binding Machines', patent no. 656,112, 14 August 1900.

Source: www.google.com/patents/US656112

In 1902, Thomas and Bridget Hanrahan and their family relocated to 80 acres of land earlier owned by a Mr Hogan.³⁸ They remained there until 1918.

Immediately upon acquiring Dibb's property at 145 Bungaree Wallace Road in 1918, Hanrahan planted 20 acres of potatoes and the yield was six ton to the acre.³⁹ The crop was worth £11 per ton.⁴⁰ Thomas and Bridget Hanrahan resided at and farmed their property (which they named 'Hawthorn Farm') for the next 28 years. It appears that in the early years, Hanrahan had a number of outbuildings constructed including a dairy, chaff house, men's hut, stables and shed.⁴¹ The floor of the return verandah seems to have been replaced by a new floor having face brick base walls. It was at this time when squat brick piers were built and the timber posts shortened (possibly as a consequence of rotted timber pedestals).

The year 1937 marked the death of the family matriarch, Bridget Hanrahan, her contribution to community and religious life being outlined in an obituary in *The Advocate*:

MRS. BRIDGET HANRAHAN.

By the death, last month, of Mrs. Bridget Teresa Hanrahan, Bungaree has lost one of its most charitable and philanthropic residents.

Deceased was born at Warrenheip 66 years ago, and was a daughter of the late Mr. and Mrs. James Hayden, pioneer residents.

All her life was spent in the district. She married Mr. Thomas Hanrahan, there being 13 children, seven sons and six daughters, all of whom, with the husband, survive her. Whilst she devoted a great deal of time to efforts for the benefit of Bungaree, her main consideration was St. Michael's Church and school. For their annual effort on Boxing Day she was to the forefront for many years.

Her remains were removed to St. Michael's Church, where Requiem Mass was celebrated by Rev. H. Patton, of Bungaree. The funeral proceeded, after the Mass, to the Bungaree Cemetery, and it was probably the largest that has passed through the town in recent years, comprising as it did upwards of 150 motor cars.

The casket was covered with floral tributes, and included wreaths from officers and members of the Bungaree Football Club, Bungaree C.Y.M.S., Wallace and District Tennis Club, Mr. and Mrs. Meade and employees of Meade and Hanrahan, Bungaree Tennis Club, and Thornton Studios, and was borne by six sons of deceased, Michael, James, Edmund, Thomas, William and John, and accompanying them as family mourners were the husband (Mr. Thomas Hanrahan), Mesdames T. Torpy and J. Power, Misses Mary, Eileen, Ann and Josie Hanrahan (daughters), Daniel (son), Mrs. D. Toohey (sister), Edmund, Dennis and Patrick Hayden (brothers), Mesdames M., T., E., and J. Hanrahan (daughters-in-law), T. Torpy and J. Power (sons-in-law), Mrs. P. Hayden, Mrs. E. J. Hayden, and Mrs. A. Hayden (sisters-in-law), M. and D. Hanrahan, D. Toohey (brothers-in-law), Joseph Hayden (nephew), Misses M. and K. Hayden, Misses M. and B. Piggott, Mesdames J. Doyle and P. O'Brien (nieces), Mr. and Mrs. Burke, Mrs. O'Callaghan, Mrs. Lonergan, and J. Lawless (cousins), and M. Walsh (Lome). Rev. H. Patton read the burial service, assisted by Very Rev. Dean Goidanich (Ararat) and Rev. J. Smith (Bungaree). R.I.P.⁴²

38 K. Hanrahan, op.cit.

39 Ibid.

40 Ibid.

41 Maurice W. Hanrahan, op.cit.

42 *The Advocate*, 25 March 1937.

Thomas Hanrahan died nine years after his wife in 1946.⁴³ In addition to his farming success, he had been an inaugural member of the Bungaree Mechanics' Institute.⁴⁴ *The Advocate* also gave an outline on Hanrahan's contribution at Bungaree:

One of the best-known and most highly-esteemed residents of Bungaree, Mr. Thomas Hanrahan, J.P., died recently in a private hospital, Ballarat.

Deceased was born in Bungaree 81 years ago, and had resided all his life there, following farming pursuits. He was keenly interested in all affairs for the welfare of the district and was a keen sporting man. He was, for many years, a justice of the peace for the district.

Requiem Mass was celebrated at St. Michael's Church by Rev. M. Mulcahy, and the funeral took place to the Bungaree Cemetery, where all district church, farming and sporting organisations were represented.

Among many floral tributes were wreaths from directors Tinney Bros, and Hanrahan, and employees of same, Bungaree C.Y.M.S. and N.C.R.M., and Bungaree Football Club. The casket-bearers were Messrs. M., J., T., E., Jack and W. Hanrahan (sons), and they were accompanied by Mrs. and Mr. J. Cusack, Mrs. and Mr. T. Torpy, Mrs. and Mr. J. Power, Mrs. and Mr. M. Walsh, Mrs. and Mr. D. Paton, and Miss E. Hanrahan (daughters and sons-in-law), Mr. and Mrs. D. Hanrahan, Mesdames, M., T., E., V. and J. Hanrahan (son and daughters-in-law), Mother M. Anthony (Brigidine Convent, Ararat, sister), Mr. and Mrs. D. Toohey, Mr. and Mrs. P. Hayden and Mr. D. Hayden (brothers in-law and sisters-in-law), and other relatives. Rev. M. Mulcahy, assisted by Rev. D. O'Brien, officiated at the graveside.⁴⁵

Thomas Hanrahan's 'Hawthorn Farm' was described in his Statement of Assets in 1946 as 'an eight roomed weatherboard house' valued at £1870.⁴⁶ 'Hawthorn Farm' was taken up by Thomas and Bridget's son, William in 1946.⁴⁷ Two years later, it was acquired by his brother, Thomas Patrick Hanrahan.⁴⁸ He lived at 'Hawthorn Farm' with his wife Clare and children, Kevin and Thomas Joseph.⁴⁹ A recollection of the property in 1948 was described by Maurice W. Hanrahan when a child:

1. THE HOUSE

1.1 Kitchen

The large kitchen was the center of activity where we all spent most of our time while indoors. The entire eastern end of the kitchen was brick with small windows in the north and south sides and the one large chimney on the east end. The fireplace was positioned in the center, the stove on the right and the floor to ceiling cupboards with the two black doors on the left. The black mantelpiece above the fire and stove was close to 6ft above the hearth. The cement hearth was full width and about 5 feet out from the fire. On a wet day or when it was too hot outside we children would be on the hearth under Mum's feet playing games.

⁴³ *Ibid.*, 18 September 1946.

⁴⁴ 'The Bungaree Mechanics' Institute and Free Library', Bungaree History Walk online, April 2015, at <http://www.bungareehistory.com/mechanics-hall.html>.

⁴⁵ *The Advocate*, op.cit.

⁴⁶ Thomas Hanrahan, Probate Administration files, 1946, VPRS 28/P3 Unit 4391 PROV.

⁴⁷ Certificate of Title, op.cit.

⁴⁸ *Ibid.*

⁴⁹ Victorian Births Deaths and Marriages Indexes, op.cit.

1.2 Bathroom

The entry to the bathroom/washing room was directly off the kitchen through a panel door with a loose fitting, worn brass knob. The large claw footed enamel bath on the cold dark lino was half hidden in the gloom. Saturday afternoon bath time involved pumping a kerosene tin of water at the well, heating it on the open fire and a succession of kids starting with the cleanest would then have a bath in the 2 inches of water. ... On the northern side of the room in front of the paned window were the copper and twin concrete troughs. Monday was a particularly heavy day for Mum and Claire as it involved boiling the clothes in the copper, lifting them out with the copper stick and hand scrubbing with bar soap on the ripple wash board. Clothes were then hand rinsed and cranked through the wringer. The door in the corner led to the "little" verandah and clothes line.

1.3 Bedrooms

The lower wall had vertical pine lining boards (still in place) with a horizontal ridge. The upper wall was lined with heavy wall paper pasted to hessian. The lino floors were very cold.

A candle was used for going to bed and when the candle was taken away we small children found the room to be very dark.

... Holy pictures hung in every room.

1.4 Passage

There was a glass door between the kitchen and passage. The six panel glass door had the panes of glass covered in colored paper (a poor man's stained glass window). No paper on the bottom two panes because they had been frequently broken and replaced due to children playing games in the passage on a wet day. Some light entered the passage through a small pattern glass pane above the front door. This pane of glass was from Great Grandfather's house down the creek. The cast iron door knob and door knocker on the outside of the door had been knocked off to allow a wire door to close.

1.5 The Front Room

We were only permitted to enter the front room on special occasions or late Sunday afternoon in winter if the fire had been lit. The front room had the original hardwood fireplace surrounds and brown glazed tiled hearth. ... The visible Baltic pine floor boards between the edge of the carpet square and skirting board had been varnished a dark black. The dark floor, the small traditional window panes, the tall front hedge and large cedar tree made the room very dark.

1.6 Verandahs

The front verandah which enclosed the front four rooms had New Zealand rimu floor boards which lasted for more than 75 years. At the rear of the house a small porch separated the back verandah from the little verandah. ... The initials G.D. (for George Dibbs) were carved into the door frame.

The back section of the house was much older than the four front rooms and different in construction material in that the back had singles, hardwood verandah floor and hardwood sawn wall boards V's dressed weatherboards and rimu verandah boards on the front four rooms.

2. FARM BUILDINGS

All farm buildings were constructed with external walls having over lapping one inch hardwood boards. The roofs were all of galvanized iron. The hut, loft and dairy had the original wooden blackwood shingles under the iron. The big shed and loose box had heavy boards in one wall that fitted into slots and could be removed.

2.1 Cow Bails

The two bails with a brick floor were on the north end. Later four bails with a concrete floor were constructed for Lifeguard Milk requirements. The cow yard gate and loose box gate were of

hardwood boards and some original rail fence existed. The buckets of milk had to be carried some distance to the dairy.

2.2 Dairy

The dairy with its brick floor contained the De Laval separator and a tinned steel bench on which the separator parts were washed, drained and dried. The efficiency of separation depended on maintaining the correct speed of the handle.

... The dairy was designed for coolness. The internal walls and ceiling were clad in pine lining boards and the overhanging roof protected with wide air space between ceiling and roof. Later when cream sales were discontinued and milk sold to Lifeguard the dairy floor was concreted and a surface ripple cooler was installed. Cold water was hand pumped from the well to the overhead tank and flowed from the tank through the cooler and back to the well.

2.3 Loose Box

The Loose Box had a dividing wall of removable boards on the north side and a southern wall of overlapping hardwood board which were easy for Frank and I to climb and peer over the top at the calves or other animals that were housed for the night. ... The doors were the double traditional top and bottom half doors, similar to those on the stable and chaff house.

2.4 Rite-o-Way

The rite of way between the loose box and chaff house had originally been designed open at each end to allow the horses to pass from one yard to another. The west end had long been closed and the chaff cutter horse works removed when "Old Frank" established his garden. The rite o way then served as a storage area for farm tools. Later a work bench was added. In the late 1950s the rite o way was merged with the loose box, a raised wooden floor installed which allowed potatoes to be wheeled into the shed thus eliminating hard work of carrying the bags in on your shoulder.

2.5 The Hut

After old Frank McLaren's time the hut reverted to being used for accommodating the spud diggers in the winter and our play house at other times. Salt and Pepper (Ronny Sault from Koroit) were my earliest recollection of early diggers with Paddy Egan and Tom Flynn taking up residence a few years later. The bunks were built across one end and a bag of straw was used as a mattress.

2.6 Stables, Loft and Dray Shed

Only 3 stalls in the stable were being used. The eastern end serviced as a fowl house.

Bags of chaff were loaded through the loft door and stored in the wooden floored loft. Dad and when old enough Kevin and Tom would empty the bags of chaff onto the open curved tin chute which descended to the chaff house. The horses when being used for work in the winter were stabled at night.

The dray shed was as wooden walled skillion on the west end of the stable (it housed the grey Fergie tractor later).

2.7 The Big Shed

The unique design of the big shed was the hinged section of roof that could be raised and propped open while the binder and other tall machinery was backed under. When lowered the low roof provided shelter without the need for doors.

The Buick was garaged in the end section. This did not have the hinged opening roof but had two large doors that were secured with a shot bolt and large brass padlock.⁵⁰

Little change appears to have been made to the main dwelling before the 1950s (Figure 5).

50 Maurice W. Hanrahan, op.cit.



Figure 5: 'Hawthorn Farm', Bungaree, 1950s. Source: Maurice Hanrahan, Bungaree.

It seems that the original timber framed double hung windows at the front were replaced with paired windows in the late 1950s. In 1970, 'Hawthorn Farm' was subdivided but it has remained under Hanrahan family ownership to the present day.⁵¹ Between 2009 and 2014, the front windows were replaced with the existing timber framed double hung tripartite windows, and the return verandah replaced with a verandah in the same location and supported by square timber posts. A new front timber picket fence was also constructed.

COMPARATIVE⁵²

Historically, 'Hawthorn Farm' represents one of a number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace areas in the 1860s, some being further developed with new dwellings in the late 19th and early 20th centuries, forming a physical legacy of second generation farming. Other properties include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer. Stylistically, 'Stirling Park' is not directly comparable to 'Hawthorn Farm'.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively. Stylistically, 'Summerhill' is not directly comparable to 'Hawthorn Farm'.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The

51 Certificate of Title, op.cit.

52 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

property passed to his brother, William. The existing dwelling on the site today was built in c.1896.

- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and the existing Federation styled timber dwelling was built in 1907.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911. It is not directly comparable to 'Hawthorn Farm'.
- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869. Stylistically, this property is not directly comparable to 'Hawthorn Farm'.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.⁵³ The dwelling at 'Lal Lal Gardens' is comparable architecturally to 'Hawthorn Farm'.
- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. Stylistically, the hipped roofed dwelling with a return verandah is comparable to 'Hawthorn Farm'. The dwelling at 91 Ryans Road appears to be more elaborate and intact.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. It is comparable architecturally to 'Hawthorn Farm'. The property has a similar history in being the farmed by second generation of Irish Catholic farmers.

Architecturally as a type, Victorian and Late Victorian styled dwellings were ubiquitous at Bungaree. There are a number of these dwellings at Bungaree of similar design as 'Hawthorn Farm' including:

- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Dwelling, 100 Murphys Road.
- 'Clare Place', 64 Torpys Road. It is a more intact and elaborate example of the type.

While there are more intact examples of a hipped Victorian and Late Victorian style at Bungaree, historically, 'Hawthorn Farm' epitomises the progress and success of crop farming from the 1870s, and particularly by second and third generation farmers. Historically, it is one of the few examples of

⁵³ Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Hawthorn Farm'

Place No. BRE003

ADDRESS: 145 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Victorian and Late Victorian farms at Bungaree that continue to be owned by successive generations of the one farming family.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** St. Michael's Catholic Church Complex

Place No. BRE005-008

ADDRESS: 186 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.2: Education

Theme 8.1: Spiritual Life

Condition: Good**Integrity:** High**Photograph Date:** 2009

2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (presbytery, church, former convent & former school)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes (Cypress trees adjacent to the grotto only)**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

St. Michael's Catholic Church complex, 186 Bungaree Wallace Road, Bungaree, has significance as the most intact, homogenous grouping of Catholic Church brick buildings on the one site in the western region of the Moorabool Shire. The site comprises four key buildings: Presbytery, Church, former Convent and former School. The Presbytery was built in 1900 to a design by the Ballarat architects, Clegg and Miller. They were also responsible for the design of the Church in 1910. The Church was followed by the convent in 1922 to a design by the Melbourne architect, A.A. Fritsch. He also designed the school in 1925. St. Michael's Church complex also has significance as a tangible legacy of the importance of faith and faith education to the large Irish Catholic population of Bungaree and district.

The significant fabric includes the following:

St. Michael's Presbytery: Federation Picturesque design identified by the two storey height, pressed red brick, double steeply-pitched gabled roof forms that extend at the rear and terminate with hipped roof faces, steeply-pitched gabled roof linking the double gables at the front, post-supported convex return verandah with a centrally located gabled front portico, corrugated sheet metal roof cladding, modest eaves with exposed timber rafters, brick chimneys with rendered bases and tops, timber framed double hung windows, rendered window surrounds (architraves and sills), attic windows in the front gable ends, recessed front entrance with timber doorway, rendered corbels to the front gable ends, timber bargeboards, cast iron verandah posts with cast iron valances and brackets, and the cast iron lattice infill (between the paired posts).

St. Michael's Church: Unusual Federation Romanesque design identified by the steeply pitched roof forms, nave, chancel, sacristy and porches, slate roof construction, pressed red brick wall construction with rendered dressings, dentillated pediment in the main east gable end (with narrow lancets in the pediment) adorned with a metal cross, centrally-located entrance porch with a round-arched opening flanked by brick buttresses with rendered copings, vertically-boarded timber porch doors with triangular glazed panels, narrow round-arched windows with stained glass and diamond leadlights, rendered window voussoirs and label moulds, projecting brick buttresses with rendered copings, narrow eaves with rendered dentillations, round-arched door openings to the sacristy and side porch, and the vertically boarded timber porch doors.

Former St. Michael's Convent: interwar Domestic Gothic design identified by the single storey height, face red brick wall construction, hipped roof forms, minor parapeted gabled wings (separated by a broken back verandah) at the front, hipped roof porch on the north side, corrugated sheet metal roof cladding, modest eaves with exposed timber rafters, brick chimneys with rendered tops and terra cotta pots, stepped, parapeted gable ends with rendered corbels and copings, crosses surmounting the gable apexes, pointed arched wings with rendered voussoirs in the gable ends, timber framed pointed arched windows in the gable end (and the rendered "St. Michaels Convent" panel at the base on the west window), foundation stone under the east gable window, timber framed double hung windows with rendered window sills and lintels, panelled timber door opening on the east elevation (the glazing has been introduced), brick verandah piers with pointed timber fretwork valances, panelled timber porch door opening with highlight on the north elevation, brick porch piers, pointed timber porch fretwork and the concrete steps with flanking brick base walls.

Former St. Michael's School: interwar Domestic Gothic design identified by the asymmetrical composition, face red brick wall construction, hipped roof forms clad in corrugated sheet metal, modest eaves, rendered wall bands directly below the eaves, rudimentary face brick chimneys with rendered tops, rendered parapet to the projecting hipped wing at the east end surmounted by a rendered cross, parapet signage that reads "1926 St. Michael's School", high timber framed nine paned windows to the front elevation of the projecting hipped wing, timber framed 18 paned double hung windows and the front doorway.

How is it significant?

St. Michael's Church complex, 186 Bungaree Wallace Road, Bungaree, is historically, architecturally and socially significant at a LOCAL level.

Why is it significant?

St. Michael's Church complex, 186 Bungaree Wallace Road, is historically significant for its associations with the development of the Catholic faith and faith education at Bungaree and district from 1900 until the present day (Criterion A). The need for a Catholic chapel and school arose in the

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1870s, given the high proportion of Irish Catholic settlers at Bungaree. While the first school and chapel were located on the north side of the Bungaree Wallace Road further east of the subject site, the substantial increase in Catholics and Catholic school children in the late 19th century brought about the acquisition of the present site in 1890, when Bungaree was created a separate Parish. St. Michael's fell under the charge of the Rev. J.J. Cleary, assisted by the Rev. J. Keating (Criterion H). Increased attendances at the Catholic school resulted from the arrival of the Sisters of St. Joseph in 1890 (Criteria A & H). A timber presbytery and a convent were constructed on the subject site to accommodate the newly-arrived priests and nuns. These buildings were to be later replaced. The existing presbytery was built in 1900, having been designed by the Ballarat architects, Clegg and Miller (Criterion H). They also designed the neighbouring St. Michael's Church in 1910 as well as additions to the presbytery in 1912. This Church replaced the earlier timber chapel that had been relocated and extended from the original site in 1893. The arrival of the Presentation Sisters as teachers of the school in 1922 resulted in the construction of the brick convent in 1923, to a design by the prolific Catholic architect, A.A. Fritsch (Criterion H). He also designed St. Michael's School in 1925.

St. Michael's Presbytery, 186 Bungaree Wallace Road, is aesthetically significant for its intact, and contextually unusual Picturesque Federation design (Criterion D & E). The composition, articulation and some of the detailing appears to have been drawn from the more elaborate and substantial 'Killarney' homestead at nearby Warrenheip, built in 1895 to a design by the same architects, Clegg and Miller. St. Michael's Presbytery is one of the larger and more elaborate of the few Federation era Catholic presbyteries in the western region of the Moorabool Shire.

St. Michael's Church, 186 Bungaree Wallace Road, is aesthetically significant for its intact and unusual Federation Romanesque design (Criterion D & E). It is the only known surviving example of Romanesque ecclesiastical design by the architects, Clegg and Miller. It is also the earliest and only example of a Federation Romanesque style for a rural Catholic Church in the western region of the Shire and the nearby Ballarat district.

The former St. Michael's Convent, 186 Bungaree Wallace Road, is aesthetically significant as an intact and rare example of a modestly-scaled interwar Domestic Gothic styled Catholic convent in rural Victoria (Criterion D & E). Although the composition and design elements of the former convent are derived from the earlier work of the architect, A.A. Fritsch, the building is an original expression of interwar Domestic Gothic design.

The former St. Michael's School, 186 Bungaree Wallace Road, is aesthetically significant as a moderately intact and representative example of a rural, interwar Catholic school building (Criterion D). Although the building has been compromised by the portico additions at the front, the original design is clearly discernible. It is one of few of its type in the western region of the Moorabool Shire.

St. Michael's Church complex, 186 Bungaree Wallace Road, is socially significant as it is recognised by the community as a symbol of Catholic faith and faith education in the local and broader Bungaree area (Criterion G).

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SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold:

- St. Michael's Presbytery.
- St. Michael's Church.
- Former St. Michael's Convent.
- Former St. Michael's School.

Contributory Significance

The following fabric is considered to make a significant contribution to the historical, aesthetic and/or social values of the church site:

- Grotto and Cypress trees adjacent St. Michael's Church.

Non Contributory

The outbuildings at the rear of the presbytery, church, former convent and former school and the boundary fencing, and the landscaping (apart from the Cypress trees surrounding the grotto) is not considered to contribute to the significance of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 186 Bungaree Wallace Road, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Setting

St. Michael's Catholic Church complex, 186 Bungaree Wallace Road, Bungaree, is situated on a large wedge-shaped allotment on the south side of the road. At the front is a tubular steel and chain mesh fence with brick entrance gates. The site is well-landscaped with a range of native and exotic trees and plantings. There is a row of mature trees on the eastern boundary adjacent to the gravelled driveway that extends towards the rear of the site and provides access to the former School (Parish Centre), former Convent, and the Church and Presbytery. The buildings are surrounded by grassed and treed areas, with some garden beds.



Photo 1: Aerial View of St. Michael's Catholic Church complex. Source: Moorabool Shire.

1. Church	2. Presbytery	3. Convent	4. School
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The former school building near the front north-west corner of the site is divided from the remainder of the property by a colorbond fence.

A low tubular steel and chain mesh fence forms the northern and eastern perimeter to the former Convent portion of the site, there being a row of Cypress trees outside the fence along the eastern side adjacent to the gravelled driveway. There is an open grassed area with four brick piers flanking a pedestrian footpath comprising the frontage to the former convent.

To the south of the former convent is the church. It has a large front setback from the main driveway. A gabled gateway structure forms the entry to the church portion of the site, and a concrete path leads to the front and side of the church. Hedging and grassed areas forms some of principal landscape features of the church. Another landscape and liturgical feature if the bluestone

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grotto to the south-east of the church which is surrounded by four Cypress trees. The grotto has an arched niche with stepped flanking walls. In the niche is a statue of Our Lady. Another statue is situated in the front semi-circular garden that is bound by a rock base and a hedge.



Photo 2: Grotto & Italian Cypress trees, 2009.

Distant from the church to the south is the Presbytery. It has an open grassed yard with mature trees to the north-east and to the south. There are perimeter garden beds including garden beds flanking a pedestrian path to the entrance of the building. At the front are introduced timber bollards that delineate the eastern boundary. A gravelled driveway to the south of the Presbytery provides access to a rear garage in the south-west corner.

St. Michael's Catholic Church (Building 1)

Centrally located on the site is St. Michael's Catholic Church. The Federation Romanesque styled building has a steeply pitched gabled nave with a minor gabled chancel at the rear (west end), projecting gabled sacristy and side porch towards the rear (west) on the south side and a gable entrance porch at the front. These roofs are clad in slate. The building is especially defined by its face pressed red brick wall construction with rendered concrete dressings. The main (east) gable end features a dentillated pediment with narrow lancets in the pediment that is adorned with a metal cross. Below the pediment is the centrally-located entrance porch with a round-arched opening flanked by brick buttresses with rendered copings. Within the porch are early vertically-boarded timber doors with triangular glazed panels. Flanking the porch are narrow round-arched windows having stained glass and diamond leadlighting. The round-arched heads of the windows are accentuated by the rendered voussoirs and label moulds. The five-bayed nave is defined by the projecting brick buttresses with rendered copings, and narrow round-arched windows with stained glass and diamond leadlighting. The chancel is also lit by a decorative stained glass window. The narrow eaves of the nave, chancel and porches are adorned with rendered dentillations, the gable ends having small decorative, rendered corbels. Other early features include the round-arched door openings to the sacristy and side porch, with rendered voussoirs and label moulds forming the opening heads, and with vertically boarded timber doors.

Overall, St. Michael's Catholic Church appears to be in good condition and of high integrity.



Photo 3: St. Michael's Catholic Church, east elevation, 2009.

St. Michael's Presbytery (Building 2)

At the southern of the church complex is St. Michael's Presbytery. The two storey, pressed red brick, Federation Picturesque styled building has double steeply-pitched gabled roof forms that extend at the rear and terminate with hipped roof faces. A steeply-pitched gabled roof links the double gables at the front. There is also a post-supported convex verandah that extends across the front and along the north and south sides. There is a centrally located gabled portico in the front portion of the verandah. All of the roof forms are clad in corrugated sheet metal and there are modest eaves with exposed timber rafter ends. At the front, two brick chimneys with rendered bases and tops adorn the roofline, while there appears to be another chimney at the rear. Other early features of the design include the paired timber framed double hung windows at the front, together with the rendered window surrounds (architraves and sills), other timber framed double hung windows with rendered architraves and sills, attic windows in the front gable ends, recessed front entrance with timber doorway, rendered corbels to the front gable ends, timber bargeboards, cast iron verandah posts with cast iron valances and brackets, and the cast iron lattice infill (between the paired posts).

Overall, the Presbytery appears to be in good condition. It is of moderate to high integrity, the main changes including the horizontal timber clad infill to the front verandah portico and the rear and side (south) additions.



Photo 4: St. Michael's Presbytery, east elevation, 2009.

Former St. Michael's Convent (Building 3)

Located at the front of St. Michael's Church site on the east side is St. Michael's Convent. The asymmetrical, single storey, face red brick, interwar Domestic Gothic styled building is characterised by a principal hipped roof form that traverses the site, with minor parapeted gabled wings projecting at the front, separated by a broken back verandah. There is another hipped roof wing at the north end that extends towards the rear (west). The side (north) elevation facing the street has a minor projecting hipped roofed porch. The roof forms are clad in corrugated sheet metal. There are modest eaves with exposed timber rafters. Early brick chimneys with rendered tops and terra cotta pots project above the roofline. Other early features include the stepped, parapeted gable ends with rendered corbels and copings, crosses surmounting the gable apices, timber framed pointed arched windows with rendered voussoirs in the gable ends (and the rendered "St. Michaels Convent" panel at the base on the west window), foundation stone under the east gable window, timber framed double hung windows with rendered window sills and lintels, panelled timber door opening on the east elevation (the glazing has been introduced), brick verandah piers with pointed-arched timber fretwork valances, panelled timber porch door opening with highlight on the north elevation, brick porch piers, and concrete steps with flanking brick base walls.

Overall, the St. Michael's Convent appears to be in fair-good condition and of high integrity.



Photo 5: Former St. Michael's Presbytery, east elevation, 2009.



Photo 6: Former St. Michael's Presbytery, north elevation, 2009.

Former St. Michael's School (Building 4)

At the front on the west side of the site of the former St. Michael's School that became the Parish Centre. The asymmetrical, single storey, face red brick, interwar Domestic Gothic styled building has a hipped roof form that traverses the site, together with a minor wing that projects towards the front at the east end. At the rear is an elongated skillion wing and semi-detached skillion wing. These roof forms are clad in corrugated sheet metal. There are modest eaves with rendered wall bands directly below the eaves. Rudimentary face brick chimneys with rendered tops adorn the roofline. An early feature of the design is the modest, rendered parapet to the projecting hipped wing at the east end. It is surmounted by a rendered cross and the parapet reads "1926 St. Michael's School". Other early features of the design include the high timber framed nine paned windows to the front elevation of the projecting hipped wing, timber framed 18 paned double hung windows and the front doorway. The character and appearance of the building has been comprised by the introduced, elevated, gabled portico that projects at the front of the building.

Overall, the former St. Michael's School appears to be in good condition. It is of moderate integrity given the introduced portico at the front.



Photo 7: Former St. Michael's School, north elevation, 2009.



Photo 8: Former St. Michael's School, foundation stone, north elevation, 2009.

HISTORY:

The Early History of Bungaree

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

⁷ *The Star*, 24 January 1863, p.1.

August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of St. Michael's Catholic Church Complex

Early Years of Catholicism at Bungaree

Although Anglicans appear to have been some of the first settlers to arrive at Bungaree, the settlement was also the location of a large Irish Catholic population. The onset of the Land Selection Acts of the 1860s provided opportunities for the Irish Catholic immigrants in the area. Once cleared of trees, the undulating lands with chocolate soil that characterised the Bungaree and nearby areas including Millbrook, Gordon, Warrenheip and Dunnstown, bearing a striking resemblance to the landscapes in Ireland.⁸

The settlers also brought with them their adherence to Roman Catholicism. In 1871, a site comprising part of allotment 2B of Section 2A in the Parish of Warrenheip (now the location of the Bungaree Mechanics' Institute at 221 Bungaree Wallace Road) was acquired by Dean Moore for Roman Catholic Church purposes.⁹ In 1875, *The Advocate* declared that there 'is a somewhat numerous Catholic population located near the Junction [Bungaree],' and that 'they have promised hearty co-operation' with the establishment of a Catholic school.¹⁰ By 1876, it appears that the Hibernian Hall had been erected on the site.¹¹ The Ancient Order of Hibernians was an Irish Catholic fraternal organisation, with members having to be Catholic and either born in Ireland or of Irish descent.¹² It seems that Catholic Mass was initially conducted in the Hibernian Hall as in 1876 *The Advocate* reported that:

At the Junction, near Warrenheip, there was a very large attendance at Mass on Sunday, and the Hibernian Society members, in a body, approached Holy Communion. The Rev. Father Corcoran celebrated Mass, and also preached most impressively.¹³

By April 1878, construction was advanced on a new Catholic chapel adjacent to the Hibernian Hall. In addition to hosting Mass on Sundays, *The Advocate* declared that the building 'will be used on week days for school purposes.'¹⁴ The school opened in mid May 1878 with an attendance of 150 pupils.¹⁵ The first head teacher was John Ryan of Geelong.¹⁶ In October of that year, the chapel was dedicated

⁸ D. Cahir, *Spuds, Saints & Scholars: Irish Settlement & the Development of Catholicity in Dunnstown*, Dianne Chair, 1999, p.6.

⁹ 'St. Michael's Parish Church, Bungaree', Diamond Jubilee booklet, 12 April 1970, Public Record Office Victoria.

¹⁰ *The Advocate*, 30 October 1875, p.6.

¹¹ The Hall had been proposed as early as 1874 according to the report by the District Inspector of Schools – see *Bungaree & District Historical Society Newsletter*, no.1, n.d. [1990], p.2. The Hall had been built by 1876 as Mass was held there – see *The Advocate*, 7 Oct 1876 p.69. Also, *The Advocate*, 21 October 1893, p.16, 17, confirmed that the Hibernian Hall was erected on the Catholic Church site.

¹² See 'Ancient Order of Hibernians', Wikipedia, June 2015 at https://en.wikipedia.org/wiki/Ancient_Order_of_Hibernians

¹³ *The Advocate*, 7 October 1876, p.69.

¹⁴ *Ibid.*, 20 April 1878, p.6.

¹⁵ 'St. Michael's Parish Church, Bungaree', op.cit.

¹⁶ *Ibid.*

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by Dr Michael O'Connor amid an attendance of 500 people.¹⁷ At this time, it was described as a 'humble little school building on the road side'.¹⁸

For the next 15 years, the timber building served as both Catholic chapel and school at 221 Bungaree Wallace Road. Father Rogers officiated at St. Michael's for five years from 1885 until 1890,¹⁹ when the Bishop united the districts of Clarkes Hill, Bungaree Junction, Dunnstown and Navigators into a separate Parish.²⁰ St. Michael's fell under the charge of the Rev. J. J. Cleary who was assisted by the Rev. John Keating.²¹ They initially resided at Reidys home, Leigh Creek.²²

From 1881, the teacher of St. Michael's School was Miss Cooper, followed by Miss Mackie and Miss M. Riordan in 1887, and subsequently Miss Ardagh.²³ In February, 1891, the first sisters of the community of St. Joseph arrived at Bungaree Junction to take charge of the school.²⁴ The increased attendances resulting from their charge was noted in *The Advocate*:

The establishment of a community of the Sisters of St. Joseph in the Junction and Warrenheip has proved to be a great blessing to the Catholics of these places. Apart from their peculiar duties—the education of Catholic children – the residence of the Sisters amongst the people must be productive of the most salutary result. Although the Sisters have been scarcely three months in charge, the attendance at the school at the Junction has nearly doubled ...²⁵

Development of St. Michael's Church at 186 Bungaree Wallace Road

In 1889, Father Moore purchased part of the land of Joe Horne (being 2 acres comprising part allotment 1 of Section 2A) further west of the original church site on the south side of the Bungaree Wallace Road.²⁶ Described as being 'situated on a gentle acclivity' and commanding 'a fine view of the surrounding country',²⁷ the site was to become the location of religious and educational life of the Catholic Church at Bungaree in the following years.

St. Michael's Catholic Church

In 1893, the timber chapel which had served as both the local Catholic Church and School was relocated to the site acquired in 1889.²⁸ The four-bayed hall originally measured 44 feet x 25 feet and there was a minor entrance porch at the front. The hall was extended at the rear by one bay (measuring 10 feet by 25 feet) and a sacristy and transept were also added.²⁹ The works were carried out by the Keeble Brothers, the Clerk of Works being Mr Nutting.³⁰ Mr Flohm, with assistance from the Sisters of St. Joseph, executed the interior decoration.³¹ The relocated and extended church was blessed by the

17 Ibid.

18 *The Advocate*, 23 November 1878, p.7.

19 *Ibid.*, 25 October 1890, p.16.

20 *Ibid.*, 6 September 1890, p.16.

21 *Ibid.*

22 'St. Michael's Parish Church, Bungaree', op.cit.

23 *Bungaree and District Historical Society Newsletter*, no.13, April 1994.

24 *The Advocate*, 7 February 1891, p.17.

25 *Ibid.*, 11 April 1891, p.16.

26 'St. Michael's Parish Church, Bungaree', op.cit.

27 *The Advocate*, 21 October 1893, p.16, 17.

28 *Ibid.*

29 'St. Michael's Roman Catholic Church, Bungaree', public building file, VPRS 7882/P1 Unit 439, Public Record Office Victoria (PROV).

30 'St. Michael's Parish Church, Bungaree', op.cit.

31 *The Advocate*, op.cit.

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Right Rev. Monsignor Hoyne, Vicar General, on Sunday 14 October 1893, in the presence of a large congregation.³² *The Advocate* gave the following account of the relocated building:

The church, which is built of wood, has been removed there, and has undergone a number of important alterations and additions. A handsome little sacristy has been erected on the north side of the altar, a place where the Sisters of St. Joseph can hear Mass being built on the opposite side. The altar has been beautifully decorated. The front has been divided into three panels, painted in white and gold, the centre one bearing the letters I.H.S., while on either side a chalice is represented. At the eastern end of the church, and behind the altar, is a beautiful stained glass window representing the Crucifixion and other stages of our Lord's Passion, the words Sanctus, Sanctus, Sanctus being inscribed around, while over the arch in front the words Gloria in Excelsis Deo appear. The tabernacle is also decorated in white and gold, in keeping with the other portions of the works. A small altar of Our Lady has been erected to the right of the High Altar, and a similar one to St. Joseph opposite, a beautiful statue for each having also been provided. Just inside the front entrance, a neat little choir has also been erected, and the stations of the Cross are hung around the church, which is nicely seated throughout.³³

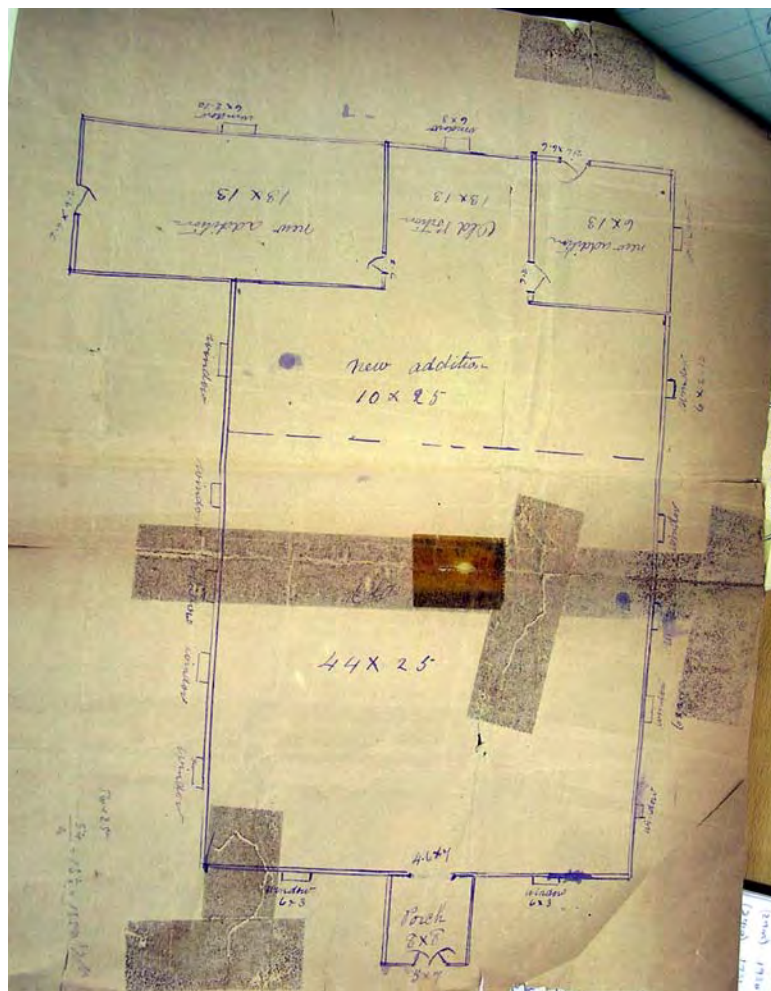


Figure 1: Sketch plan of relocated & extended chapel building, 1893. Source: VPRS 7882/P1 Unit 439 PROV.

By 1909, the updated timber chapel was inadequate for the increasing Catholic congregation at Bungaree.³⁴ A meeting was called and presided by Father Deane and it was decided that a 'strong

³² *Ibid.*

³³ *Ibid.*

³⁴ Huggins, transcript of the *Gordon Advertiser*, 12 February 1909.

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effort' be made 'to erect a brick building at an estimated cost of £2,000.'³⁵ The Ballarat architects, Clegg and Miller, were engaged to the design the new church and plans had been completed by early 1910.³⁶ On 12 April 1910, the foundation stone was laid by the Bishop, the Most Rev. Dr. Higgins.³⁷ A large number of Catholics from around the Bungaree district attended the occasion, and Father Devane conducted Mass at the Mechanics' Institute prior to the laying of the foundation stone of the new building [ibid].³⁸ To be constructed by Mr. Squire Johnson, with Mr. W. Kennedy as clerk of works, the proposed church was described as follows:

The church will be a handsome structure of brick, and will comprise a nave 65 feet x 30 feet; a sanctuary 20 feet x 16 feet, and a sacristy 15 feet by 13 feet. It will also contain a stained-glass window valued about £100, the gift of Fr. Devane. All the material for the work is being carted by the residents, and good progress is being made.³⁹

The new St. Michael's Catholic Church was officially opened on 7 August 1910 in the presence of His Lordship, Bishop J. Lowham.⁴⁰ Designed in a derivative of the Romanesque style and constructed of red brick, the building comprised a five-bayed nave with a front porch. At the west end was a sanctuary and sacristy as well as a side porch. A gallery was constructed at the east end. The new building was described in *The Advocate*:

The structure, which is now fully equipped for church service, is a handsome building, modelled on the Romanesque type of architecture, and it is worthy of remark that it is the first church of the kind built in the Ballarat district, the prevailing style being after the old Gothic model.⁴¹

35 *Ibid.*

36 See original drawings by Clegg and Miller in the Vernon Architectural collection, Ballarat and *The Advocate*, 16 April 1910, p.20.

37 *Ibid.*

38 *Ibid.*

39 *Ibid.*

40 *Ibid.*, 13 August 1910, p.23.

41 *Ibid.*

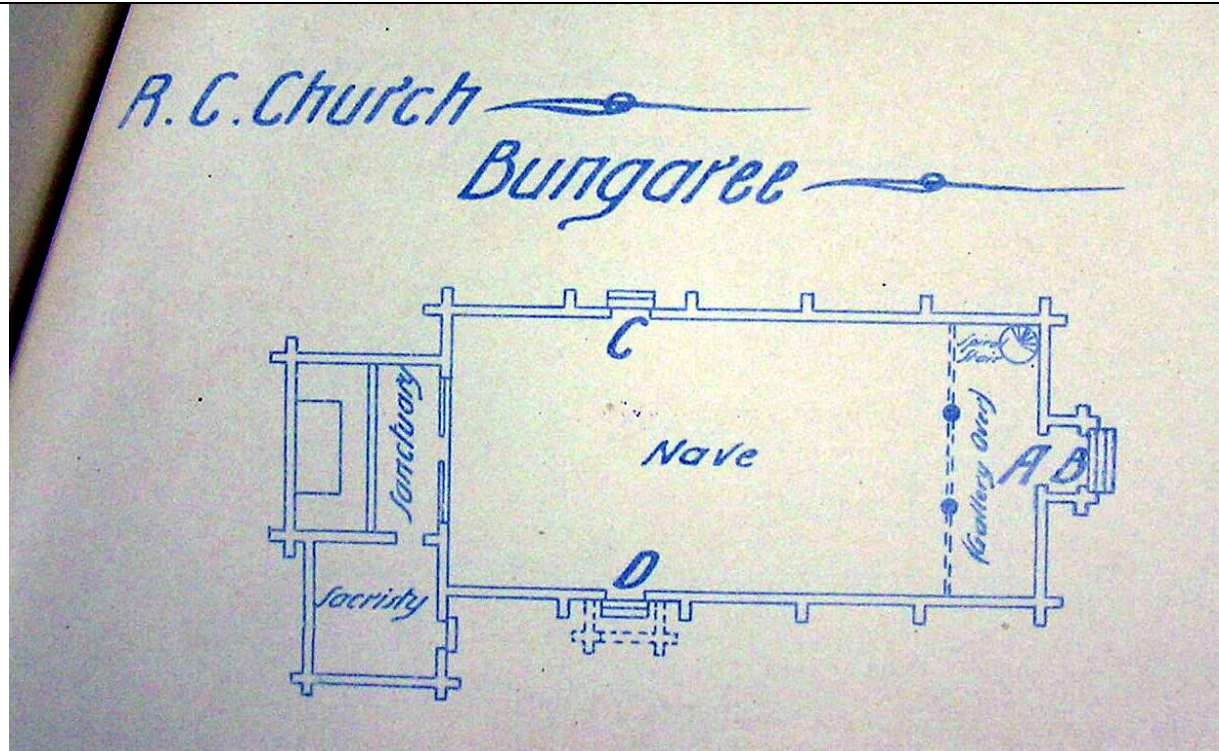


Figure 2: Sketch plan of new church building, c.1910. Source: VPRS 7882/P1 Unit 439 PROV.

Throughout the 20th century, St. Michael's served as the Catholic Church for the Bungaree community. A grotto was constructed to the south-east of the church and Cypress trees planted. In November 2010, centenary celebrations were held.⁴² The Church continues to serve the community in 2015.

St. Michael's Presbytery

In 1890, with the creation of Bungaree as a separate Parish and the arrival of Fathers J.J. Cleary and J. Keating, came the need for the building of a presbytery. In September 1890, while preaching at St. Michael's Church, Bungaree, the Bishop announced that steps were being taken towards the erection of a presbytery.⁴³ A 'handsome' timber presbytery building was constructed on the newly-acquired Catholic Church site in 1893, 'next to the church, on the north side.'⁴⁴

The first presbytery at St. Michael's was to be short-lived. In 1900, Father R.J. Devane commissioned the Ballarat architects, Clegg, Kell and Miller, to design a new commodious brick presbytery.⁴⁵ Tenders were called in June of that year.⁴⁶ The dwelling was completed in the ensuing months at a cost of £1500.⁴⁷ Clegg and Miller were also commissioned in 1912 to design additions to the building. Tenders were called in November of that year.⁴⁸

42 'St. Michael's Catholic Church', Bungaree History Walk online, June 2015 at <http://www.bungareehistorywalk.com/st-michaels-church.html>

43 *The Advocate*, 13 September 1890, p.16.

44 *Ibid.*, 21 October 1893, p.16.

45 *Cazaly's Contractor Reporter*, 5 June 1900, p.85, State Library of Victoria.

46 *Ibid.*

47 *The Advocate*, 4 January 1913, p.20.

48 *Cazaly's Contractor Reporter*, *op.cit.*, 26 November 1912.

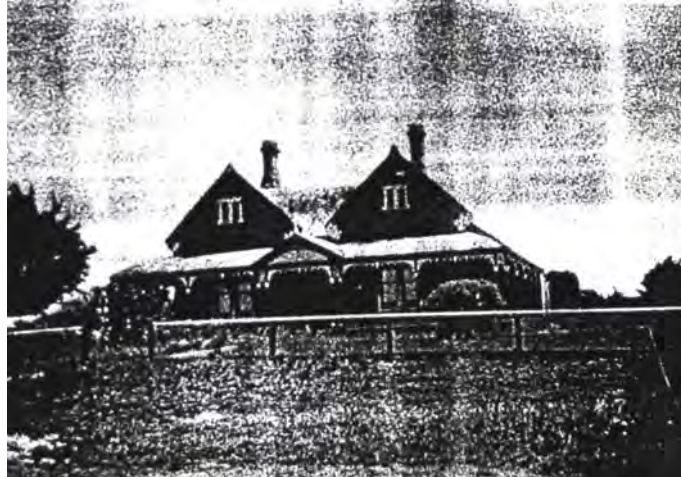


Figure 3: St. Michael's Presbytery, n.d. [early 20th century].

Source: Bungaree & District Historical Society Newsletter, no. 20, February 1996.

St. Michael's Convent

The arrival of the Sisters of St. Joseph to Bungaree and Dunnstown in 1891 as local teachers brought with it the erection of timber convents in both locations.⁴⁹ At Bungaree, the convent was built beside the relocated St. Michael's Chapel and was originally known as the Convent of the Sacred Heart.⁵⁰ Both convents accommodated three professed Sisters, three novices, and two postulants.⁵¹

In 1900, Mother Mary McKillop founder of the Brown Josephites,⁵² came to Bungaree to interview the Sisters as a consequence of a dispute with Bishop Moore.⁵³ Her efforts in resolving the issues were to no avail and in 1900 the St. Josephite Sisters left Bungaree. As outlined in the *Gordon Advertiser*:

The Sisters of St. Joseph have resigned the charge of the school at Bungaree and on Friday last they took their departure from the district. Great regret is felt at their departure, as it is about 11 years ago since they first settled in the picturesque township of Bungaree. Apart from maintaining a high standard in the school, their ministrations to the sick and distressed have been much appreciated.⁵⁴

In 1907, Bishop Moore's successor, the Rev. Dr. Joseph Higgins visited the Bungaree Parish for the first time. He referred to the need to re-establish the convent at Bungaree.⁵⁵ Two years later in 1909, the Sisters of St. Joseph arrived at the Bungaree Parish at the invitation of Father Cusack.⁵⁶ However, they resided in a cottage at Ormond [Springbank] before a convent was built there in 1913.⁵⁷ It was not until 1922 when the Presentation Sisters arrived at Bungaree to take up the role as teachers at St. Michael's School.⁵⁸ Their arrival resulted from the efforts of Father Michael Mulcahy a year earlier, when he resolved that a new convent and school should be constructed.⁵⁹

49 'St. Michael's Convent', Bungaree History Walk online, June 2015 at <http://www.bungareehistorywalk.com/st-michaels-convent.html>

50 *The Advocate*, 21 October 1893, p.16.

51 *Ibid.*

52 The Sisters at Bungaree were known as the Black Josephites given their black habits.

53 'St. Michael's Convent', op.cit. & 'St. Michael's Parish Church, Bungaree', op.cit.

54 Huggins, transcript of the *Gordon Advertiser*, 9 November 1900.

55 *The Advocate*, 19 January 1907.

56 *Bungaree and District Historical Society Newsletter*, no.38, March 2001.

57 *Ibid.*

58 'St. Michael's Parish Church, Bungaree', op.cit.

59 *Bungaree and District Historical Society Newsletter*, no. 13, April 1994.

In 1922, the Rev. M. Mulcahy commissioned the Melbourne architect, A.A. Fritsch, to design a brick convent as a replacement of the timber structure built in 1891.⁶⁰ Fritsch called tenders for the new building in July of that year. The foundation stone was laid on 1 October 1922.⁶¹ The convent was blessed and formally opened in February 1923 by The Bishop of Ballarat, Dr Foley. *The Advocate* gave the following details:

The Bishop paid a warm tribute to the Sisters of the Presentation Order, six of whom have come to take up their residence at Bungaree. Founded in Ireland, and principally for the education of the poor, they have spread with amazing rapidity, and may now be found in larger numbers in every English speaking country.⁶²

Costing £3,600,⁶³ the brick Domestic Gothic styled convent was characterised by hipped roof forms, with the main façade having projecting parapeted gables with a verandah between. There was a projecting porch on the north side. A timber picket fence formed the boundaries to the convent site.

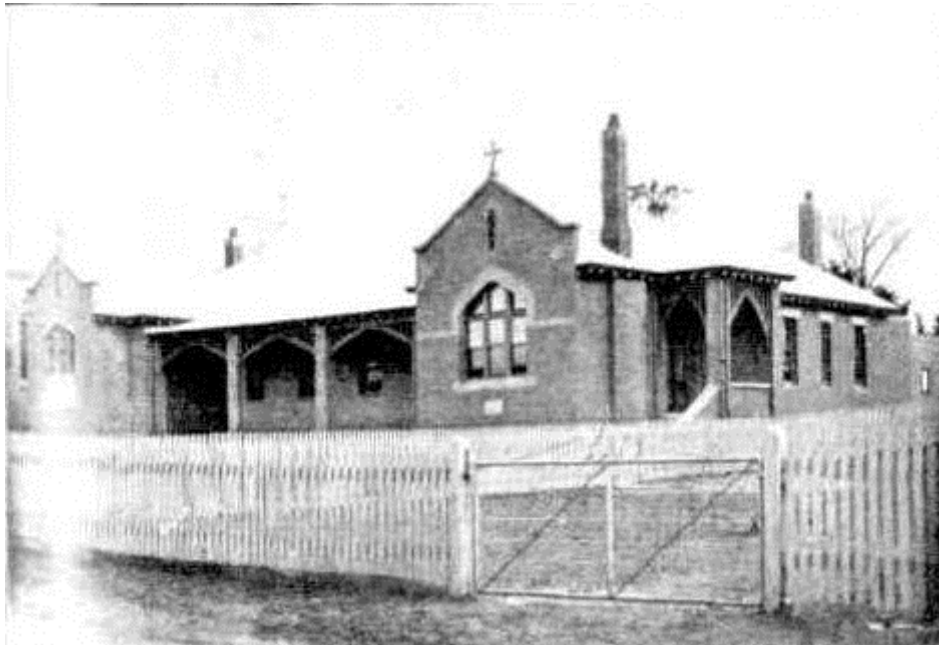


Figure 4: St. Michael's Convent, 1924.
Source: *The Advocate*, 6 March 1924, p.35.

The Presentation Sisters continued to reside at the convent until 1966, when they were taken over by the Mercy Sisters.⁶⁴ They took up residency at the convent and staffed the three parish schools (including St. Michael's, Bungaree).⁶⁵ A shortage of vocations brought about the withdrawal of the Mercy Sisters at Bungaree in 1974.⁶⁶ This appears to have brought about an end of the residency of nuns at the convent.

60 *The Argus*, 8 July 1922, p.4.

61 *The Advocate*, 15 February 1923, p.18.

62 *Ibid.*

63 *Ibid.*

64 'St. Michael's Convent', op.cit.

65 *Bungaree and District Historical Society Newsletter*, no. 13, April 1994.

66 *Ibid.*

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By 1984, the convent had become St. Michael's Parish Centre.⁶⁷ Minor works were proposed to the building at this time, including the demolition of a lean-to at the west end and a number of internal alterations.⁶⁸ It appears that a timber porch was also proposed, although does not seem to have been built.

Former St. Michael's School

With the relocation of St. Michael's Chapel to 186 Bungaree Wallace Road in 1893, the Sisters of St. Joseph conducted the Catholic School (then known as St. Joseph's School) in the Hibernian Hall.⁶⁹ However, the local Catholic community was desirous in having a new school built and a ball was held in 1894 as a fundraiser.⁷⁰ A timber building may have been constructed in the following years.⁷¹

In 1900, Miss Alice Doherty was appointed to take charge of St. Joseph's School following the removal of the Sisters of St. Joseph.⁷² At the request of the Public Health Department, upgrades were proposed to the school in 1905. They included a new exit, steps, three additional windows in the east wall, ventilation installation and the cleaning of the interior.⁷³ The classroom measured 44 feet by 16 feet and included an entrance porch on the north side.⁷⁴ In 1907, the school closed temporarily following the death of the father of the teacher, Miss Cassidy.⁷⁵

67 This was the name shown on the drawings when the convent was proposed for alterations and additions by MMM Partnership architects, 14 August 1984. See 'St. Michael's Roman Catholic Church, Bungaree', public building file, VPRS 7882/P1 Unit 622 PROV.

68 Ibid.

69 *The Advocate*, 21 October 1893, p.16.

70 Huggins, transcript of the *Gordon Advertiser*, 11 May 1894.

71 No documentary evidence has been uncovered about a new school, although a Public Building File, VPRS 7882/P1 Unit 545, PROV, suggests that a school building had been constructed by the early 20th century.

72 Huggins, transcript of the *Gordon Advertiser*, 9 November 1900.

73 See 'St. Joseph's School, Bungaree', public building file, VPRS 7882/P1 Unit 535 PROV.

74 Ibid.

75 *The Advocate*, 22 January 1907.

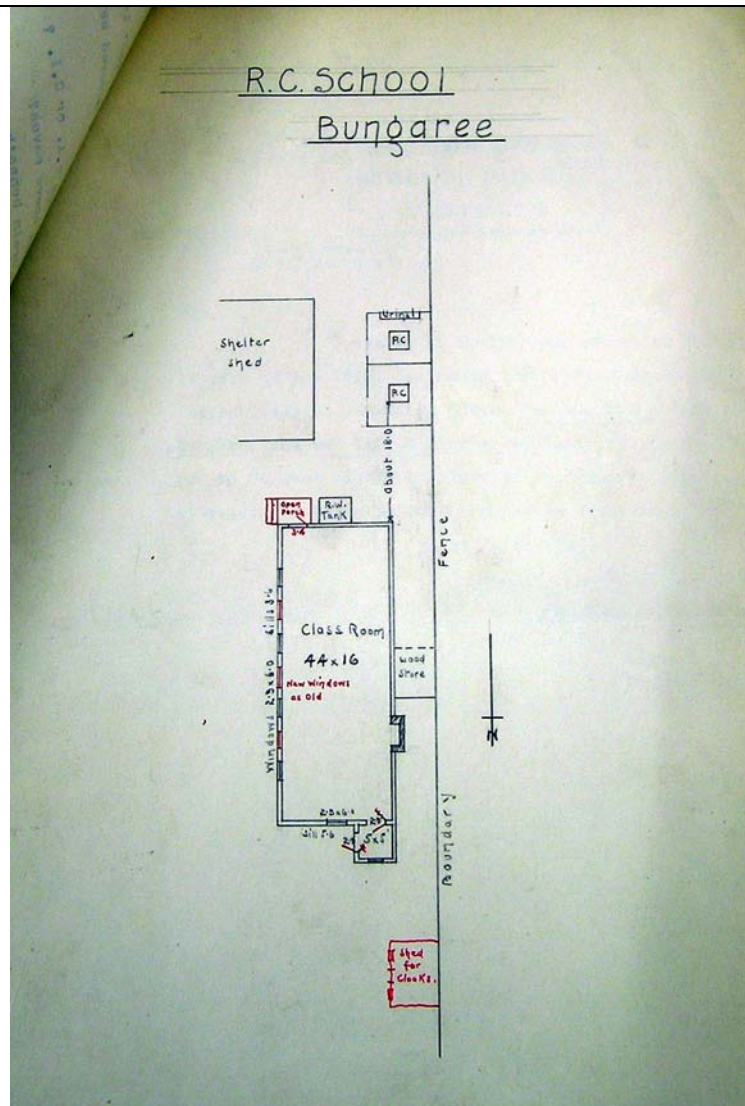


Figure 5: Plan of the School, Bungaree, n.d. [c.1905]. Source: VPRS 7882/P1 Unit 545 PROV.

In 1921, initial steps were made by Father Michael Mulcahy for the erection of a new school.⁷⁶ Impetus for the new building came with the arrival of the Presentation Sisters in 1922.⁷⁷ In 1925, the Melbourne architect, A.A. Fritsch (who had previously designed the convent) was commissioned by Father Mulcahy to design a brick primary school.⁷⁸ Tenders were called in September 1925, with bricks being supplied.⁷⁹ The foundation stone for the new school was laid by Bishop Foley on 15 November 1925.⁸⁰ Costing £2000, the school was constructed by Henry Grimshaw, who boarded at the Leigh Creek Hotel.⁸¹ Following the opening of St. Michael's School in 1926, it served as the

⁷⁶ *Bungaree and District Historical Society Newsletter*, no. 13, op.cit.

⁷⁷ *Ibid.*

⁷⁸ *The Age*, 9 September 1925, p.6.

⁷⁹ *Ibid.*

⁸⁰ *The Advocate*, 13 November 1925, p.12.

⁸¹ *Bungaree and District Historical Society Newsletter*, no. 13, op.cit.

educational centre for local Catholic school children until it closed in 1993.⁸² The building then became a community centre.⁸³

COMPARATIVE

Other Churches in Bungaree⁸⁴

St. Michael's Catholic Church is one of two churches at Bungaree, the other being St. John's Anglican Church, 309 Bungaree Wallace Road. Constructed of bluestone in a Victorian Gothic style, it is the earliest church in the town, having been built in 1869. It experienced alterations and additions in 1912 and 1931. The adjoining parish hall predates the church, having first been constructed in 1866-67 as a school room and temporary church.

Other Brick Federation Era Churches in the Western Region of the Moorabool Shire

The western region of the Moorabool Shire, and particularly the towns and district of Bungaree, Millbrook, Navigators, Gordon, Warrenheip and Dunnstown has been referred to as "Little Ireland", given the unique embodiment of agricultural and social fabric of the Irish Catholics who settled there from the late 1850s and early 1860s.⁸⁵ This area, including other northern parts such as Clarkes Hill, Claretown and Springbank, reflect Irish Catholic culture through the distinctive social indicators of the churches, presbyteries, schools and hotels.

Within the study area are five, brick, late Victorian and Federation era Roman Catholic Church buildings. Like St. Michael's, Bungaree, these other churches are characterised by simple steeply-pitched and gabled naves, with projecting gabled porches and sacristies. These buildings are:⁸⁶

- St. Brigid's Catholic Church, 98 Inglis Street, Ballan, built in 1912 to a design by Kempson and Conolly. The church was almost completely destroyed by fire in 2009 and it has been substantially reconstructed.
- St. Peter's Catholic Church, Ballarat Daylesford Road, Clarkes Hill, built in 1900 to a design by Clegg, Kell and Miller, architects, Ballarat.⁸⁷
- St. Brendan's Catholic Church, 1 Ti Tree Road, Dunnstown, built in 1905 (architect unknown).⁸⁸
- Our Lady Help of Christians Catholic Church, cnr Myrniong Korobeit Road & Morrisons Lane, Korobeit, built in 1903 to a design by Kempson and Conolly.⁸⁹ This church is substantially intact and in good condition, with projecting vestry and side porch.
- St. Michael's Catholic Church, Springbank Road, Springbank, built in 1900 to a design by T. Payne.⁹⁰

82 'St. Michael's Catholic School', Bungaree History Walk online, June 2015 at <http://www.bungareehistorywalk.com/st-michaels-school.html>

83 Ibid.

84 See heritage citation for St. John's Anglican Church and Hall for further details.

85 See P. Griffiths, *Three Times Blest: A History of Buninyong and District 1837-1901*, Buninyong & District Historical Society, Buninyong, 1988, p.73 & D. Cahir, *op.cit.*, p.3.

86 See heritage citations for further details unless otherwise referenced.

87 *The Advocate*, 20 January 1900, p.9.

88 Cahir, *op.cit.*

89 *The Advocate*, 17 October 1903, p.17.

90 *Bungaree & District Historical Society Newsletter*, no. 38, March 2001.

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Unlike St. Michael's, Bungaree, these other late 19th and early 20th century churches are designed in a Gothic manner. St. Michael's, Bungaree, is therefore unique in the study area for its Federation Romanesque design especially identified in the pedimented gable end (and associated details) and round-arched windows.

Other Catholic Church Complexes in the western region of the Moorabool Shire

The grouping of Catholic Church buildings at Bungaree is one of a small number of Catholic Church complexes in the western region of the Moorabool Shire, reflecting the importance in Irish Catholic faith and faith education in the study area. The other complexes include:⁹¹

- St. Brigid's Church & School, 98 Inglis Street, Ballan. Neighbouring St. Brigid's Church to the west is St. Brigid's Primary School. It replaced an earlier Catholic School in 1963-64 and has undergone several alterations and additions in the early 1990s and 2013.
- St. Brendan's Church & Our Lady of Fatima School, 1 Ti Tree Road, Dunnstown. Our Lady of Fatima Catholic Primary School is situated next to St. Brendan's Church and was built in 1952.⁹²
- St. Patrick's Church, Presbytery, School & Convent, Old Melbourne Road and Careys Road, Gordon. The bluestone Victorian Decorative Gothic styled church was built in 1875 to a design by H.R. Caselli. On the church site is the Federation styled single storey brick presbytery built in 1914 to a design by Kempson and Conolly. Adjacent the church site to the west (and divided by a road) is St. Patrick's Primary School and convent. The brick school was built in 1930 and the convent in 1964.
- St. Michael's Church & former Convent, Springbank Road, Springbank. The former single storey convent that is located next to the Federation Gothic styled church appears to have been built in c.1900.⁹³

By comparison with the other Catholic Church complexes in the study area, St. Michael's Church complex at Bungaree is the most intact, homogenous grouping of Catholic Church buildings on the one site.

Other Comparable Designs by Clegg and Miller, Architects.

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg a merchant who came to Ballarat in the 1850s. Clegg was educated at Ballarat being trained by the architectural firm of Tappin, Gilbert and Dennehy from 1885-89.⁹⁴ They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert. Clegg joined the firm in 1889 and in 1890 he entered into partnership with C.N. Gilbert, his former employer.⁹⁵ This partnership was subsequently dissolved and Clegg formally joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work). In 1895, the firm was known as Clegg and Miller.⁹⁶ In 1905, Clegg lectured at the Ballarat Fine Art

91 See heritage citations for further details unless otherwise referenced.

92 *The Advocate*, 28 August 1952 & 1 January 1953.

93 The date of construction of this building is based on physical analysis only.

94 P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992.

95 Ibid.

96 Ibid.

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Gallery (also known as the Ballarat West Technical Art School).⁹⁷ Throughout the various personnel changes Clegg was the designer and he was also an accomplished draftsman.⁹⁸

William Miller was born in Ballarat in 1873, the son of Alexander Miller, J.P.⁹⁹ He was educated at Bain's High School (where he was dux in 1890) and subsequently articulated to James Piper, architect of Ballarat.¹⁰⁰ In 1915, Clegg and Miller purchased the Eureka Potteries business from Otto Steinkraus.¹⁰¹ It was from this time when Miller left the architectural firm to take up the position as secretary of the newly-formed Eureka Terra Cotta and Tile Company.¹⁰²

The partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria. These included dwellings, shops, grandstands, warehouses, hotels, banks and public buildings (such as halls and mechanics' institutes).¹⁰³ During the late 19th and early 20th centuries, the architectural practice benefited from the patronage of the Roman Catholic Church. The firm designed a number of Federation era red brick churches including the following:

- Sacred Heart Catholic Church, Barnawartha, built in 1898.¹⁰⁴
- St. Peter's Catholic Church, Ballarat Daylesford Road, Clarkes Hill, built in 1900.¹⁰⁵
- Chapel at the former St. Joseph's Orphanage, Sebastopol, built in 1911.¹⁰⁶
- St. Mary's Catholic Church, Donald, built in 1907.¹⁰⁷

While all of these churches share a similar composition to St. Michael's, Bungaree (with steeply-pitched, gabled nave and projecting chancels, sacristies and minor porches), the Bungaree Church is distinctive in being Clegg and Miller's only known surviving Federation Romanesque church design. The other churches were designed in the more common Federation Gothic style.

Clegg and Miller also designed a number of picturesque Federation era dwellings,¹⁰⁸ although they did not appear to have been commissioned to design other Catholic Presbyteries. The most comparable design by the architectural firm is 'Killarney', a substantial brick homestead at Warrenheip constructed

97 M. Lewis & T. Sawyer, M. Lewis (ed.), *Australian Architectural Index* online, University of Melbourne, <http://www.mileslewis.net/australian-architectural.html>

98 *Ibid.*

99 M.M. McCallum, *Ballarat and district: "citizens and sports" at home and abroad*, M.M. McCallum, Ballarat, 1916, p.70.

100 *Ibid.*

101 D. Rowe & W. Jacobs, 'Lal Lal Heritage Precinct' in 'West Moorabool Heritage Study Stage 2A', draft in progress, prepared for the Moorabool Shire.

102 *Ibid.*

103 Lewis, *op.cit.*

104 *Ibid.*, citing *Building Engineering and Mining Journal*, 6 August 1898, p 230.

105 *The Advocate*, 20 January 1900, p.9.

106 D. Rowe, & W. Jacobs, 'Former St. Joseph's Orphanage in City of Ballarat Heritage Assessments', prepared for the City of Ballarat, 2013.

107 Jacobs, Taylor, Johnson & Ballinger, 'Buloke Shire Heritage Study Stage 2', vol. 6, prepared for the Buloke Shire Council, 2011.

108 Other substantial examples of Clegg and Miller's picturesque Federation era designs include 'Dallata' (now known as McCann House), 1427 Sturt Street, Ballarat, built in 1905 and 'Dimora' (now known as Nangle House), 1437 Sturt Street, Ballarat, built in late 1900, both now part of St. Patrick's College. See D. Rowe & W. Jacobs, 'St. Patrick's College Conservation Management Plan', draft, prepared for St. Patrick's College, Ballarat, July 2014.

in 1895 for Count Thomas O'Loughlin.¹⁰⁹ 'Killarney' forms a more substantial and elaborate precursor to St. Michael's Presbytery, in the composition of the three storeyed parapeted gabled roof forms at the front (the third storey being an attic, with attic windows in the parapets) and encircling verandah and balcony with a notable central entrance portico. The detailing of the attic window in the parapet and brick chimneys at 'Killarney' is also identified in a more modest St. Michael's Presbytery. Count O'Loughlin played a significant role in the evolution and development of the Roman Catholic Church in the Ballarat area in the late 19th and early 20th centuries.¹¹⁰ O'Loughlin had tenuous but nevertheless important associations with St. Michael's Church, Bungaree, as a generous benefactor of £200 for the construction of the church in 1910.¹¹¹



Figure 6: 'Killarney', Warrenheip, n.d.

Source: 'Killarney, Dunnstown Road, Warrenheip', Victorian Heritage Database online, June 2015.

Other Comparable Designs by A.A. Fritsch, Architect¹¹²

August Andrew Fritsch was born in Melbourne in 1864, the son of Augustus and Christina Fritsch, Catholic immigrants of Ireland who arrived in Australia in 1849. A.A. Fritsch was educated at Xavier College Kew. He served his articles with Wilson and Beswicke architects before completing his architectural training in the United States. Before returning to Australia, Fritsch travelled throughout Europe and England. He was elected a Fellow of the Royal Victorian Institute of Architects and the Royal Australian Institute of Architects. In 1931, he admitted to the firm his son, A.A. Fritsch, the business becoming known as Fritsch and Fritsch architects. A.A. Fritsch senior's architectural career spanned 40 years, during which time he designed many public buildings, flats, residences, shops and factories. However, he was best known for his ecclesiastical work associated with the Catholic Church, including numerous convents, churches, presbyteries and schools throughout Victoria. Possibly Fritsch's most substantial Catholic work was the design of Newman College, University of Melbourne, Parkville, in association with Walter Burley Griffin in 1915.

¹⁰⁹ 'Killarney, Dunnstown Road, Warrenheip', Victorian Heritage Database online, June 2015.

¹¹⁰ O'Loughlin's important role in assisting the Church was recognised by Pope Pius X who honoured him with the Knighthood of St. Gregory. See *The Advocate*, 29 May 1909, p.17.

¹¹¹ *Ibid.*, 16 April 1910.

¹¹² Biographical details taken from *The Advocate*, 1 October 1931, p.16, 17 & 15 June 1933, p.16, 17, *The Argus*, 10 June 1933, p.20, *Albury Banner and Wodonga Express*, 16 June 1933, p.46 & 'Newman College, University of Melbourne', Victorian Heritage Database online, June 2015.

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PLACE NAME: St. Michael's Catholic Church Complex

Place No. BRE005-008

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There appears to be no directly comparable known interwar era convent and school designs by Fritsch with St. Michael's Convent and School. A precursor to the convent and school at Bungaree was Fritsch's design of St. Brendan's School (now part of Sacred Heart College), Knight Street, Shepparton, built in 1916 (a substantial two storey convent followed in 1917, also to Fritsch's design).¹¹³ The single storey school building, with its hipped roof and projecting gabled wings and central broken back verandah at the front, are those compositional traits that were later used in the design of St. Michael's convent, Bungaree. The use of a projecting parapet in the main hipped roof was a detail later taken up in the projecting hipped wing of St. Michael's School, Bungaree. However, the outward stylistic expression of St. Michael's convent and school was reflective of their interwar era construction, and not the Federation style of the former St. Brendan's School.

Further details in the St. Michael's convent and school buildings might have been taken by Fritsch from his other earlier designs. The pointed-arched timber verandah and porch fretwork at St. Michael's convent has an affinity with the verandah and balustrade fretwork Fritsch employed on his design of the Catholic Presbytery, Maffra, in 1917.¹¹⁴ The elongated hipped roof form with broad eaves and regular bays of windows comprising the single storey brick carpentry wing of the former Swinburne Technical College, Melbourne, in the early 20th century¹¹⁵ is arguably a derivative of the composition and articulation Fritsch also used in the design of St. Michael's School, Bungaree.

Fritsch also designed St. Margaret Mary's Catholic Primary School, 51 Mitchell Street, Brunswick, in 1925.¹¹⁶ It is a more substantial example, being two storey, but with familiar hipped roof forms with wide eaves, regular banks of multi-paned timber framed windows with red brick wall construction and concrete lintels. There is a central brick bay surmounted by a gabled parapet. The building has been extended one side at the front.

Other Interwar Brick Schools

The former St. Michael's School is comparable to a large number of other single storey, brick, State and Catholic School buildings constructed in Victoria during the interwar period. A nearby more modest example with a galvanised steel hipped roof, pressed red brick walls and banks of multi-paned timber framed windows is St. Michael's Catholic Primary School at Springbank, built in 1932.¹¹⁷ In Ballarat East, a State School was built at the Ballarat Orphanage in 1919.¹¹⁸ Opening in 1920, the building originally featured similar hipped roof forms, brick construction and banks of timber framed windows. The roof was originally clad with terra cotta tiles. This roof was replaced with the existing shallow-gabled roofs in the 1960s.¹¹⁹

113 Allom Lovell & Associates, 'City of Greater Shepparton Heritage Study Stage 11, Heritage Place Datasheets, vol. 4, prepared for the City of Greater Shepparton, February 2004.

114 *Tribune*, 22 February 1917, p.1 and historical photograph of the Presbytery, Maffra, c.1920, La Trobe picture collection, State Library of Victoria, image no. pc000185.

115 Photograph of Swinburne Technical College, c.1909-40, La Trobe picture collection, State Library of Vitoria, image no. pc 000142.

116 Lewis & Sawyer, *op.cit.*

117 *The Advocate*, 10 March 1932, p.14.

118 D. Rowe, 'Heritage Assessment of the Former Ballarat Orphanage', prepared for the City of Ballarat, February 2012.

119 *Ibid.*

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PLACE NAME: Bridge Hotel

Place No. BRE009

ADDRESS: 190 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016, Updated Oct 16

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Condition: Fair-Good**Integrity:** Moderate (front)**Photograph Date:** 2016**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (front brick hotel building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Bridge Hotel, 190 Bungaree Wallace Road, has significance as an unusual example of the five surviving interwar era brick hotel buildings in the western region of the Moorabool Shire, one of two surviving hotel buildings in Bungaree and the only locally licensed hotel (at the time of writing). The front brick section appears to have been built in 1930 (as a replacement of an earlier hotel built in

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c.1870 and extended in 1913) for the Ballarat Brewing Company, longstanding owners of the hotel from 1902 until 1962 and has served as a local community meeting place throughout the 20th century. Although the front portion of the building has experienced change (due to the fire damage of 1992), the reconstruction of the roof and roof tiles reflects its original interwar appearance. The significant fabric includes: main hipped roof form that traverses the site, projecting minor front wings with jerkin head roofs and the central broken back verandah; rear minor hipped wings; terra cotta tile roof cladding; broad eave; face brick chimneys with rendered tops; face brick wall construction with roughcast wall finish under the eaves and in the gable ends of the front wings; paired window openings (including the timber framed double hung windows under the front verandah); brick and roughcast verandah piers and balustrade (with concrete cappings) supporting squat round Doric concrete columns; front eaves brackets and the "BRIDGE HOTEL" signage lettering in the gable ends to the front wings.

How is it significant?

The Bridge Hotel, 109 Bungaree Wallace Road, Bungaree, has historic, aesthetic and social significance at a LOCAL level.

Why is it significant?

The Bridge Hotel, 190 Bungaree Wallace Road, Bungaree, has historical significance for its enduring associations with a hotel business on this site since c.1870, and particularly from 1930 when the front portion of this hotel building appears to have been constructed for the Ballarat Brewing Company (Criterion A). This company was longstanding owners from 1902 until 1962. The Bridge Hotel is the longest-serving and only licensed hotel in Bungaree (at the time of writing).

The Bridge Hotel, 109 Bungaree Wallace Road, Bungaree, has aesthetic significance as an unusual example of the five surviving interwar era brick hotels in the western region of the Moorabool Shire (Criteria D & E). Although partially reconstructed following a fire in 1992, the front portion of the building continues to largely reflect its original, intended appearance. The unusual design qualities are especially demonstrated in the composition of the roof forms, and particularly the jerkin-head roofed front wings that project from the main hipped roof, with a front broken back verandah between. The fabric that contributes to the character of the hotel includes the terra cotta tiled roof cladding, face brick and roughcast wall construction, broad eaves, brick chimneys, window openings, verandah piers, columns and balustrade, and the signage lettering. Situated on higher ground at the western end of Bungaree, the hotel is a local historic landmark.

The Bridge Hotel, 109 Bungaree Wallace Road, has social significance as it continues to be recognised by members of the community for as a place for community events and gatherings throughout much of the 20th century (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to part of the site at 109 Bungaree Wallace Road as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Bridge Hotel, 190 Bungaree Wallace Road, is located on a large, contextually shallow allotment on high ground nearby the west bank of the Gong Gong Creek. There are wide side setbacks and rear fenced yards which are characterised by open grassed areas and some trees. The hotel building is situated on the front boundary with high corrugated sheet metal fencing on each side. At the rear are an early gabled timber outbuilding and other outbuildings.

The symmetrical, single storey, face brick, interwar era hotel building has a main hipped roof form that traverses the site, together with projecting minor front wings with jerkin head roofs and a central broken back verandah. At the rear are hipped roofed wings clad in terra cotta tiles. There are broad eaves and face brick chimneys with rendered tops. Other features of the design include the roughcast wall finish under the eaves and in the gable ends of the front wings, paired window openings (including the timber framed double hung windows under the front verandah, the other paired aluminium framed windows having been introduced), brick and roughcast verandah piers and balustrade (with concrete cappings) that supported squat round Doric concrete columns, eaves brackets to the projecting front wings and the "BRIDGE HOTEL" signage letter in the gable ends to the front wings.

At the rear is a late 20th century shallow hipped roofed brick addition with a corrugated sheet metal roof.



Photo 2: Bridge Hotel, 2009.



Photo 3: Bridge Hotel, 2016.



Photo 4: Bridge Hotel showing front & east elevations, 2016.

HISTORY:

The Early History of the Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became

¹ Information taken from D. Rowe, 'Forest, Farmland & Gold': Thematic History of the Western Region of the Moorabool Shire', prepared for the Moorabool Shire, unless otherwise referenced.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Bridge Hotel

On 10 July 1866, Peter Martin of Ballarat purchased 28 acres and 36 perches comprising allotment 5 of Section 2A in the Parish of Warrenheip, with a frontage to the Melbourne Road.⁸ He appears to have established a premises on the site prior to taking up the freehold, as the *Ballarat Star* reported on the construction of a culvert over the Gong Gong Creek 'near Martin's, Bungaree', on 24 July 1866.⁹ The property passed to John Livingston, a storekeeper of Melbourne Road, Ballarat East, on 26 August 1867 (Martin having previously taken out a mortgage for the property from Livingston).¹⁰ No documentary evidence has uncovered an application for a publican's licence by either Martin or Livingston.¹¹

Livingston's ownership of the property was short-lived as he sold it to James James, a carter of Warrenheip, on 11 February 1869.¹² By 1870, James had established the Bridge Inn as it was shown on the Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip at this time (Figure 1).

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

7 *The Star*, 24 January 1863, p.1.

8 Certificate of Title, vol. 179 fol. 632.

9 *The Ballarat Star*, 24 July 1866, p.4.

10 Certificate of Title, op.cit. & vol. 235, fol. 998.

11 *The Star* and *Ballarat Star* newspapers in the 1860s report on issued publicans' licenses and those seeking a publicans' license, including publicans at Bungaree. No report has been found under the name of Martin or Livingston, or possible tenants of the property using the sign 'Bridge Inn'.

12 Certificate of Title, op.cit. & vol. 297 fol. 297.

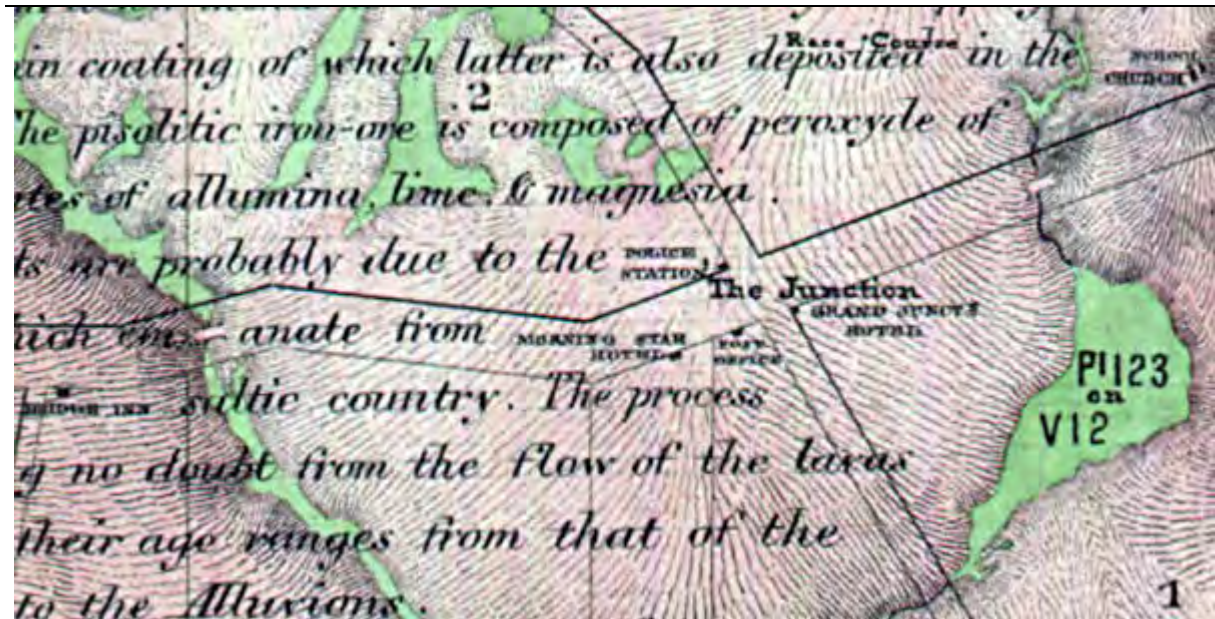


Figure 1: The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, showing the location of the Bridge Inn (far left) the Morning Star Hotel, Post Office, Grand Junction Hotel and Police Station shown on the right at the road junction. Source: Bungaree & District Historical Society.

James appears to have continued to operate the Bridge Inn until he sold the property to James McGuan, a farmer of Warrenheip on 8 January 1894.¹³ He leased the Inn (which had then taken the name Bridge Hotel) to John and Mary Sanders in the ensuing years.¹⁴ On the death of James McGuan in 1900, the property was bequeathed to his nieces, Mrs Mary Embleton and Mrs Annie Coghlan, both of Bolwarrah.¹⁵ The property was briefly described as 'Land, Warrenheip, 28 ac 36 pc and Hotel thereon, valued for Probate at £900' at the time of McGuan's death.¹⁶ In 1901, the hotel property was advertised for sale in the *Gordon Advertiser*:

Tuesday 22nd October, 1901, at 3 o'clock, on the ground. The Bridge Hotel, Bungaree, and 28 acres, 39 perches splendid Agricultural land, in the Estate of James McGuan, deceased. To Hotelkeeper, Farmers, Capitalists, etc. Instructed by the Ballarat Trustees Executors and Agency Co. Ltd., Mrs. Coghlan and Mrs. Embleton will sell by auction as above. This excellent Hotel property at Bungaree Junction, known as the Bridge Hotel, consisting of bar and eight other rooms, with necessary outbuildings. The freehold is allotment 5 of section 2, parish of Warrenheip, and consists of 28 acres 39 perches of first class agricultural land in the heart of Bungaree. The soil is the best volcanic chocolate. The position is good, on the main Melbourne road, close the Bungaree township and railway station. The hotel with two acres of land is let at 17/6 a week for five years from 1st March last.¹⁷

The northern portion of McGuan's property including the Bridge Hotel was sold on 13 February 1902 to Coghlan and Tulloch's Ballarat Brewing Company Limited.¹⁸ The hotel continued to be operated by Mrs

13 Ibid.

14 James McGuan's Statement of Assets in his Probate Administration files, 1900, VPRS 28/P0 Unit 965 listed Sanders as a tenant.

15 Ibid. McGuan's Probate listed Mary Embleton and Annie Coghlan as his only next of kin.

16 Ibid.

17 R. Huggins, Transcript of the *Gordon Advertiser*, 11 October 1901.

18 Certificate of Title, op.cit. & vol. 2859 fol. 632.

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Sanders, and in late 1913 additions were carried out to the hotel, possibly at the rear.¹⁹ In 1918, Mrs Sanders was fined 'for having had her bar door open at 9.45 on 26th December.'²⁰ A similar charge was made against the publican of the hotel in 1923, Vera Saunders, who admitted to having the bar door unlocked '13 minutes' past the legislated closing time of 6 pm.²¹ A year earlier in 1922, 'a cyclonic storm' had caused substantial damage to the hotel building including 'two chimneys blown down, and windows smashed.'²²

On 20 September 1930, the *Construction and Real Estate Journal* reported that £1300 worth of improvements were 'to be made to the Bridge Hotel in Bungaree (Vic.)'.²³ This suggests that the new brick hotel was built at the front of the site this time, possibly replacing the original timber structure. The rear timber additions constructed in 1913 appear to have been incorporated in the new building.²⁴ No documentary evidence has been uncovered giving the designers of the new building. It may have been the work of the well-known Ballarat architectural firm of Clegg and Morrow, as their design of the Toddlers' Block for the Ballarat Orphanage, Ballarat East (built in 1929 with additions of identical design in 1939) being strikingly similar (Figure 2).²⁵ In particular, the broad hipped roof form, projecting jerkin-head wings, terra cotta tile roof cladding, face red brick wall construction with a roughcast finish under the eaves and the front verandah piers and columns were those design features of the Bridge Hotel that had been employed by these architects for the Toddlers' Block.



Figure 2: James Kerslake Wing (built 1939) of the former Toddlers' Block, Ballarat Orphanage, Ballarat East, showing similar, contextually unusual projecting wings with jerkin head roof forms with terra cotta tile roof cladding and face brick wall construction and roughcast render in the gable ends. Source: David Rowe, 2011.

- 19 A photograph of the rear of the hotel after substantial fire damage in 1992 (see Figure 3) shows a chimney in the foreground that is suggestive of Federation era construction. *Cazalys Contractor Reporter*, 2 September 1913, State Library of Victoria, listed the following tender: 'Ballarat Brewing Co – Additions, Bridge Hotel, Bungaree.'
- 20 *Ballarat Star*, 2 February 1918.
- 21 *The Argus*, 6 September 1923.
- 22 *Ibid.*, 16 December 1922, p.16.
- 23 *Construction and Real Estate Journal* (Sydney, N.S.W.), 20 August 1930, p.18.
- 24 *The Courier*, Ballarat, 31 August 1992, p.3, article provided by the Bungaree & District Historical Society.
- 25 See D. Rowe, 'Heritage Assessment of the Former Ballarat Orphanage, 200 Victoria Street, Ballarat East', prepared for the City of Ballarat, February 2012.

The redevelopment of the Bridge Hotel at Bungaree in the interwar period came at a time of business expansion of the Ballarat Brewing Company. First established by the Irish goldminer, James Coghlan in 1857, he had soon gone into partnership with James Tulloch 'and together they outlasted many competing breweries which had mushroomed up during the gold-rush days.'²⁶ Becoming a registered company in 1895, the business name changed to The Ballarat Brewing Co. Pty Ltd. in 1910.²⁷ Throughout the early 20th century, the company continued to expand. In 1937, the *Portland Guardian* reported that 'The Ballarat Brewing Co. Ltd. has been extending its operations in recent months by purchasing or securing interests in additional hotels in country districts in various parts of the State.'²⁸ Two years later in 1939, the company purchased additional hotels and 'a substantial amount was spent in rebuilding and improving other hotel properties.'²⁹

Throughout the first half of the 20th century, the Ballarat Brewing Company retained ownership of the Bridge Hotel and in the 1950s a Mr Ryan was the publican.³⁰ On 1 June 1962, the Ballarat Brewing Company sold the hotel to William John and Mary Agnes Mangles, hotelkeepers of Bungaree.³¹ They retained ownership for seven years until 1969.³² In 1992, the hotel was substantially damaged by fire, with damages estimated at \$150,000.³³ The rear wings of the building, including the original timber residence³⁴ and the addition of 1913, were 'burnt to the ground but the front brickwork was still standing.'³⁵ The damaged rear portion was later replaced with a new rear hipped addition and the main brick portion was retained and repaired. The damaged rear walls of the front portion of the building were rebuilt using new and reclaimed bricks.³⁶ Roof bearers, roof tiles, eaves and guttering were also replaced, as were the windows and doors, the front window openings in the flanking wings having aluminium framed windows introduced.³⁷

In 2016, the property was advertised for sale online as 'an opportunity to purchase the freehold and business of a family run hotel.'³⁸

26 *The Argus*, 16 April 1953, p.20.

27 'Ballarat Brewing Company', Federation University Australia online, April 2015, at https://bih.federation.edu.au/index.php/Ballarat_Brewing_Company

28 *Portland Guardian*, 20 May 1937, p.4.

29 *The Australasian*, 25 June 1939, p.41.

30 *Bungaree and District Historical Society Newsletter*, no. 51, July 2005.

31 Certificate of Title vol. 8403 fol. 246.

32 Ibid.

33 *The Courier*, Ballarat, op.cit.

34 Information from current owners to the Moorabool Shire Council as part of a submission to the exhibition of the heritage study, 20 August 2016.

35 *The Courier*, op.cit. Further information about the damage caused by the fire is given in the 'Bungaree History Walk' online at <http://www.bungareehistorywalk.com/bridge-hotel.html>

36 Information from current owners, op.cit.

37 Ibid.

38 See No Agent Business online (ID 2917), October 2016, at http://www.noagentbusiness.com.au/private-real-estate/search/sell/VIC/For_Sale/Commercial/2917/location-Central_West-Ballarat-Ballarat

COMPARATIVE**Other Hotels in Bungaree**

Several hotels were established at Bungaree Junction in the early years, the first being the Grand Junction Hotel in c.1863 on the south-east corner of the junction of Melbourne and Creswick Roads.³⁹ It closed in 1885 when Robert McClymont commenced business at the Morning Star Hotel (this hotel having been established in c.1864, the building being replaced in c.1880s and again in 1928 with the existing brick structure).⁴⁰ In 1865, there were five applications for publican's licenses at Bungaree by Isaac Ross of Melbourne Road (who had The Harrow Hotel), James McGrath (who had McGrath's Hotel), Simon Bentley (who had Bentley's Hotel), James Peet (who had the Bush Inn), and Seth Persse (who had the Junction Hotel).⁴¹ Further north from Bungaree Junction at the intersection of Creswick and Blackswamp Roads was the Race Course Hotel (built in 1865⁴² –now the site of a dam) and the Emerald Isle Hotel (built by 1870, the year the Bridge Inn appears to have been established near the west bank of the Gong Gong Creek).⁴³

Other Hotels by Clegg and Morrow Architects

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg a merchant who came to Ballarat in the 1850s. Clegg was educated at Ballarat being trained by the architectural firm of Tappin, Gilbert and Dennehy from 1885-89.⁴⁴ They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert. Clegg joined the firm in 1889 and in 1890 he entered into partnership with C.N. Gilbert, his former employer.⁴⁵ This partnership was subsequently dissolved and Clegg joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work). In 1895, the firm was known as Clegg and Miller.⁴⁶ From 1898 the partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria.⁴⁷ These included churches, shops, grandstands, warehouses, hotels, houses, hospitals, banks and public buildings such as halls and mechanics institutes.⁴⁸ The firm formally became Clegg and Morrow from 1914.⁴⁹ Clegg was also an instructor in architecture and building construction at the Ballarat school of Mines, and a Fellow of the Royal Victorian Institute of Architects.⁵⁰ He died on 9 May 1958.⁵¹

39 The hotel was in existence in 1863. See *The Star*, 24 January 1863, p.1.

40 Taylor, op.cit.

41 *Ballarat Star*, 7 January 1865, p.3. The connection of Persse to the Junction Hotel is given in the *Bendigo Advertiser*, 21 July 1882, p.2, when part of the property was destroyed by fire.

42 Neil Carey was granted a publican's license 'for the Racecourse hotel, Bungaree in January 1866. See *The Ballarat Star*, 5 January 1866, p.4. He had advertised his intention of seeking a licence on 15 December 1865, p.4 in the *Ballarat Star*, where he described his property as follows: 'The house is built of wood, and is my own property, to be known by the sign of the Racecourse Hotel.'

43 The hotel is shown on the opposite side of the road junction to the Racecourse Hotel in the Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society. Daniel Clohesy sought a publican's license in 1870 – see *The Star*, 11 January 1870-, p.,3.

44 P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992.

45 Ibid.

46 Ibid.

47 Ibid.

48 Ibid.

49 McCallum, op.cit.

50 Ibid.

51 George Clegg, Probate Administration files, 1958, VPRS 28/P4 Unit 1658 PROV.

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Assessment Date: Feb 2016, Updated Oct 16

William Clarke Morrow was born in Ballarat in 1874, the son of Henry Morrow, a pioneer mining investor of the 1850s.⁵² He was educated at the Macarthur Street State School, University College and the Ballarat School of Mines.⁵³ At the School of Mines, Morrow as a pupil in architecture of G.W. Clegg.⁵⁴ For some years, Morrow was a building contractor before joining the architectural firm of Clegg and Miller which by 1916 became Clegg and Morrow.⁵⁵ For a short period between 1928 and 1929, the firm was known as Clegg, Morrow and Cameron.⁵⁶ William Morrow died on 4 July 1945.⁵⁷

Throughout the various personnel changes Clegg was the designer and he was also an accomplished draftsman.⁵⁸ William Morrow appears to have been first appointed as a Clerk of Works, assisting with the dialogue between client and builder.⁵⁹ He later took up design work in the office. The practice of Clegg and Morrow were responsible for a large number of hotel designs (mainly in Ballarat) from 1914 until the 1930s. They included the Cattleyards Hotel, Ballarat (c.1922-30); alterations to the Gem Hotel, Ballarat; The Hotel Central, Ballarat; alterations to the Unicorn Hotel, Ballarat; Brewery Tap Hotel, Warrenheip; Hotel, Newlyn; and alterations and additions to Gracedale House, Healesville; (1927).⁶⁰ Stylistically, none of these other hotel designs appear to be directly comparable to the design of the Bridge Hotel, the most comparable example of the firm's work with the hotel being the former Toddlers' Block at the Ballarat Orphanage (as previously outlined).

Other Brick Interwar Hotels in the western region of the Moorabool Shire

It appears that hotel licensing regulations forced several hotel establishments to be either upgraded or replaced. Today, the Bridge Hotel, 190 Bungaree Wallace Road, Bungaree, is one of five single storey brick hotels built in the western region of the Moorabool Shire during the interwar (1920s-1940s) era.⁶¹ The other hotels are: the former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree (1928); Gordon Hotel, 92 Main Street, Gordon; Mineral Springs Hotel, Ballan Daylesford Road, Korweinguboorra; and the Lal Lal Falls Hotel, Lal Lal. These single storey buildings have gabled and/or hipped roof forms clad in tiles, face red brick construction and modest porches, following a similar design and appearance as the Bridge Hotel. They all appear to be predominantly intact.

Overall, the Bridge Hotel is an unusual example of one of the surviving interwar era brick hotel buildings in the western region of the Moorabool Shire, one of two surviving hotel buildings in Bungaree and the only licensed hotel in Bungaree.

52 McCallum, *op.cit.*, p.73.

53 *Ibid.*

54 *Ibid.*

55 *Ibid.*

56 Vernon, *op.cit.*

57 *The Argus*, 5 July 1945, p.2.

58 Vernon, *op.cit.*

59 *Ibid.*

60 M. Lewis & T. Sawyer (eds.), *The Australian Architectural Index* online, University of Melbourne & 'Ballarat Building Permits Database', Statutory Planning Department, City of Ballarat.

61 Western Moorabool Shire Heritage Study Stage 2A database.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Bungaree Mechanics' Institute & Free Library

Place No. BRE010

ADDRESS: 221 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Theme 8.4: Community Organisations

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes – Mechanics' Institute & Free Library Building**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The former Mechanics Institute and Free Library building, 221 Bungaree Wallace Road, Bungaree, has significance for its associations with the evolution and development of the local Mechanics Institute and Free Library, and as a centre for community events from 1928. The existing building replaced the first Mechanics Institute and Free Library building constructed in 1893. It was destroyed by a cyclone in 1927. Although the building has been extended at the rear and side, the original design and construction is clearly discernible and the building is of moderate-high integrity. The significant fabric includes broad gabled roof form that projects towards the front and the projecting minor side gabled wings, front flat-roofed porch, corrugated galvanised steel roof cladding, rendered wall construction with face brick base walls and piers, single timber framed double hung windows, large front fanlight above the main entrance distinguished by pressed red brick voussoirs, face brick porch piers at the front, vertically boarded front entrance doors, brick chimneys and the broad eaves.

How is it significant?

The former Mechanics' Institute and Free Library building, 221 Bungaree Wallace Road, Bungaree, is historically, socially and aesthetically significant at a LOCAL level.

Why is it significant?

The former Mechanics' Institute and Free Library building, 221 Bungaree Wallace Road is historically and socially significant as the centre of recreational, social, political and cultural activity at Bungaree from its construction in 1928 until the present day (Criterion A). It also has associations with the Bungaree Mechanics' Institute (established in 1892) who instigated the building of the first hall in 1893 (which was designed by the Ballarat architect, William Brazenor) and the existing hall in 1928, following the destruction of the first hall in 1927 by a cyclone. The hall continues to be valued by the local townspeople as a hub for community events (Criterion G).

The former Mechanics' Institute and Free Library building, 221 Bungaree Wallace Road, is aesthetically significant as a local architectural landmark in Bungaree, demonstrating original design qualities for an interwar era public hall (Criterion D). Although altered at the side and extended at the rear, the original character and appearance of the rendered gabled building, distinguished by face brick base walls and brick piers, is clearly evident.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 221 Bungaree Wallace Road, as shown on the following map:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The Bungaree Mechanics' Institute and Free Library, 221 Bungaree Wallace Road, Bungaree, is set on a wide irregular site close to the front (southern) property boundary. On the west side of the building is a gravelled driveway that leads to a large depot at the rear. Most of the site to the east of the building is open grassed land, punctuated near the north and east boundaries by trees. Immediately at the rear (north) of the Institute building is an outbuilding.

The contextually substantial, single storey, interwar era Mechanics' Institute and Free Library building has a broad gabled roof form that projects towards the front boundary, and projecting minor gabled

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wings on the east and west sides (at the rear). These roof forms and the front flat-roofed porch represent the original fabric of 1928. There is also a traversing gabled wing at the rear and a skillion entrance porch on the east side (added in 1958) as well as an elongated skillion addition towards the rear on east side (added in 1978). The roofs are clad in corrugated sheet metal. The original portion of the building has rendered wall construction and pressed red brick base walls. The side bays are accentuated by projecting pressed red brick piers with single timber framed double hung windows. The front has a large fanlight above the main entrance opening which is distinguished by pressed red brick voussoirs. The front is also characterised by the flat-roofed entrance porch supported by paired pressed red brick piers. There are early vertically boarded timber entrance doors under the porch. In the original gable ends are early timber ventilators. Other early features include the brick chimneys and eaves overhangs.

Rear gabled additions have rendered wall cladding while the skillion additions on the east side are constructed of face brick. There are aluminium framed windows on the east and south facades of the skillion additions and there is a door opening with introduced doors on the east elevation of the side skillion porch.



Photo 2: Bungaree Mechanics' Institute & Free Library, east elevation, 2009.



Photo 3: Bungaree Mechanics' Institute & Free Library, south & west elevations, 2009.

HISTORY:

The Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Bungaree Mechanics' Institute & Free Library

In September 1892, a 'large meeting of residents' was held in the Bungaree Court House 'for the purpose of taking the necessary action to establish a Mechanics' Institute.'⁸ The former president of

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *Victoria Government Gazette*, no. 135, 23 August 1859.

3 Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

4 *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

7 *The Star*, 24 January 1863, p.1.

8 *Gordon Advertiser*, 9 September 1892 in *Bungaree & District Historical Society Newsletter*, no. 37, November 2000.

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the Bungaree Shire, Andrew Wade, took the chair.⁹ A committee was appointed that included Rev. Father Foley and Messrs. A. Wade, T. Hanrahan, J.W. Blight, Joseph Horne, H. Acton and A. Forbes.¹⁰ During the following weeks, the committee investigated several sites for the Mechanics' Institute and a number of local landholders agreed to sell portions of their land. The Railway Commissioners were also approached to ascertain the possibility of acquiring a portion of the railway station reserve.¹¹ On 7 November 1892, a public meeting was held in the Bungaree Court House to vote on a suitable site.¹² The Rev. Foley was voted to the chair.¹³ It was agreed that a part of Mr Linsdell's land was to be purchased at a cost of £25.¹⁴ This land was situated in the south-east corner of Crown allotment 2B of Section 2A in the Parish of Warrenheip.

Consideration soon turned to the type of Institute building to be erected. The meeting resolved that a pine building on a stone foundation be constructed, 60 feet by 34 feet, to cost £400.¹⁵ Messrs. Wade, A.J. Forbes, James Hogan and F.W. Linsdell were elected trustees and Messrs. H. Acton, P. O'Day and T. Hanrahan were to assist them.¹⁶ J. Horn was appointed treasurer and J. Gibson secretary.¹⁷ The first donation for the proposed building came from Rev. Father Cleary who gave £10.¹⁸ During the first six months of 1893, the Institute committee canvassed for subscriptions for the proposed building and the newly-acquired land was surveyed and fenced.¹⁹ Designs for the building were sought from James and Piper, architects of Ballarat, but it was the scheme by William Brazenor, architect also of Ballarat that was selected by the committee.²⁰ It is unclear how Brazenor's architectural services came to the attention of the Bungaree Mechanics' Institute committee. It is likely that Brazenor was known to locals at Bungaree, given his strong interest and farming and agriculture, particularly through his involvement with the Ballarat Corporation cattle yards, his prize-winning design of the Melbourne cattle and sheep yards at Flemington, his inventions in sheep transport and his designs for Pastoral and Agricultural Society showground buildings throughout Victoria.²¹

During the second half of 1893, the Bungaree Mechanics' Institute committee organised a series of concerts in aid of the proposed building. The first concert was reported in the *Gordon Advertiser*:

The schoolroom (Church of England) was comfortably filled and a most acceptable programme, noted for its variety, was presented to the appreciative audience. Judging from the demonstrations of applause at the close of each number, the vocalists must have given entire satisfaction. Cr. Forbes occupied the chair. Mr. Carnegie was director of the company, for the judgement he had used in selecting the talented vocalists and reciters. Those taking part Messrs. Barry and Hager, Miss Murphy, Mr. C.H. Hager, Mr. J.C. Manning, Miss McKenzie, Mr. A.W.

9 *Ibid.*

10 *Ibid.*

11 *Ibid.*, 30 September 1892.

12 *Ibid.*, 4 November 1892.

13 *Ibid.*, 24 November 1892.

14 *Ibid.* Linsdell continued to own the adjoining land in the following years. See Title search details in Bungaree Mechanics' Institute property file, Moorabool Shire Council.

15 *Gordon Advertiser*, *op.cit.*

16 *Ibid.*

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*, 2 June 1893.

20 M. Lewis & T. Sawyer, *Australian Architectural Index* online, June 2015, *Gordon Advertiser*, *op.cit.*, 13 April 1894 & W. Brazenor to Chairman of the Central Board of Health, 6 January 1894, Bungaree Mechanics' Institute public building file, VPRS 7882/P1 Unit 125 PROV.

21 See D. Rowe & W. Jacobs, 'Central Victorian Livestock Exchange (Sale Yards)' in 'City of Ballarat Heritage Assessments', prepared for the City of Ballarat, 2013.

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Hager, Mr. R. Dunn and Mr. E.F. Ryan.²² [Gordon advertiser, 29 sept 1893 – Bungaree newsletter]

Tenders were called for constructing the Mechanics' Institute in November 1893.²³ A few months later in early January 1894, Brazenor sought approval for the design from the Central Board of Health.²⁴ Messrs. Quale and Williams were awarded the contract for constructing the building and good progress had been made by March 1894.²⁵

On 11 April 1894, the opening of the Mechanics' Institute and Free Library building was celebrated with a grand ball.²⁶ The building was described as being 'commodious and handsome.'²⁷ There were 150 couples who took part and supper was laid on in the neighbouring Hibernian Hall.²⁸ The *Gordon Advertiser* gave the following account of the celebration:

It is now barely eighteen months since the Mechanics' Institute and Free Library for Bungaree, which was opened with such eclat on Wednesday evening, was first mooted, but the energy and enthusiasm displayed by the promoters never flagged, and in the comparatively short space of time, their labors have been brought to a successful and a creditable issue. It will be remembered that in November 1892, the constituents of Bungaree of Mr. E. Murphy, MLA tendered him a complimentary banquet. The banquet left a credit balance to which Mr. Murphy with his customary generosity added his cheque and requested that the money be expended in the district. This formed the nucleus of the building fund. Mr. H. Acton took the matter energetically in hand, a public meeting was called and a committee was appointed to erect the hall. The members were Mr. A.J. Forbes (President) Rev. J.J. Cleary, Messrs. J. Hogan, A. Wade, P. O'Day, H. Acton, T. Hanrahan, W. Bond (hon treasurer) John Gibson (hon. secretary) and the trustees appointed were Father Cleary, Messrs. Forbes, Hogan and Wade. The committee collected about £100, bought the site and entrusted the designing of the building to Mr. Brazenor. Tenders were called for the work and that of Messrs. Quale and Williams was accepted at, as the hail now stands £350.

The institute is immediately adjoining the Hibernian Hall just beyond the township proper. It is a handsome wooden structure with an elliptical roof, supported by iron girders. Entering through the front porch we find ourselves in the main hail. This is indeed a handsome room measuring 60 feet by 29 feet with a semicircular stage about 24 x 9 feet, at the north end. The wall is dadoed and tastefully papered. At the rear of the building are ladies and gentleman's dressing, reading and retiring rooms, and the whole is undoubtedly one of the most compact, convenient and handsome provincial halls in Victoria. It certainly reflects great credit on the good judgement of the committee.

The opening celebrations commenced shortly after 8 o'clock on Wednesday evening, when Mr. Forbes, the President, took the chair, the members of the committee being seated on the platform. Fully 300 ladies and gentlemen were seated in the body of the hall. Mr. Forbes apologised for the unavoidable absence of Mr. E. Murphy, who was to have opened the building, and in the course of an eloquent and appropriate speech narrated the history and present position of the institution. The committee had hoped to have opened the building free of debt, but were disappointed. They, however, trusted that the public would assist them to free it and relieve the members from the heavy personal responsibility they had undertaken. The institution

22 *Gordon Advertiser op.cit.*, 29 September 1893.

23 *Ibid.*, 24 November 1893.

24 Brazenor, op.cit.

25 *Gordon Advertiser, op.cit.*, 2 March 1894.

26 *Ibid.*, 13 April 1894.

27 *Ibid.*, 6 April 1894.

28 *Ibid.*, 13 April 1894.

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would aim all the edification of the young, and he trusted that a good library, well supplied with books and periodicals would soon be within its walls, and also that an amusement club, etc. would be formed in connection with the institution.

In conclusion he thanked those present for their attendance, and amid great applause declared the building open. The Rev. Father Cleary, moved a vote of thanks to the chairman, both for his eloquent address and the great things he had done on behalf of the institute. Father Cleary also paid a high compliment to the hon. Sec. Mr. J. Gibson to whose untiring and assiduous labors the greater portion of their success was due. The hearty applause showed that the audience fully appreciated Mr. Gibson's valuable work. The chairman suitably replied, and in response to enthusiastic calls, Mr. Gibson also responded.

A vote of thanks was accorded to the architect Mr. Brazenor, for the taste and care displayed in the arrangement and decoration of the hall. At an interval in the dancing, Mr. E. Murphy MLA who was accompanied on the platform by the committee, the Rev. Fathers O'Hanion and Foley, and Mr. M. Newton, addressed the audience. Mr. Murphy received great ovation, and apologised for his unavoidable detention at Gordon. He said that he was present with the greatest amount of pleasure and referring to the social event at Gordon which he had just left, expressed the hope that the young people of Bungaree Junction would speedily follow suit (Laughter). He hoped the beautiful building in which they were assembled would answer the desired end, as he had not doubt it would, and concluded a humorous and effective speech by once more declaring the hall formerly opened and wishing them a happy evening.

Father Cleary moved a hearty vote of thanks to Mr. Murphy for his attendance, which was carried by acclamation.²⁹

Over time, the library was stocked with many books.³⁰ In 1914, the librarian was M. O'Connell.³¹ In addition to serving as a Mechanics' Institute, building was the scene of several local events and festivities, including balls and dances, meetings, sporting events, youth clubs.³²

In 1927, the Mechanics' Institute and Free Library building –which had been described as 'one of the most pretentious buildings in the district',³³ was 'blown to the ground' by a cyclone.³⁴ A piano in the hall and a few fittings were all that survived.³⁵

29 *Ibid.*

30 *Bungaree & District Historical Society newsletter, op.cit.*

31 *Wise's Victorian Post Office Directory 1914.*

32 *Bungaree & District Historical Society newsletter, op.cit.*

33 *Ibid.*

34 *The Argus*, 20 June 1927, p.15.

35 *Bungaree & District Historical Society newsletter, op.cit.*



Figure 1: Rear wing of Mechanics' Institute destroyed by the cyclone in 1927.

Source: *The Argus*, 21 June 1927, p.13.

Just a month and half after the devastation of the cyclone in August 1927, a deputation of the Mechanics' Institute Trustees waited on the Chief Secretary of the Public Works Department 'for financial assistance in restoring the institute.'³⁶ A more ambitious proposal came before the Bungaree Shire in early December as reported in *The Argus*:

By four votes to three the Bungaree Shire Council on Monday decided not to entertain the proposal to build a new hall at Bungaree. The proposal was to combine the shire building, which are now at Leigh Creek, with a Mechanics' hall, to replace the buildings which was wrecked by the tornado. A Government grant had been promised towards the cost, but the proposal was opposed on the ground that it would involve expenditure which would not be remunerative, as the existing hall answered municipal requirements.³⁷

Throughout 1928, the Mechanics' Institute Trustees set about fundraising and building a new hall. The designer of the building has not been ascertained. It was possibly the work of the Ballarat architects, Clegg and Morrow (see comparative analysis). Constructed of brick, the large gabled building with side gabled wings and a flat-roofed porch was opened on 4 September by Lady Millie Peacock, wife of Sir Alexander Peacock, MLA for the Allandale electorate.³⁸ A metal key, meticulously engraved by the leading jeweller of Ballarat, H. Marks and Co., was presented to Lady Peacock at the opening.³⁹ Costing about £1,300, the State Government contributed £500 through a grant and William McClellan gave a loan of the same amount.⁴⁰

³⁶ *The Argus*, 6 August 1927 in *Bungaree & District Historical Society newsletter* no. 71, November 2013.

³⁷ *The Argus*, 6 December 1927, p.11.

³⁸ The key is now part of the collection of the Mechanics' Institute of Victoria.

³⁹ *Useful Knowledge: The Newsletter of the Mechanics' Institutes of Victoria Inc.*, no. 20, Summer & Autumn 2009, pp.6-7.

⁴⁰ 'Bungaree Mechanics' Institute' public building file, op.cit.



Figure 2: Metal key that was presented to Lady Peacock at the opening of the Mechanics' Institute in 1928.

Source: Mechanics' Institute of Victoria, Prahran.

The completed building comprised a large hall 50 feet long by 30 wide, together with a stage and rear supper room. On the east side towards the rear was a ladies' dressing room and scullery, while on the west side was a room that possibly accommodated the library. There was a centrally-located gabled entrance hall at the front.

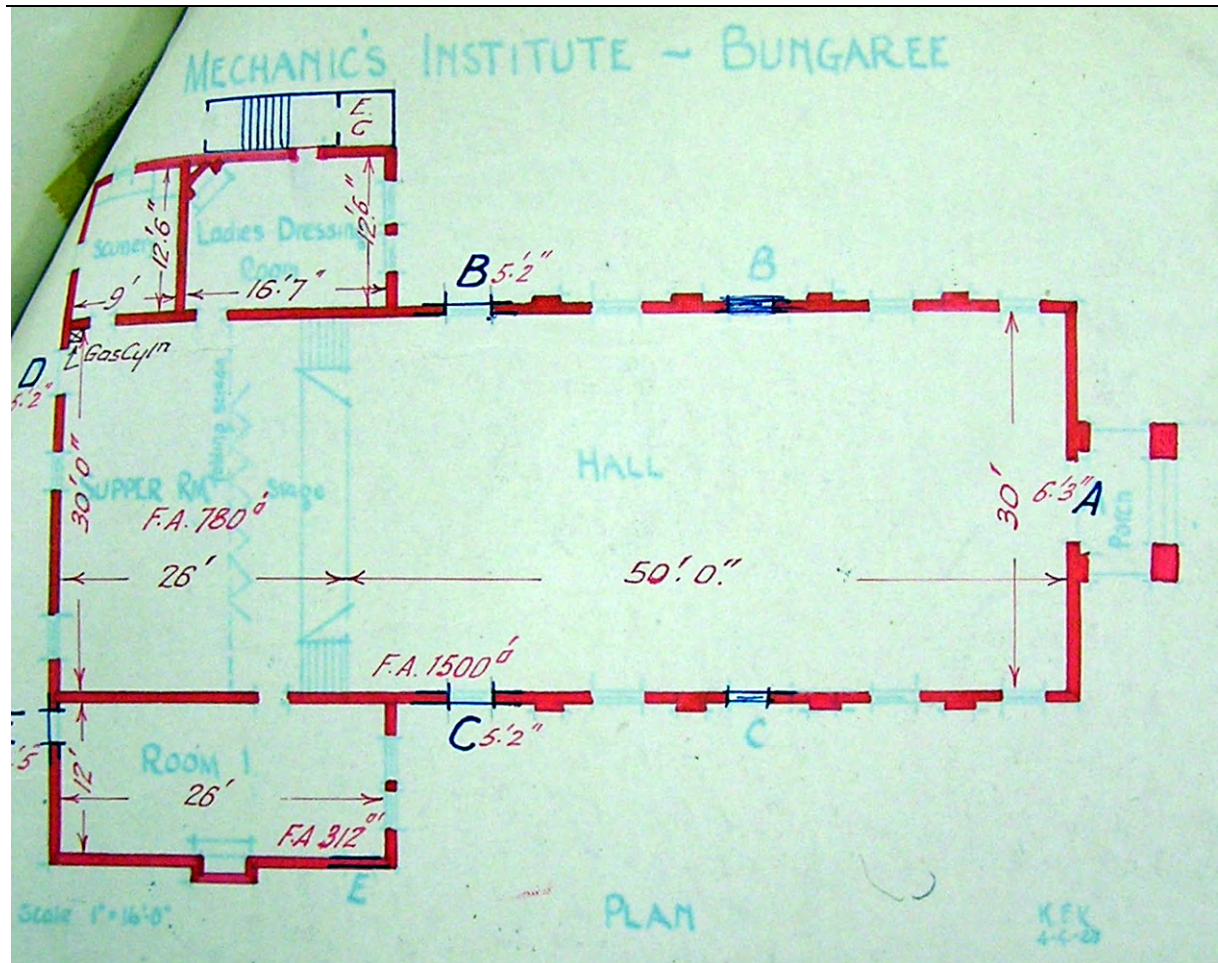


Figure 3: Plan of the Bungaree Mechanics' Institute and Free Library, 1928.

Source: 'Bungaree Mechanics' Institute' public building file, VPRS 7882/P1 Unit 125 PROV.

For the next 30 years, the new building served as the Mechanics' Institute and Free Library as well as for other community events. A number of fundraising activities were held over these years in aid of the Mechanics' Institute Hall, including a talent quest in 1945 that was reported in the *Ballan Times*:

The talent quest at Bungaree on Friday night, in aid of the Mechanics Hall, was a huge success, attracting the largest crowd ever seen in the building. The Hall funds will benefit considerably. The door takings were 72 pound and over 21,000 votes brought in 85 pound. There were 33 items on the programme. the popular vote resulted - Miss Pat Greene, vocalist (Dunnstown) 2,900; McGuane's Orchestra (Bungaree) 2,500; Mr. D. Grigg saxophonist (Wallace) 1,900. Miss Lorraine Keating, Ballan's only competitor, polled 600 votes. The judges' awards were Seniors, Miss Pat Greene; Juniors Miss Kathleen Anderson, elocutionist. Adults 2/6, Children 1/-.⁴¹

The Mechanics' Institute and Library continued to be managed by Trustees until April 1958 when the property was vested in the Bungaree Shire Council.⁴² This enabled the newly-formed Hall Committee to 'take advantage of government grants'.⁴³ At this time the Committee was successful in receiving a

⁴¹ *Ballan Times*, 2 August 1945 in *Bungaree & District Historical Society newsletter*, no. 19, October 1995.

⁴² Memorial no. 855, Book 646, 29 April 1955 in Bungaree Mechanics' Institute public building file, op.cit.

⁴³ *Ibid.*, no. 37. The newsletter states that the Mechanics Institute ceased in the 1960s, but the drawings for the additions are dated 1958, at the time when the building was vested in the Bungaree Shire Council.

grant for building of a gabled supper room and kitchen at the rear of the hall, and a new skillion entry on the east side.⁴⁴

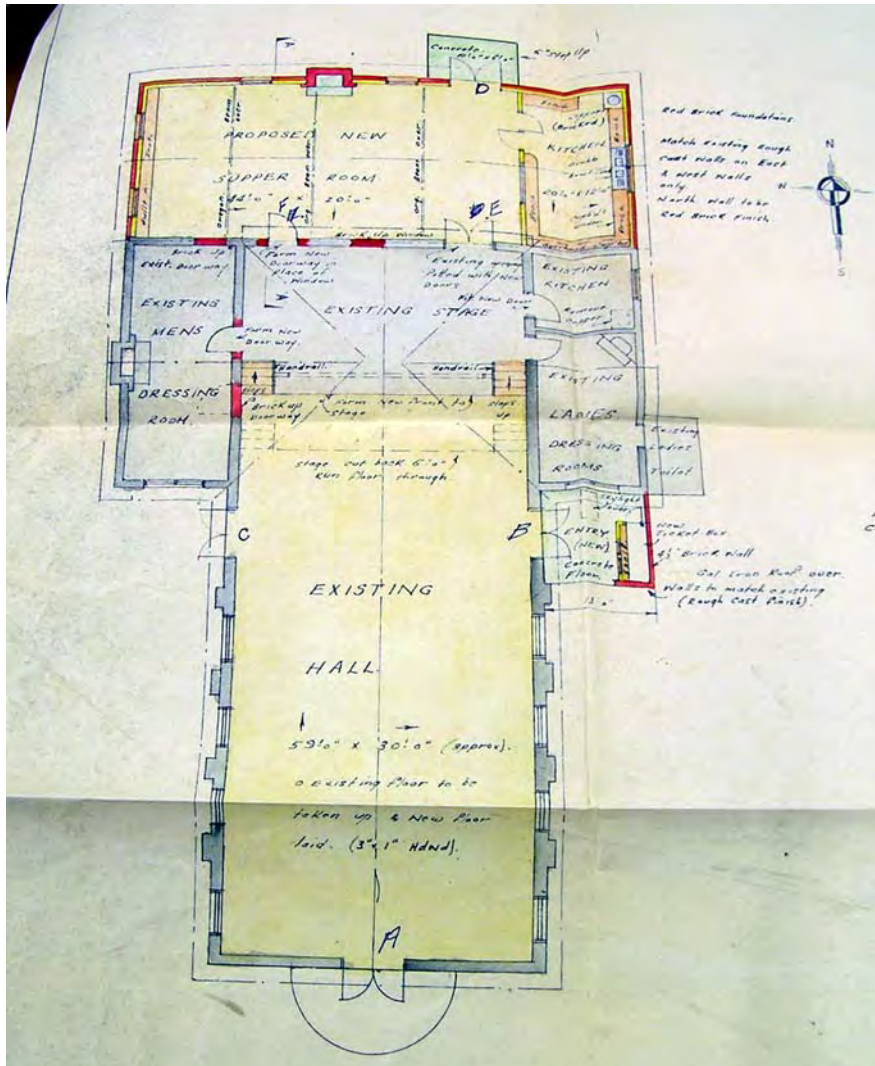


Figure 4: Plan of the additions to the Bungaree Mechanics' Institute and Free Library, 1958. Source: 'Bungaree Mechanics' Institute' public building file, VPRS 7882/P1 Unit 125 PROV.

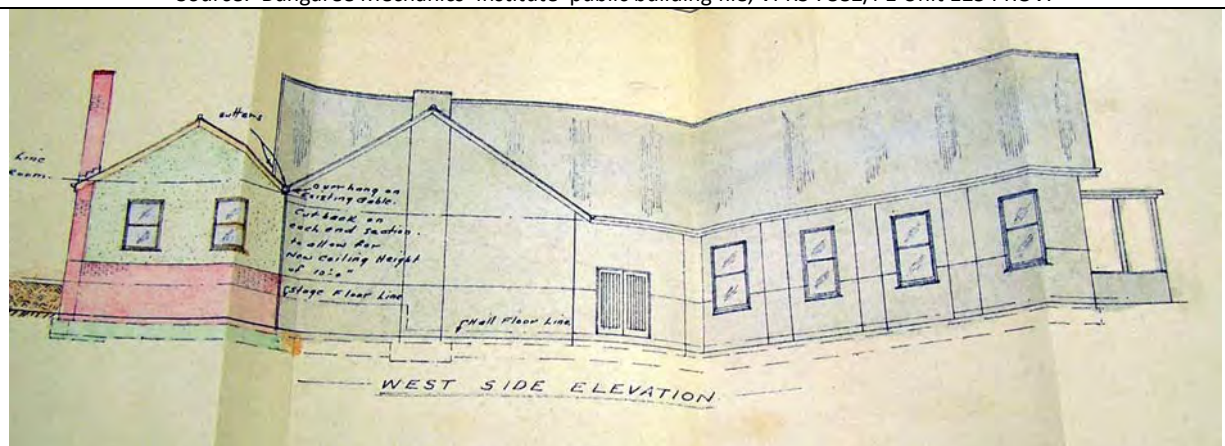


Figure 5: West elevation showing additions to the Bungaree Mechanics' Institute and Free Library, 1958. Source: 'Bungaree Mechanics' Institute' public building file, VPRS 7882/P1 Unit 125 PROV.

44 'Bungaree Mechanics' Institute', public building file, op.cit.

From this time the Hall was the scene of balls and dances, as well as other community activities.⁴⁵ In 1978, the Hall Committee organised a ball to commemorate the 50th anniversary of the opening of the new hall.⁴⁶ Proceeds of the event were used to help fund the construction of a new amenities block and general maintenance.⁴⁷ Fewer community events were held in the hall in the late 20th century and in more recent times it has been the location for classes held by the Ballarat Steiner School and a dance club.⁴⁸

Adjoining land was added to the Mechanics' Institute site in the 20th century (including the site of the former Bungaree Hibernian Society Hall and land of the late Mr McClymont).⁴⁹ In 2009, an application by the Moorabool Shire Council as successful in having a new Title created for the enlarged site.⁵⁰

COMPARATIVE

Other Mechanics' Institutes in the Moorabool Shire

Contextual Background

In 1869, the *Bacchus Marsh Express* listed the Mechanics' Institutes then operating in the Bacchus Marsh district. They included the Mechanics' institutes and Libraries at Bacchus Marsh, Ballan, Gisborne, Myrning, Melton and Blackwood, which was 'in course of establishment.'⁵¹ The proliferation of Mechanics' Institutes in the Shire emanated from Britain, where the industrial revolution brought about the creation of scientific and cultural societies to cater for a growing interest in modern technological developments.⁵² In Britain as in Victoria, Mechanics' Institutes were established to provide lectures and classes to promote proficiency in reading, writing, and arithmetic, and sometimes geography, chemistry, French, and history.⁵³ They also maintained reference libraries, with the limited aim of providing knowledge to help 'the Mechanic in the exercise of his art', (Mechanic referring not only to machine operatives but to manual workers and artisans).⁵⁴ Culturally, Mechanics' Institutes gave opportunities for intellectual advancement at a time when 'morality and knowledge' were viewed as inseparable.⁵⁵

Other Mechanics' Institutes

Other Mechanics' Institutes and Free Libraries in the Moorabool Shire area included:

- Former Bacchus Marsh Mechanics' Institute:⁵⁶ Established in 1858, the present brick building was constructed in 1883. In the later 20th century, a new glazed façade replaced the original

⁴⁵ *Bungaree & District Historical Society newsletter, op.cit.*

⁴⁶ *Ibid.*

⁴⁷ *Ibid.*

⁴⁸ Bungaree Mechanics' Institute in Bungaree History Walk online at <http://www.bungareehistorywalk.com/>. See also planning permit M010/99 issued by the Moorabool Shire Council, Bungaree Mechanics' Institute property file, op.cit. The permit enabled the school to use the hall until 31 December 2000. The total number of students was not to exceed 20.

⁴⁹ See Letter from Nevett Ford consultants to I.D. Effrett, Property & Governance Officer, Moorabool Shire Council, 10 September 2009 in Bungaree Mechanics' Institute property file, op.cit.

⁵⁰ *Ibid.* & Certificate of Title, vol. 11179, fol. 016.

⁵¹ *Bacchus Marsh Express*, 29 February 1869.

⁵² M. Askew, 'The Diffusion of Useful Knowledge: mechanic's institutes in nineteenth century Victoria', Master of Arts thesis, Monash University, Clayton, 1982, pp.1-3.

⁵³ *Ibid.*, p.2.

⁵⁴ Cited in *Ibid.*, p.6.

⁵⁵ *Ibid.*, p.100.

⁵⁶ P. Baragwanath, *If the Walls Could Speak: A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, ppp.55-56 & *Statistical Register, op.cit.*, 1887.

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front façade. In 1887, the library held 2,050 volumes. The library operated until the 1970s. The building is now a public hall.

- Ballan Mechanics' Institute:⁵⁷ The first Mechanics' Institute at Ballan was established in 1860-61 with the construction of a building at the corner of Simpson and Cowie Street. A new building was constructed in Inglis Street in 1886 to a design by the architect, Alexander Davidson. It included a hall with committee and meeting rooms at the front, and drawing rooms and billiard room at the rear. At this time, the library boasted 1,018 volumes. The architects Clegg and Morrow designed alterations to the building in 1921, involving the demolition and replacement of the front wing, lengthening of the main hall and the provision of dressing and supper rooms. Today, the exterior of the hall and front wing are largely intact to the original design of 1886 and the later alterations and additions of 1921. There have been alterations and additions at the sides and rear.
- Former Blackwood Mechanics' Institute & Free Library, Byres Road, Blackwood:⁵⁸ Established between 1867 and 1869, an elongated hipped roof timber Mechanics' Institute and Library building with a small front gabled porch, was constructed in 1869 by James Ferguson, pioneer gold miner of Blackwood. In 1874, the library held 568 volumes which had rapidly increased to 1,592 books by 1887. A number of alterations have been made to the building in the 20th century, the most substantial being in 1976 when a supper room and kitchen, toilet and a new front porch were erected and the exterior walls were bricked up. The library collection was dispersed to allow for the alterations and the changing use of the building which was to provide accommodation for the local Senior Citizens' Club as well as continuing as a public hall.
- Former Blakeville Free Library, 981 Blakeville Road, Blakeville:⁵⁹ Established in 1881 when the existing timber building appears to have been constructed. In 1887, the library held 1,083 books. The Library appears to have closed in the 20th century and the building is now derelict, having been used for agricultural purposes.
- Former Elaine Mechanics' Institute, Pearsons Road, Elaine:⁶⁰ Land was granted at Elaine for the establishment of a Mechanics' Institute in July 1910 and the existing gabled timber hall with a gabled porch was constructed in the following year, 1911. By the 1950s, the Mechanics' Institute appears to have disbanded. A committee of management was appointed to management what was then known as the Elaine Recreation Hall.
- Former Gordon Mechanics' Institute, 68 Main Street, Gordon: the existing timber hall was built in 1932 to a design by Clegg and Morrow, architects of Ballarat, to serve as the Mechanics' Institute and Free Library. It replaced an earlier building, the Institute having been established at Gordon in c.1870 and it ceased in c.1970.
- Former Mt Egerton Mechanics' Institute, 69 Main Street, Mt Egerton:⁶¹ A Mechanics Institute at Mt Egerton may have been established between c.1871 and c.1884. The rudimentary Victorian Carpenter Gothic styled Institute and Free Library building could have been built during this period or possibly earlier, as a Church. In 1887, the library held a

57 See heritage citation for the Ballan Mechanics' Institute.

58 See 'Prayer Hill Heritage Precinct, Blackwood', for further details.

59 Gazettal date shown on the Plan of the Town of Blakeville, VPRS 16171, PROV & *Statistical Register, op.cit.*, 1887.

60 Elaine Mechanics' Institute Crown Land Reserve file, Rs 2800, Dept of the Environment & Primary Industries, Ballarat.

61 D. Rowe & W. Jacobs, 'Former Mt Egerton Mechanics Institute', Conservation Management Plan, August 2004.

collection of 590 volumes. The building was closed in 1902 due to its poor structural condition. Although some restoration works were carried out, they proved to be temporary. In 1908, the Mount Egerton Mechanics Institute and Free Library building was relocated to its existing site at 69 Main Street. The building was restored and placed on brick base walls, having brick piers. A skillion back stage wing was built (replacing the original dressing room with library and reading room underneath). Although a wing accommodating a central vestibule, cloak and reading rooms were proposed to embellish the front of the relocated hall, a lack of funds delayed the construction until 1912. All of the alterations initially proposed in 1906 (and built in 1908 and 1912) had been designed by J.N. Muntz, Engineer to the Shire of Ballan. In 1978, a flat roofed amenities wing, comprising a cloakroom and toilets, was constructed to a design by G.L. Anders, Engineer. By the late 20th century, the Mount Egerton Mechanics Institute had folded. Responsibility for the care and management of the building was given to the Mount Egerton Hall Management Committee which replaced the Institute Committee.

Overall, the former Bungaree Mechanics Institute and Free Library building represents one of seven, 19th and early 20th century surviving Mechanics' Institute buildings in the Moorabool Shire, all of which no longer function for their original purpose. These buildings are a physical legacy in the quest for self-improvement and education, and the building at Bungaree continues to form a local architectural and social landmark in the town.

Other Hall Designs by Clegg and Morrow Architects⁶²

No documentary evidence has been ascertained that clearly associates the Ballarat architectural firm of Clegg and Morrow with the design of the former Bungaree Mechanics' Institute and Free Library. However, this firm was associated with the designs of Mechanics' Institutes in other parts of the Shire in the 1920s, including the additions to the Ballan Mechanics' Institute in 1921 and the Gordon Mechanics' Institute in 1932 (as outlined). These designs are not directly comparable to the Bungaree building.

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg, a pioneer merchant.⁶³ He was educated at the Ballarat College and was then articled to the architectural firm of Tappin, Gilbert and Dennehy from 1885-89.⁶⁴ They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert.⁶⁵ Gilbert and Clegg later formed a partnership, which was subsequently dissolved and Clegg formally joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work) before 1898.⁶⁶ From 1898 the partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria.⁶⁷ These included churches, shops, grandstands, warehouses, hotels, houses, hospitals, banks and public buildings such as halls and mechanics institutes.⁶⁸ The firm formally became Clegg and Morrow from 1914.⁶⁹ Clegg was also an

62 Biographic information on Clegg and Morrow taken from P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992 & M. Lewis (ed.), *The Australian Architectural Index*, University of Melbourne, Carlton, 2000.

63 M.M. McCallum, *Ballarat and district: "citizens and sports" at home and abroad*, M.M. McCallum, Ballarat, 1916, p.22.

64 *Ibid.* See also P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992 & Lewis & Sawyer, op.cit.

65 *Ibid.*

66 *Ibid.*

67 *Ibid.*

68 *Ibid.*

69 McCallum, *op.cit.*

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instructor in architecture and building construction at the Ballarat school of Mines, and a Fellow of the Royal Victorian Institute of Architects.⁷⁰ He died on 9 May 1958.⁷¹

William Clarke Morrow was born in Ballarat in 1874, the son of Henry Morrow, a pioneer mining investor of the 1850s.⁷² He was educated at the Macarthur Street State School, University College and the Ballarat School of Mines.⁷³ At the School of Mines, Morrow was a pupil in architecture of G.W. Clegg.⁷⁴ For some years, Morrow was a building contractor before joining the architectural firm of Clegg and Miller which by 1916 had become Clegg and Morrow.⁷⁵ For a short period between 1928 and 1929, the firm was known as Clegg, Morrow and Cameron.⁷⁶ William Morrow died on 4 July 1945.⁷⁷

Throughout the various personnel changes Clegg was the designer and he was also an accomplished draftsman.⁷⁸ William Morrow appears to have been first appointed as a Clerk of Works, assisting with the dialogue between client and builder.⁷⁹ He later took up design work in the office. During the 1920s and 1930s, the architectural firm designed at least eight other halls, hall additions and other public buildings.⁸⁰ These included the Australian Natives Association Hall, Camp Street (1924); South Melbourne Cricket and Football Club Grandstand, Albert Road, Albert Park (1926); Ballarat North Progress Association Hall, 820 Armstrong Street North (1928); and the Hall and School for the Ballarat Town and City Mission (1938).⁸¹ The broad gable roof forms and articulation of the face brick walls with rendered raked piers to the rear wing of the Ballarat North Progress Association Hall has an affinity with the use of rendered walls and projecting face brick piers on the sides of the hall at Bungaree. The broad round arched entrance opening at the former Ballarat Town and City Mission building, Ballarat has a familiarity with the fanlight above the main front entrance at Bungaree, and there is a passing resemblance in the use of raked piers on the Ballarat building with the brick piers as part of the side elevations of the Institute building at Bungaree.

70 *Ibid.*

71 George Clegg, Probate Administration files, 1958, VPRS 28/P4 Unit 1658 PROV.

72 McCallum, *op.cit.*, p.73.

73 *Ibid.*

74 *Ibid.*

75 *Ibid.*

76 Vernon, *op.cit.*

77 *The Argus*, 5 July 1945, p.2.

78 Vernon, *op.cit.*

79 *Ibid.*

80 Lewis & Sawyer, *op.cit.* & 'City of Ballarat Building Permit Database 1910-45', City of Ballarat.

81 *Ibid.* & Lewis, *op.cit.*

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Former Ballarat North Progress Association Hall.



Former Town and City Mission building, Ballarat.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. BRE014

ADDRESS: 231 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009 & 2015c.2015. Source: www.realestate.com.au**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling at 231 Bungaree Wallace Road has significance as a predominantly intact and representative example of a Late Victorian styled house in Bungaree. Built in 1908, it has longstanding associations with the Jeffrey family, and particularly William and Anastasia Jeffrey who lived there from 1908 until their deaths in 1959 and 1965 respectively. The significant fabric includes: single storey height, hipped roof forms, timber weatherboard wall cladding, front post supported verandah having

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cast iron valances and brackets, corrugated sheet metal roof cladding, narrow eaves, red brick chimney with a multi-corbelled top and cream brick banding, central timber framed doorway with sidelights, highlights and a four panelled timber door, timber framed double hung windows, moulded timber architraves and the timber window sills.

How is it significant?

The dwelling at 231 Bungaree Wallace Road, Bungaree, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 231 Bungaree Wallace Road has historical significance for its associations with second-generation residential development at Bungaree in the early 20th century (Criteria A). It was constructed in 1908 for William and Anastasia Jeffrey on land previously owned by Mrs Jeffrey's father, John Devereux. It became the longstanding home of the Jeffrey family until the deaths of William in 1959 and Anastasia in 1965 respectively. Members of the Jeffrey and Devereux families operated a shop that had been constructed in c.1930 by William Jeffrey in the front yard of the property. This small timber building was later used as an Infant Health Centre until 1977, before being removed.

The dwelling at 231 Bungaree Wallace Road is aesthetically significant as a predominantly intact and representative example of a Late Victorian style (Criterion D). Several timber dwellings were constructed in the Bungaree area in the early 20th century, and the dwelling at 231 Bungaree Wallace Road is one of a number that survive in the area today. The Late Victorian design qualities are identified in the hipped roof forms, single storey height, brick chimney, construction materials, front post-supported verandah and the front door and windows.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the property at 231 Bungaree Wallace Road as shown in the following map:



Source of base Map: Interactive Map, Land Services online

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DESCRIPTION:

The dwelling at 231 Bungaree Wallace Road, Bungaree, is located on a modest rectangular allotment with a small front setback, a narrow side setback on the east side and a wider setback on the west side. At the rear is a large grassed yard with mature trees towards the north-west corner. There is another tree near the rear (north-east) corner of the dwelling. The front has a recent boundary hedge that return at the centre to form a border to a central pedestrian path. There are open grassed areas flanking the path with perimeter garden beds. There is a gravelled and grassed driveway on the east side.

The single storey, timber weatherboard, Late Victorian styled dwelling has an early main hipped roof form at the front with a projecting post-supported hipped convex verandah. At the rear are early double hipped roof forms together with later additions. These roof forms are clad in corrugated sheet metal. At the front on the east side is an early face brick chimney with a corbelled top and cream brick banding. There are narrow eaves. The front façade is symmetrical as defined by the early central timber framed doorway with sidelights, highlights and a four panelled timber door, and the flanking timber framed double hung windows. These openings have moulded timber architraves and there are timber window sills. An early feature of the design is the front verandah. It is supported on what appear to be altered stop-chamfered square timber posts with early cast iron valances and brackets.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *Victoria Government Gazette*, no. 135, 23 August 1859.

3 Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

4 *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Site at 231 Bungaree Wallace Road

The Early Years

In 1859, Edward Agar Wynne of Ballarat purchased 46 acres 1 rood and 14 perches at Bungaree comprising allotment 2A of Section 2A in the Parish of Warrenheip.⁸ In 1866, the operations of the Bullarook police station were transferred to Bungaree, to a dwelling fronting the Bungaree Wallace Road at the eastern-most end of Wynne's land.⁹ A police court had been established further west by 1874 (it also had frontage to Bungaree Wallace Road).¹⁰ Wynne sold his landholding to John Devereux, a wheelright, in early 1871.¹¹ He soon established a blacksmith's shop between the police station and the police court.¹² It is unclear whether the landholdings had been informally subdivided prior to Devereux's ownership, but at the time of his death in 1890, the land included a six roomed weatherboard dwelling used as a police station (now 255 Bungaree Wallace Road), a 'large weatherboard building and shed' used by Devereux as a blacksmith's shop, a 'large weatherboard building 3 rooms' that was let to the Crown Law Department as a Court of Petty Sessions, a 'large general store and dwelling house 7 rooms', a four roomed weatherboard dwelling and a '6 roomed weatherboard dwelling house with detached kitchen' that had been occupied by Devereux.¹³

John Devereux was born in Ireland.¹⁴ Possibly enticed by the goldrush, he emigrated to Victoria and in 1872 he married Miss Elizabeth Rossiter (born in c.1848 at Wexford, Ireland).¹⁵ They had nine children.¹⁶ On John Devereux's death, Mrs Elizabeth Devereux and her brother, James Rossiter, storekeeper, were Executors.¹⁷ John Devereux's Estate bequeathed the use of the properties to his widow, who ultimately was to receive a one third share of the Estate, his children the balance.¹⁸ However, following Devereux's death, ownership of the properties passed to Elizabeth Devereux and James Rossiter. It appears that James Rossiter operated the 'large general store' previously owned by

⁷ *The Star*, 24 January 1863, p.1.

⁸ Land application no. 12484, Land Information Centre, Laverton.

⁹ See heritage citation for 255 Bungaree Wallace Road (BRE018).

¹⁰ 'List of Court House for which rent is paid', n.d. VPRS 967 Unit 5, PROV & Bungaree & District Historical Society Newsletter, no.1, n.d., p.2.

¹¹ Land application no. 12484, op.cit., 21 March 1871.

¹² E. Keeble, *Bungaree 1910-1920: Reflections on Farming Pursuits and Family Life*, Adair Bookkeeping Service, 1994, p.12.

¹³ John Devereux, Probate Administration files, 1890, VPRS 28/P2 Unit 291 PROV.

¹⁴ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Devereux, op.cit.

¹⁸ John Devereux, Will, VPRS 7591/P2 Unit 165 PROV.

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John Devereux. In 1900, Rossiter and his wife held a clearing sale of groceries and stock given their impending departure for the Skipton district to operate a hotel.¹⁹ The blacksmith and wheelright shop was leased to a John Ritchie until the premises was damaged by fire in January 1897.²⁰ The business was taken over by Mrs Devereux's son, Nicholas, in August 1898, having learnt the trade from Frank McGrath of Coghill's Creek.²¹

History of the Dwelling at 231 Bungaree Wallace Road

In 1908, Elizabeth and the late John Devereux's eighth child, Miss Anastasia Devereux (born 1885) married William Jeffrey, a butcher.²² Born at Casterton in 1879, William Jeffrey was the son of William and Mary Ann Lloyd.²³ He relocated to Bungaree in 1895, where he carried out the slaughtering in the slaughter house behind the Morning Star Hotel and butchery owned and operated by R.B. McClymont.²⁴

At the time of the marriage of William Jeffrey and Anastasia Devereux in 1908, one quarter of an acre of the Devereux Estate fronting the Bungaree Wallace Road at the far west end as transferred to William Jeffrey.²⁵ The existing dwelling was soon constructed as the *Gordon Advertiser* reported on 17 July 1908 that three buildings had recently been erected, being 'villa residences for Messrs. Torpy and Jeffrey respectively, and a large chaff mill for Mr. Alfred Rice.'²⁶ The modestly-scaled, single storey, hipped roofed timber dwelling featured a front verandah with cast iron decoration, and a face red brick chimney with cream brick banding that was typical of early 20th century residential design and construction.

The dwelling at 231 Bungaree Wallace Road became the longstanding home of the Jeffrey family. William and Anastasia had 13 children: William junior (born 1909), John Joseph (born 1910), Kevin Alphonsis (born 1911), Bernard (born 1912), James Thomas (born 1914), Francis Kitchener (born 1914), Vincent Joseph (born 1916), Richard Thomas (born 1918), Anastasia Mary (born 1919), Greg Andrew (born 1920), Theresa Agnes (born 1923), Leo Thomas (born 1924, died in the same year) and Anthony John (born 1921).²⁷

Probably following the destruction of the butcher's shop at the Morning Star Hotel in 1927 and in an effort to make ends meet for their large family, William Jeffrey built a small shop at the front of his dwelling.²⁸ Although he continued working in the butchery trade, Mrs Jeffrey first operated a pie shop from the newly-completed building.²⁹ It seems to have been constructed by c.1930, as William and Anastasia's youngest child, Anthony, was photographed standing beside the shop when he was around 8-9 years old. It was a modest timber weatherboard structure situated on the east side of the front

19 R. Huggins, Transcript of the *Gordon Advertiser*, 19 December 1900 in *Bungaree & District Historical Society Newsletter*, no. 46, September 2003.

20 R. Huggins, Transcript of the *Gordon Advertiser*, 8 January 1897 in *Bungaree & District Historical Society Newsletter*, no. 43, April 2002.

21 *Ibid.*, 12 August 1898.

22 'History of the Jeffrey Family, Bungaree', manuscript, Bungaree & District Historical Society.

23 *Ibid.*

24 *Ibid.* & see the heritage citation for the former Morning Star Hotel, 248 Bungaree Wallace Road (BRE016). In 1927, the hotel was destroyed by a cyclone. Jeffrey continued working as a butcher at Bungaree, possibly until the c.1940s.

25 Certificate of Title, vol. 1131 fol. 048.

26 Huggins, Typescript of the *Gordon Advertiser*, 17 July 1908 in *Bungaree & District Historical Society Newsletter*, no. 67, August 2011.

27 'History of the Jeffrey Family', op.cit.

28 Kevin Hanrahan, Bungaree, personal comment to the author, 12 November 2014.

29 *Ibid.*

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yard. There was a post-supported verandah at the front, with a timber framed doorway and two-paned timber framed shopfront window underneath. The shop and dwelling were also shown in other photographs of the c.1930s-40s.



Figure 1: Tony Jeffrey outside the shop in front garden of dwelling, n.d. [c.1929-30].

Source: Bungaree & District Historical Society.



Figure 2: Theresa and Jim Jeffrey outside shop, n.d. [c.1940].

Source: Bungaree & District Historical Society.



Figure 3: Jean Trigg, Lorna Trigg & Theresa Haintz (nee Jeffrey) sitting on verandah balustrade at front of shop n.d. [c.1940].

Source: Bungaree & District Historical Society.

For a time, Anastasia Jeffrey's mother, Mrs Elizabeth Devereux, operated a confectionary and ice cream shop from the small building.³⁰ It was later closed for a long period before Mr and Mrs Frawley reopened it as a lolly and ice cream shop.³¹

Meanwhile, the dwelling remained the family home of William and Anastasia Jeffrey throughout much of the 20th century. On William Jeffrey's death in 1959, the property was described as having a 'W.B. dwelling' valued at £1200.³² Anastasia Jeffrey continued to live at the property until her death in 1965.³³

30 Ibid. & Heather Trigg, 12 November 2014.

31 Ibid.

32 William Jeffrey, Probate Administration files, 1959, VPRS 28/P4 Unit 1889 PROV.

33 Certificate of Title, vol. 3268 fol. 469.



Figure 4: William and Anastasia Jeffrey, sitting at rear of dwelling, n.d. [c.1950].

Source: Bungaree & District Historical Society.

It was at this time in 1965 when the property was sold to Mrs Kathleen Rix.³⁴ The former shop at the front of the dwelling was then used as a Health Centre. This use continued until 1977 when a new Health Centre was constructed on the former Bungaree State School site at 323 Bungaree Wallace Road.³⁵ The old shop at 231 Bungaree Wallace Road was later removed. In recent years, the dwelling has been painted.



Figure 5: Dwelling, 231 Bungaree Wallace Road, 2009.

³⁴ Ibid.

³⁵ See 'Infant Welfare Centre, Bungaree', public building file, VPRS 7882/P1 Unit 2159 PROV.

COMPARATIVE³⁶

The dwelling at 231 Bungaree Wallace Road, with its modest scale, hipped roof form with projecting post supported verandah, central front door opening (with sidelights and highlights), flanking timber framed double hung front windows, brick chimney and narrow eaves, represent the typical design identified on a number of Victorian and Late Victorian styled dwellings at Bungaree. Other surviving examples include:

- 'Hawthorn Farm', 145 Bungaree Wallace Road. The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has several similar characteristics as 'Clare Place', but it is a more altered example.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Dwelling, 100 Murphys Road.
- 'Clare Place', 64 Torpys Road.

Overall, the dwelling at 231 Bungaree Wallace Road is a predominantly intact and representative example of the surviving Victorian and Late Victorian styled dwellings in the Bungaree area.

³⁶ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A.

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PLACE NAME: Dwelling

Place No. BRE015

ADDRESS: 243 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Substantially intact**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	Yes

Other Recommendations

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling at 243 Bungaree Wallace Road has significance as a predominantly intact and rare example of an interwar Bungalow style in Bungaree. It was built in c.1928 for William Henry Chisholm, blacksmith and local J.P., on the site of the former blacksmith's shop first established by John Devereux in c.1871. While the Morning Star Hotel, front portion of the Bridge Hotel and the Mechanics' Institute and Free Library building were built in the interwar period, this dwelling is the only substantially intact

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surviving legacy of residential development at Bungaree in the 1920s and 1930s. The significant fabric includes: asymmetrical composition, single storey height, broad gabled roof form, a minor projecting gabled wing at the front and a return flat-roofed verandah, timber weatherboard wall cladding, corrugated sheet metal roof cladding, face brick chimneys with rendered tops, wide eaves, timber framed double front door opening with timber and leadlight doors, timber framed double hung windows (with leadlighting in the upper sashes) arranged in banks of three at the front and as a rectangular window bay under the projecting minor gable, strapped cement sheet cladding to the bay window, timber architraves, timber window sills, battening and panelling in the gable ends, and the high rendered verandah piers surmounted by paired timber posts (and three posts above the corner piers).

How is it significant?

The dwelling at 243 Bungaree Wallace Road, Bungaree, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 243 Bungaree Wallace Road has historical significance as a rare example of residential development at Bungaree in the interwar period (Criterion A). It was built in c.1928 for William Henry Chisholm, blacksmith and J.P., on the site of a blacksmith's shop established by John Devereux in c.1871. This building and an earlier dwelling were destroyed by a cyclone in 1927. The existing interwar Bungalow as built to replace the Chisholm's earlier home at a time when few dwellings appear to have been constructed in the town.

The dwelling at 243 Bungaree Wallace Road is aesthetically significant as a predominantly intact and rare example of an interwar Bungalow style in the Bungaree and Wallace districts (Criteria D & E). The interwar Bungalow design qualities are especially expressed in the broad gabled roof forms, return verandah, brick chimneys, roof and wall construction, windows (including the bay window at the front), large front door opening with timber and glazed doors, gable infill and verandah piers and posts.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to a portion of the property at 243 Bungaree Wallace Road as shown in the following aerial image:



Source of base Aerial Image: Moorabool Shire Council.

DESCRIPTION:

The dwelling at 243 Bungaree Wallace Road, Bungaree, is situated on a large, elongated site on the north side of the road. The dwelling is located towards the front (southern) boundary, on the east side. There is a modest front setback with an open grassed area, perimeter garden beds and shrubs and trees. The front is bound by an introduced wire mesh fence, being approximately 1200 mm high. There are gates at the west end. On the west side is a wide setback with perimeter garden beds and a driveway. A modest setback on the east side has mature trees. At the rear of the property is a large open grassed yard with three outbuildings constructed of galvanised corrugated steel.

The asymmetrical, single storey, timber weatherboard, interwar Bungalow styled dwelling is characterised by a broad gabled roof form that traverses the site, a minor projecting gabled wing at the front and a return flat-roofed verandah. There is a skillion wing at the rear. These roof forms are clad in corrugated sheet metal. Face brick chimneys with rendered tops are a feature of the roofline, the roofs also having wide eaves. Other early features of the design include the timber framed double front door opening with timber and leadlighted doors, timber framed double hung windows (with leadlighting in the upper sashes) arranged in banks of three at the front, including a rectangular window bay under the projecting minor gable (this bay has a flat roof and strapped cement sheet cladding), timber architraves, timber window sills and the battening and panelling in the gable ends. Another early feature is the return verandah that is supported by high rendered piers surmounted by paired timber posts (and three posts above the corner piers).



Photo 2: Dwelling, 243 Bungaree Wallace Road, 2009.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See *The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870*, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Site at 243 Bungaree Wallace Road

The Early Years & the Blacksmith's Shop

In 1859, Edward Agar Wynne of Ballarat purchased 46 acres 1 rood and 14 perches at Bungaree comprising allotment 2A of Section 2A in the Parish of Warrenheip.⁸ In 1866, the operation of the Bullarook police station were transferred to Bungaree, to a dwelling fronting the Bungaree Wallace Road at the eastern-most end of Wynne's land.⁹ A police court had been established further west by 1874 (it also had frontage to Bungaree Wallace Road).¹⁰ Wynne sold his landholding to John Devereux, a wheelright, in early 1871.¹¹ He soon established a blacksmith's shop between the police station and the police court, this being the present site at 243 Bungaree Wallace Road.¹² It is unclear whether the landholdings had been informally subdivided prior to Devereux's ownership, but at the time of his death in 1890, the land included a six roomed weatherboard dwelling used as a police station (now 255 Bungaree Wallace Road), a 'large weatherboard building and shed' used by Devereux as a blacksmith's shop, a 'large weatherboard building 3 rooms' that was let to the Crown Law Department as a Court of Petty Sessions, a 'large general store and dwelling house 7 rooms', a four roomed weatherboard dwelling and a '6 roomed weatherboard dwelling house with detached kitchen' that had been occupied by Devereux.¹³

7 *The Star*, 24 January 1863, p.1.

8 Land application no. 12484, Land Information Centre, Laverton.

9 See heritage citation for 255 Bungaree Wallace Road (BRE018).

10 'List of Court House for which rent is paid', n.d. VPRS 967 Unit 5, PROV & Bungaree & District Historical Society Newsletter, no.1, n.d., p.2.

11 Land application no. 12484, op.cit., 21 March 1871.

12 E. Keeble, *Bungaree 1910-1920: Reflections on Farming Pursuits and Family Life*, Adair Bookkeeping Service, 1994, p.12.

13 John Devereux, Probate Administration files, 1890, VPRS 28/P2 Unit 291 PROV.



Figure 1: Devereux's blacksmith's shop, n.d. Source: Bungaree & District Historical Society.

John Devereux was born in Ireland.¹⁴ Possibly enticed by the gold rush, he emigrated to Victoria and in 1872 he married Miss Elizabeth Rossiter (born in c.1848 at Wexford, Ireland).¹⁵ They had nine children.¹⁶ On John Devereux's death in 1890, Mrs Elizabeth Devereux and her brother, James Rossiter, storekeeper, were Executors.¹⁷ John Devereux's Estate bequeathed the use of the properties to his widow, who ultimately was to receive a one third share of the Estate, his children the balance.¹⁸ However, following Devereux's death, ownership of the properties passed to Elizabeth Devereux and James Rossiter. It appears that James Rossiter operated the 'large general store' previously owned by John Devereux. In 1900, Rossiter and his wife held a clearing sale of groceries and stock given their impending departure for the Skipton district to operate a hotel.¹⁹

At 243 Bungaree Wallace Road, the blacksmith and wheelright shop appears to have been taken over by Mrs Devereux's son, Nicholas, in August 1898, having learnt the trade from Frank McGrath of Coghill's Creek.²⁰ By mid-1905, the blacksmith business had been leased to William Henry Chisholm.²¹ Born at Coghills Creek in 1875, Chisholm was the son of William Henry and Christina (nee Penman Chisholm).²² He married Miss Katherine Mary Lee in 1897 and they had five children: Mary Christina (born 1898), Henry (born 1900), Veronica (born 1901), John (born 1908) and Gertrude (born 1911).²³

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

15 Ibid.

16 Ibid.

17 Devereux, op.cit.

18 John Devereux, Will, VPRS 7591/P2 Unit 165 PROV.

19 R. Huggins, Transcript of the *Gordon Advertiser*, 19 December 1900 in *Bungaree & District Historical Society Newsletter*, no. 46, September 2003.

20 *Ibid.*, 12 August 1898.

21 This is assumed as Chisholm is known to have been operating a blacksmith's shop at Bungaree at this time. See *The Advocate*, 17 June 1905, p.3.

22 Victorian Births, Deaths and Marriages Indexes, op.cit.

23 Ibid.

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Chisholm first advertised at Bungaree in *The Advocate* as a blacksmith and coachbuilder, with 'wagons of every description built to order' and 'agricultural implements made and repaired.'²⁴ Chisholm was well-respected in the town given his high work ethic, as documented by Eddie Keeble in 1994:

Bill Chisolm [sic.], possibly the hardest working man in Bungaree, worked long hours during the harvest period, in repairing machines for harvesting. Mat. Ryan was striker at Chisolm's. It was fascinating to see them cut lengths of steel, heat it and shape shoes for draught horses. Every facet of steel welding, machinery repairs, implement repair, wagon and dray building and repairs, tyre shrinking of steel tyred vehicles was carried out. Mr. Roberts was employed in the wheelwright section, fashioning timbers in building the wheels of wagons and drays.²⁵

Chisholm was also enterprising. He invented a potato spraying machine which was reported in the *Gordon Advertiser* in 1911:

Mr. W. Chisholm of Bungaree, has effected further improvements to his potato spraying machine, and despite the opponents to spraying, a large number of these valuable implements will be in use through out the district next season. It is understood that the patentee of this machine has been offered a very tempting sum by one of the large implement manufacturing firms for his rights, but will not bite, being satisfied to have his ideas put into practical form by local workmen. The success of the Chisholm machine is assured.

In addition to his high work ethic and invention, W.H. Chisholm became a valuable contributor of community life at Bungaree. In 1922, he was appointed a Justice of the Peace.²⁶

History of the Dwelling at 243 Bungaree Wallace Road

In 1925, Chisholm purchased the property from Elizabeth Devereux and James Rossiter.²⁷ Two years later in 1927, a cyclone swept through Bungaree with Chisholm's blacksmith shop being completely destroyed, 'leaving only a few timbers, bricks, and anvils.'²⁸ The *Kilmore Free Press* newspaper also gave an account of the destruction:

Close by was the blacksmith's shop of Mr. W. Chisholm. This was caught bodily, and within two minutes which elapsed before the fearful rushing wind had passed the structure was completely disintegrated. The fragments were whirled in a cloud of dust, tree branches and masses of vegetation against the extensive front of the Morning Star Hotel.²⁹

Damage caused by the cyclone on Chisholm's property was not only confined to the blacksmith's shop. *The Daily Telegraph* (Launceston) reported that Chisholm's home was also completely wrecked.³⁰ It appears that Chisholm had the existing timber dwelling, a workshop and other outbuildings constructed in c.1928. It seems that the dwelling was completed by 1930 as Chisholm was listed in the Bungaree Shire Rate as the owner of a house and land on 19 acres and 2 roods with a net annual value of £25.³¹

24 *The Advocate, op.cit.*

25 Keeble, *op.cit.*

26 *Victoria Government Gazette*, 29 March 1922, p.890.

27 Certificate of Title vol. 3785 fol. 841. Elizabeth Devereux was still listed as owner and Chisholm as occupier, his occupation being jointly as blacksmith and storekeeper. See Buninyong Shire Rate Book, East Riding, 1925-26, VPRS 16688/P1 Unit 2 PROV (Ballarat).

28 *The Argus*, 21 June 1927, p.13.

29 *Kilmore Free Press*, 23 June 1927, p.2.

30 *The Daily Telegraph* (Launceston, Tasmania), 20 June 1927, p.8.

31 Bungaree Shire Rate Book, 1930, VPRS 16688/P1 Unit 8 PROV (Ballarat).

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Tragedy struck in 1931 with the sudden and untimely death of William Chisholm at the age of 56 years.³² His property was subdivided and the subject site was described as follows:

All that piece of land being part of Crown Allotment 2 Section 2A Parish of Warrenheip County of Grant containing 19 acres 1 rood 18 perches subdivided into 4 paddocks fenced with posts and wires together with improvements thereon consisting of an 8-roomed W.B. House, sleep-out, garage, woodshed, cowshed, chaffhouse, dairy, fowlhouses, windmill, tank, also a W.B. and iron blacksmith's shop.³³

Chisholm's property was sold to Taroo Khan, a hawker (with the balance being purchased by W.A. McClellan).³⁴ Khan's ownership was brief as he sold it to Alfred Charles Sheppard, a motor driver, in 1936.³⁵ He continued to reside there with his wife, Hilda until ownership of the property was transferred into the name of his son, Donald Charles Sheppard, a dairy farmer, in 1974.³⁶

COMPARATIVE³⁷

The dwelling at 243 Bungaree Wallace Road is one of two interwar houses at Bungaree, and the only private residence in the town. The other example is the former St. Michael's Convent, 186 Bungaree Wallace built of brick in 1922 to an interwar Domestic Gothic design. Architecturally is not directly comparable to the dwelling at 243 Bungaree Wallace Road.

Other interwar era dwellings constructed nearby at Wallace include the brick and timber houses built for the Millbrook and District Butter Factory, Millbrook, in c.1930, and the former butter factory manager's house at 40 Old Western Highway, Millbrook, also built in c.1930. The latter is the most comparable to the dwelling at 243 Bungaree Wallace Road, given the broad gabled roof form that traverses the site and the projecting front verandah gable. The western portion of this dwelling is an addition. Overall however, the composition and detailing of the dwelling at 243 Bungaree Wallace Road is not directly comparable.

There is also an interwar Bungalow dwelling at 33 Westcotts Road, which features a principal gabled roof and projecting minor gables linked by a return verandah. The composition is reflective of Federation era design and it has introduced wall cladding and gable infill. The dwelling is not as intact as that at 243 Bungaree Wallace Road, Bungaree, and compositionally, it is not directly comparable.

³² *The Argus*, 5 May 1931, p.10.

³³ William Henry Chisholm, Statement of Assets in Probate Administration files, 1931, VPRS 28/P3 Unit 2242 PROV.

³⁴ Ibid.

³⁵ Certificate of Title, vol. 5787 fol. 385.

³⁶ Ibid., vol. 9062 fol. 780. See also Victorian Births, Deaths and Marriages Indexes, op.cit. & *Ballarat Cemeteries & Crematorium: Indexed transcripts of memorials in the Old & New Cemeteries and burial & cremation registers*, The Genealogical Society of Victoria Inc., Melbourne, 2006.

³⁷ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Morning Star Hotel

Place No. BRE016

ADDRESS: 248 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Condition: Good**Integrity:** Substantially intact**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (hotel building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former Morning Star Hotel, 248 Bungaree Wallace Road, has significance as one of the most intact interwar era hotel buildings in the western region of the Moorabool Shire, and as one of two surviving hotel buildings in Bungaree. Built in 1928 for Robert Burns McClymont, hotelkeeper and butcher, the hotel replaced an earlier timber hotel and butchery that appears to have been constructed by R.B. McClymont's father, Robert, in the late 1880s. The site has enduring associations with a hotel since c.1864. The significant fabric of the existing building includes: the broad, elongated single storey gable roof form that traverses the site, the central front projecting gabled wing flanked by parapeted entrance porches (with Tudor openings and stylised pediments) and the front verandahs formed as extensions of the main roof and supported by brick piers with solid brick balustrades. Other significant fabric includes the side parapeted porches, dichromatic face brick wall construction, terra cotta tile roof cladding, face brick chimneys, wide eaves to the gable ends, roughcast gable infill and early lettering and brackets, large timber framed window in the projecting gabled wing, timber framed double hung windows, panelled timber and glazed doors, and the brick window sills.

How is it significant?

The former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, has historic, aesthetic and social significance at a LOCAL level.

Why is it significant?

The former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, has historical significance for its enduring associations with a hotel business on this site since c.1864, with John Cahill first took up a license to operate a hotel (Criterion A). He was followed by John Callinan between 1866 and 1885. The site has longstanding associations with the McClymont family, with Robert McClymont acquiring the original hotel in 1888. He appears to have built a more commodious timber hotel and butcher's shop by the late 1880s. After this death, the business was operated mainly by his son, Robert Burns McClymont. Following a devastating storm in 1927, the timber hotel was replaced with the existing brick building in 1928. It continued to serve as a hotel until 1969.

The former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, has aesthetic significance as one of the most intact interwar era brick hotel buildings in the western region of the Moorabool Shire (Criteria D & E). The gabled roof forms, parapeted entrance porches, front verandahs supported by piers, dichromatic brick wall construction, terra cotta tile roof cladding and the associated details are those original design qualities that demonstrate the interwar character of the building. It is a local landmark at the eastern end of Bungaree.

The former Morning Star Hotel, 248 Bungaree Wallace Road, has social significance as it continues to be recognised by members of the community for its past used as a place for community events and gatherings throughout much of the 20th century (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to part of the site at 248 Bungaree Wallace Road as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, is situated on the front boundary of a large irregular allotment. There are wide side setbacks and a large, open grassed rear yard visually separated from the immediate yard to the hotel by mature cypress trees on the east side. Towards the rear on the west side are other mature trees. There is an overgrown hedge that screens the side (east) yard from the street. Along the front of the building are overgrown garden beds with shrubs and other plants. At the rear appears to be an outbuilding.

The single storey, face brick, interwar era hotel building is characterised by a broad, elongated gable roof form that traverses the site, with a central gabled wing that projects at the front and is flanked by parapeted entrance porches with Tudor openings and surmounted by stylised pediments. Adjoining the parapeted porches are hipped verandahs formed as extensions of the main gable roof. They are supported by face brick piers and have solid brick balustrades with concrete cappings. On the east and west sides towards the rear are other parapeted porches of similar design and construction as the front porches. At the rear are minor hipped wings with a courtyard between. These roof forms are clad in terra cotta tiles. Five face brick chimneys adorn the roofline. There are wide eaves to the gable ends which also have timber bargeboards and roughcast gable infill with early "MORNING STAR HOTEL" lettering (the "HOTEL" lettering having been painted out). In the front gable infill is the date 1928, the gable end having a series of brackets below which is a large timber framed tripartite window with segmental head to the large fixed central light divided by the framing.

Other early features of the design include the timber framed double hung windows, panelled timber and glazed doors, brick window sills and the dichromatic brick construction (face red brick and clinker brick) used to highlight different parts of the building.

The former Morning Star Hotel, while showing some deterioration in the roughcast gable infill and verandah fascias, appears to be in good condition when viewed from the road. It is substantially intact.



Photo 2: Former Morning Star Hotel, 248 Bungaree Wallace Road, 2009.

HISTORY:

The Early History of the Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time

¹ Information taken from D. Rowe, 'Forest, Farmland & Gold': Thematic History of the Western Region of the Moorabool Shire', prepared for the Moorabool Shire, unless otherwise referenced.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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PLACE NAME: Former Morning Star Hotel

Place No. BRE016

ADDRESS: 248 Bungaree Wallace Road, Bungaree

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when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Morning Star Hotel

On 21 September 1863, S. Brinnand purchased the freehold to 19 acres and 24 roods of land comprising allotment 3 of Section 2A in the Parish of Warrenheip.⁸ The land was situated on the south side of the Melbourne-Ballarad Road, to the east of the junction with Creswick Road. By 1864, a publican's license was granted to John Cahill, who established the Morning Star Hotel on the site.⁹ It soon became a location for social gatherings, including a meeting of the members of the Bungaree Race Club in July 1865.¹⁰

Between 1865 and 1866, the Morning Star Hotel was taken up by John Callinan and his wife, Honorah.¹¹ Born in c.1834 to John and Catherine (nee Brophy) Callinan of Kilfenora, County Clare, Ireland, the Callinan family appears to have been lured by the Ballarat goldfields as John and his parents emigrated there.¹² Before 1865, John Callinan (junior) appears to have been the landlord of the Hibernian Hotel, Melbourne Road, Ballarat.¹³ It was in 1865 when Callinan married Miss Honorah Corbett (born 1841, Ireland, daughter of Patrick and Mary Corbett).¹⁴ They had two children: Mary Ann (born 1866) and John (born 1867).¹⁵

John Callinan's arrival at Bungaree as publican of the Morning Star Hotel was marked by tragedy. His father died in September 1866 at the age of 80 years, his infant son, John, died in 1867, and in 1868, his wife, Honorah, died.¹⁶ With a daughter to support, Callinan prepared a Will in 1875, bequeathing all of his real and personal estate to Daniel Brophy of Ballarat and John O'Donohoe of Warrenheip upon trust for his daughter, Mary Ann.¹⁷

7 *The Star*, 24 January 1863, p.1.

8 Parish of Warrenheip Plan, op.cit.

9 See *The Star*, 7 July 1864, p.2, although an article on 9 February 1864, p.2 indicates that the hotel was in existence by this time.

10 *Ballarat Star*, 29 March 1865, p.2.

11 *The Star*, 26 September 1866, p.2.

12 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

13 *Ballarat Star*, 9 May 1865, p.3.

14 Victorian Births, Deaths and Marriages Indexes, op.cit. & *Ballarat Star*, 17 July 1868, p.2.

15 Victorian Births, Deaths and Marriages Indexes, op.cit.

16 Ibid. & *Ballarat Star*, op.cit.

17 John Callinan, Will dated 12 April 1875, in Probate Administration files, 1885, VPRS 7591/P2 Unit 103 PROV.

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Callinan continued as hotelkeeper of the Morning Star Hotel in the following years. The hotel was shown on the Ballaarat & Ballaarat East Water Supply Geological Survey plan in 1870 (Figure 1), being situated near the road junction and neighbouring the post office to the east, and being diagonally opposite the police station.

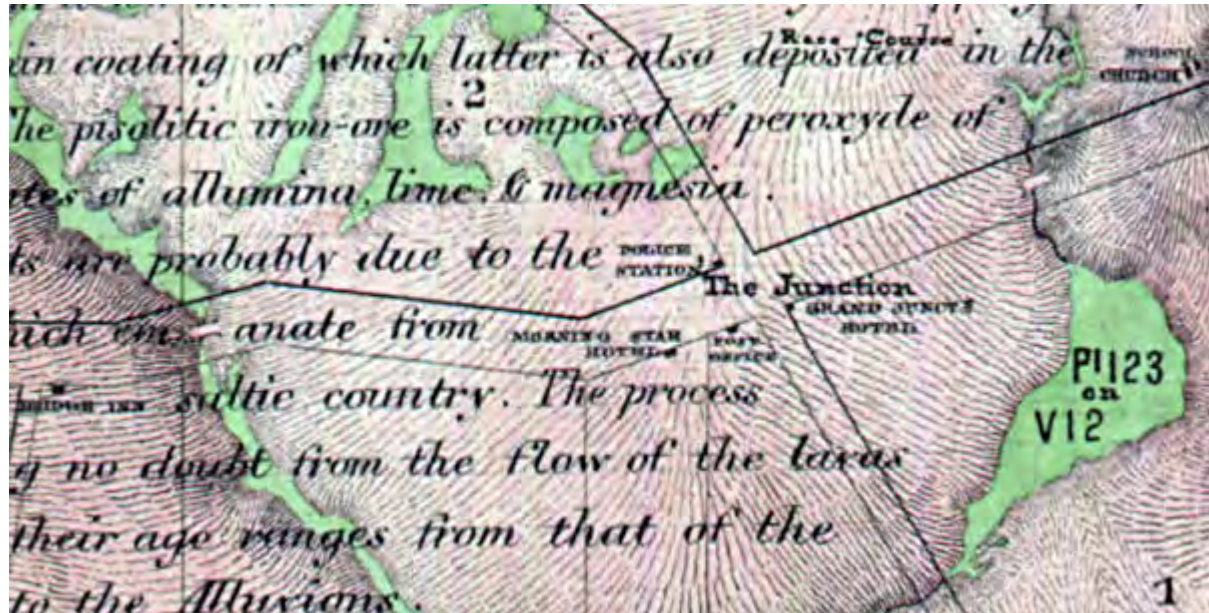


Figure 1: The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, showing Morning Star Hotel (centre) with neighbouring Post Office, Grand Junction Hotel and Police Station. The Bridge Inn is on the far left. Source: Bungaree & District Historical Society.

The Morning Star Hotel was the location of several public activities. One of the more noteworthy meetings occurred in 1880, as outlined in *The Australasian*:

A large and influential meeting, under the auspices of the Bungaree and Warrenheip Farmers' Union, assembled, pursuant to advertisement, at Callinan's Morning Star Hotel, on Wednesday evening, 28th ult., to consider what steps should be taken to counteract the action of the merchants and produce dealers of Ballarat in regard to the purchase of produce, bags in. The large room of the hotel was densely crowded, and several who could not gain admittance thronged the passage and doorways, evincing by their anxious demeanour the deep interest which this question has excited in the district.¹⁸

In March 1880, Callinan's stable, a horse and some oats as part of his farm at the rear of the hotel was destroyed by fire. The *Gordon Advertiser* gave an account of the damage:

The farm of Mr John Callinan, of Bungaree Junction, was the scene of a most disastrous conflagration on Saturday morning last. Whilst an employee of Mr Devereux, blacksmith, named John Ritchie, was proceeding to work, about 6 o'clock on the morning in question, he observed smoke rising through the roof of a two-storey stable and grain house, belonging to Mr. Callinan. Ritchie immediately raised an alarm, and on proceeding to the stable it was found that the whole of the interior was ablaze, and all of the contents, which consisted of 100 bags or more of oats and peas, four sets of harness, two chaffcutters, and a horse valued at £30, were entirely consumed. The total loss is reckoned at about £300, and is not covered by insurance. It was but a short time ago that Mr. Callinan was strongly advised by his brother to have the property insured, but unfortunately the advice was not taken. Mr. Callinan and a carpenter were the only persons who

¹⁸ *The Australasian*, 7 February 1880, p.24.

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visited the building on the previous night, when everything appeared safe, and all the doors were fastened securely. The conflagration is generally believed to be the work of an incendiary.¹⁹

Less than a month after the devastation of the fire, John Callinan died on 6 April 1885 at the age of 51 years.²⁰ His real estate (which included in the Morning Star Hotel) was described as follows:

All that piece of land being Crown allotment three and part of Allotment four Parish of Warrenheip County of Grant containing twenty six acres one rood and thirty seven perches or there abouts on which is erected a six roomed weatherboard House and outhouses. The land is fence in with a post and rail and log fence and is not worthy more than £945.0.0.²¹

Callinan's property was managed by Daniel Brophy and John O'Donoghue as executors of his Estate²² until it was sold in December 1887 to William Bones, agent, for £500 (including 25 acres of land) and he in turn sold it to Robert McClymont, a butcher at £32-10-0 per acre in 1888.²³ It appears that McClymont constructed a new timber hotel in the late 1880s.²⁴ Shown in a photograph in the early 20th century (Figure 2), the hotel featured a prominent parapet (which read "McClymont's Morning Star Hotel"). A post-supported verandah with a gabled portico marking the entrance to the hotel was a feature of the front façade. The verandah was adorned with timber brackets, the portico surmounted by a timber finial. There were two door openings to the hotel, flanked by timber framed windows. At the west end was a shop where McClymont intended to run his butchery.

¹⁹ R. Huggins, Transcript of the *Gordon Advertiser*, 14 March 1885.

²⁰ Victorian Births, Deaths and Marriages Indexes, op.cit.

²¹ John Callinan, Probate Administration files, 1885, VPRS 28/P2 Unit 184 PROV.

²² Ibid.

²³ Huggins, *op.cit.*, 24 December 1887 & Land Application No. 42007, 13 August 1888, Land Information Centre, Laverton.

²⁴ Mrs Margaret Taylor, personal comments, 1990 in Bungaree History Walk online at <http://www.bungareehistorywalk.com/morning-star.html>, indicates that Callinan's hotel burnt down [this might have been the rear stables] and was replaced with a timber building. The substantial increase in the value of the property from £945 in 1885 to £1550 in 1890 suggests that a new hotel had been built by this time. See following details on Robert McClymont for references.



Figure 2: McClymont's Morning Star Hotel, Bungaree, c.1900. Miss Eva McClymont is the young lady on right (in light blouse). Jessie McClymont is standing in the centre. Source: Bungaree & District Historical Society.

Robert McClymont was born in c.1830, possibly Scotland.²⁵ He married Miss Christina McLardy in 1855, presumably in Ballarat.²⁶ They had eleven children, nine being born in Ballarat: George (born 1857), Robert Burns (born 1859), William (born 1861), Jessie Alexandra (born 1863), Albert Christian (born 1865), Mary Ada (born 1867), Eva Christina (born 1869), Ellen (born 1871), Malcolm (born 1874, died 1877), Lily (born 1876 at Bungaree) and Jane (born 1877 at Warrenheip, died at 30 weeks).²⁷ Until the early 1870s, Robert McClymont operated a butcher's shop in Ballarat. Between 1858 and 1864, his premises were on the Main Road at Ballarat East.²⁸ From the early 1870s, McClymont had premises opposite the present Morning Star Hotel.²⁹

McClymont's ownership of the Morning Star Hotel and butcher's shop from 1885 was to be short-lived. He died on 21 January 1890 at the age of 60, supposedly of heart disease.³⁰ He was known as 'a very old resident of the Ballarat district.'³¹ McClymont's statement of assets gave a description of the Morning Star Hotel and associated land:

All that piece of land at Bungaree Junction in the Shire of Bungaree containing an area of 26 acres 2 roods and 7 perches or thereabouts being allotment 2 and part of allotment 4 of section 2 parish of Warrenheip at present in the occupation of the children of the deceased on the land is erected

25 Victorian Births, Deaths and Marriages Indexes, op.cit.

26 Ibid.

27 Ibid.

28 'Robert McClymont', Federation University, Australia, online at https://bih.federation.edu.au/index.php/Robert_McClymont

29 Miss Elma Baird (died 1978), personal comments in Bungaree History Walk, op.cit.

30 Victorian Births, Deaths and Marriages Indexes, op.cit. & Huggins, op.cit., 15 February 1890.

31 Ibid.

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an Hotel known as the Morning Star Hotel and Butchers shop and outbuildings. The property is rate by the Shire of Bungaree of the annual value of £80 per year.³²

The hotel and land was valued at £1500.³³

Ownership of the hotel property passed to Mrs Christina McClymont and she continued ownership until her death in 1895.³⁴ A year later, the late Mrs McClymont's son, Robert Burns McClymont (who had followed his father into the butchering trade) and daughter, Miss Eva Christina McClymont, inherited the property.³⁵ In 1899, Miss McClymont sold her share of the property to R.B. McClymont, following Miss McClymont's marriage.³⁶ R.B. McClymont married Miss Jessie McClellan in 1901 at St. John's Church, Soldiers' Hill, Ballarat East.³⁷ They had four children: Robert John (born 1902), Jessie May (born 1904), Dorothy Jean (born 1905) and Christina Frances (born 1914).³⁸ From the 1890s at least, R.B. McClymont leased 72 acres, 2 roods and 9 perches of fence farmland from John Whelan, a farmer of Warrenheip.³⁹ After Whelan's death in 1899, McClymont continued to lease the farmland until 1925,⁴⁰ in addition to running the Morning Star Hotel and butcher's shop.⁴¹

In 1922, 'a cyclone storm' 'passed over Bungaree' and eight windows at the hotel were smashed.⁴² Five years later in 1927, the damage was considerably more substantial when a tornado passed through the Bungaree district (Figure 3). *The Advertiser* (Hurstbridge) claimed that the hotel 'was partially wrecked',⁴³ but the damage was so severe that the building had to be demolished.

32 Robert McClymont, Probate Administration files, 1890, VPRS 28/P2 Unit 281 PROV.

33 Ibid.

34 Land Application No. 42007, 23 October 1895, op.cit.

35 Ibid, 12 June 1896.

36 Ibid., 21 September 1899.

37 Huggins, op.cit., 29 November 1901 & Victorian Births, Deaths and Marriages Indexes, op.cit.

38 Ibid.

39 John Whelan Probate Administration files, 1899, VPRS 28/P2 Unit 517 PROV.

40 Bungaree Shire Rate Book (East Riding), 1925, VPRS 16688/P1 Unit 8 PROV (Ballarat), states that the farmland was owned by the 'Estate of Whelan'. McClymont's name was crossed out as occupier and replaced with Stanley Forbes.

41 See for example, *Wise's Directory*, 1904, which listed Robert McClymont as 'butcher and Morning Star Hotel', Bungaree. R.B. McClymont became sole proprietor in 1917. See Certificate of Title, vol. 4020 fol. 988.

42 *The Argus*, 16 December 1922, p.16.

43 *The Advertiser* (Hurstbridge), 24 June 1927, p.2.



Figure 3: Substantially damaged Morning Star Hotel caused by the cyclone, 1927.

Source: Bungaree History Walk online at <http://www.bungareehistorywalk.com/morning-star.html>

A new, substantial, brick hotel was constructed by 1928 (Figure 4).⁴⁴ Streamlined in appearance, it had a long gabled roof form with a central projecting gabled wing, flanking parapeted porches and long front verandahs supported by brick piers. The completed building became a local landmark.



Figure 4: Recently constructed Morning Star Hotel, 1928. Source: Bungaree & District Historical Society.

⁴⁴ The date of construction is shown in the front gable of the building.

It appears to R.B. McClymont continued to operate the hotel until 1931, when rate charges were to be made to 'William McLellan [sic.]' as per letter from Mr. McClymont'.⁴⁵ He seems to have been a relative through marriage. Robert Burns McClymont had relocated to Ballarat in 1930 where he died on 17 September 1931.⁴⁶ The Morning Star Hotel passed to R.B. McClymont's son, Robert John McClymont, a grazier of Webster Street, Ballarat.⁴⁷ He leased the property in the ensuing years. In 1940, Mary Ann Kenna appears to have been the publican.⁴⁸ Between 1941 and 1957, S.T. Forbes listed as the publican.⁴⁹ A resident of the hotel, Joan Margaret Forbes, became a local midwife in 1951.⁵⁰

Between 1962 and 1965, the hotel was operated by T.J. Halliday.⁵¹ The property had been sold to Bungaree Hotels Pty Ltd in 1964.⁵² In 1969, the hotelkeeper's licence was terminated by the Victorian Liquor Control Commission and the owners compensated \$9750.⁵³ In 1970, the land was subdivided and the former Morning Star Hotel was sold to the Catholic Church and converted into a Young Christian Workers' (Y.C.W.) training centre.⁵⁴

COMPARATIVE

Other Hotels in Bungaree

Several hotels were established at Bungaree Junction in the early years, the first being the Grand Junction Hotel in c.1863 on the south-east corner of the junction of Melbourne and Creswick Roads.⁵⁵ It closed in 1885 when Robert McClymont commenced business at the Morning Star Hotel. In 1865, there were five applications for publican's licenses at Bungaree by Isaac Ross of Melbourne Road (who had The Harrow Hotel), James McGrath (who had McGrath's Hotel), Simon Bentley (who had Bentley's Hotel), James Peet (who had the Bush Inn), and Seth Persse (who had the Junction Hotel).⁵⁶ Further north from Bungaree Junction at the intersection of Creswick and Blackswamp Roads was the Race Course Hotel (built in 1865⁵⁷ – the now site of a dam) and the Emerald Isle Hotel (built by 1870).⁵⁸ The Bridge Inn on the Melbourne Road on high ground near the west bank of the Gong Gong Creek had also

45 Bungaree Shire Rate Book, 1930, op.cit.

46 R.B. McClymont, Probate Administration files, VPRS 28/P3 Unit 2264 PROV & Victorian Births, Deaths and Marriages Indexes, op.cit.

47 Certificate of Title, op.cit.

48 Ibid., vol. 15687 fol. 595, 27 May 1940. This is the Title for 40 Old Western Highway, Wallace, which listed Mary Ann Kenna 'of Morning Star Hotel Bungaree.'

49 *Sands and McDougall Directory, 1941 & 1957 & Bungaree and District Historical Society Newsletter*, no. 51, July 2005.

50 *Victoria Government Gazette*, no. 1078, 22 December 1952, p.7238.

51 *Sands and McDougall Directories 1962-1964*.

52 Certificate of Title, op.cit.

53 Liquor Control Commission Report & Statement of Accounts, Appendix G, 20 June 1970, Parliament of Victoria online, April 2015.

54 Certificate of Title, vol. 8831, fol. 586 & 'Church buys a hotel', newspaper article (newspaper unknown), n.d., Bungaree & District Historical Society.

55 The hotel was in existence in 1863. See *The Star*, 24 January 1863, p.1.

56 *Ballarat Star*, 7 January 1865, p.3. The connection of Persse to the Junction Hotel is given in the *Bendigo Advertiser*, 21 July 1882, p.2, when part of the property was destroyed by fire.

57 Neil Carey was granted a publican's license 'for the Racecourse hotel, Bungaree in January 1866. See *The Ballarat Star*, 5 January 1866, p.4. He had advertised his intention of seeking a licence on 15 December 1865, p.4 in the *Ballarat Star*, where he described his property as follows: 'The house is built of wood, and is my own property, to be known by the sign of the Racecourse Hotel.'

58 The hotel is shown on the opposite side of the road junction to the Racecourse Hotel in the Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society. Daniel Clohesy sought a publican's license in 1870 – see *The Star*, 11 January 1870, p.,3.

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been established by 1870.⁵⁹ A new front brick wing was built in c.1930, and is the only operating hotel in Bungaree today.

Other Brick Interwar Hotels in the western region of the Moorabool Shire

It appears that hotel licensing regulations forced several hotel establishments to be either upgraded or replaced. Today, the former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, is one of five single storey brick hotels built in the western region of the Moorabool Shire during the interwar (1920s-1940s) era.⁶⁰ The other hotels are: the Bridge Hotel, 190 Bungaree Wallace Road, Bungaree; Gordon Hotel, 92 Main Street, Gordon; Mineral Springs Hotel, Ballan Daylesford Road, Korweinguboorra; and the Lal Lal Falls Hotel, Lal Lal. These single storey buildings have gabled and/or hipped roof forms clad in tiles, face red brick construction and modest porches, following a similar design and appearance as the former Morning Star Hotel. They all appear to be predominantly intact.

Overall, the former Morning Star Hotel is one of the most substantial surviving former interwar era brick hotel buildings in the western region of the Moorabool Shire, and one of two surviving hotel buildings in Bungaree

⁵⁹ Ballarat & Ballarat East Water Supply Geological Survey, op.cit.

⁶⁰ Western Moorabool Shire Heritage Study Stage 2A database.

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PLACE NAME: Former Police Residence & Lock Up

ADDRESS: 255 Bungaree Wallace Road, Bungaree

Place No. BRE018

Assessment Date: Feb 2016

Historic Themes:

Theme 7.2: Law and Order

Condition: Good (Lock Up & Dwelling)

Integrity: High (Lock Up)

Moderate-High (Dwelling)

Photograph Date: 2009 & 2010



2010. Source: Dennis Speilvogel.



2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register: No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Potential State Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **Yes**

Recommended for inclusion in the Victorian Heritage Inventory: **No**

Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply? **No**

Internal Alteration Controls Should Apply? **No**

Tree Controls Should Apply? **No**

Fences &/or Outbuildings of Note? **Lock Up**

Prohibited Uses May be Permitted? **No**

Incorporated Document **Yes**

Other Recommendations

It is recommended that the construction materials of the structure of the lock up are confirmed with a site visit (subject to the permission of the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former lock up, 255 Bungaree Wallace Road, has significance for its associations with policing and law and order at Bungaree from the earliest years of the settlement from c.1866. The building is a very rare known surviving example of a gabled single cell lock up of corrugated galvanized steel wall cladding¹ (the only other known extant example being at Dunnstown). The lock up served as a place of confinement association with the police station on this site (now removed) until c.1930. The significant fabric includes: steeply-pitched, gabled roof form clad in corrugated galvanised steel, vertically-oriented galvanised corrugated steel wall cladding, galvanised corrugated steel door with heavy lock, iron ventilation plate above the doorway, timber framed hood with galvanised corrugated steel roof on the west side; and the modest scale.

The former police residence, 255 Bungaree Wallace Road, has significance as one of three known surviving police dwellings in the western region of the Moorabool Shire, having possibly been built in c.1866 and upgraded in c.1930. The significant fabric includes: the hipped roof forms, single storey height, projecting post-supported verandah, corrugated sheet metal roof cladding, modest eaves, stuccoed chimneys, timber framed double hung windows, timber architraves, timber window sills, broad verandah eaves with exposed timber rafters, timber verandah brackets, pressed red brick verandah base, and the panelled and glazed timber front door.

How is it significant?

The former lock up, 255 Bungaree Wallace Road, Bungaree, has potential historical and scientific significance at a STATE level.

The former police residence, 255 Bungaree Wallace Road, Bungaree, has historical and architectural significance at a LOCAL level.

Why is it significant?

The former lock up, 255 Bungaree Wallace Road, is historically significant as a tangible and very rare legacy of confinement and policing at Bungaree from c.1866, when a police station was first established at this saw milling and agricultural settlement (Criterion A). The lock up served its original purpose on this site until the police relocated to another site on the opposite side of the Bungaree Wallace Road in c.1930. The former police station also has associations with policing at Bungaree, as the station and residence of the local police from c.1866 until c.1930 (Criterion A).

The former lock up, 255 Bungaree Wallace Road, is scientifically significant as a very rare surviving example of its type in Victoria (Criterion F). Constructed as a portable building, the gable form and

¹ According to Frances O'Neill, Manager, Registrations, Heritage Victoria, 2010, in conversation with David Rowe the corrugated iron construction of the lock up at Bungaree is rare.

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particularly the corrugated sheet metal roof and wall cladding, and door, the iron ventilation plate above the door and the hood on one side, reflect a standard Public Works Department design type. The lock up at Bungaree is only one of two of this cladding known to survive, the other being at Dunnstown (former Warrenheip lock up).

The former police residence, 255 Bungaree Wallace Road, is aesthetically significant as one of only three surviving police residences from the 19th century in the western region of the Moorabool Shire (Criterion D). In particular, it has aesthetic significance as a representative but altered example of a Victorian dwelling, as defined by the symmetrical composition, single storey scale, hipped roof forms and front door and window openings. The interwar era upgrades of c.1930 also contribute to its significance and include the front post-supported verandah, front door, timber framed double hung windows and stuccoed chimneys. The dwelling is one of a number of similar timber houses in the Bungaree area that have experienced alterations in the early 20th century.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 255 Bungaree Wallace Road, as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

DESCRIPTION:

The property at 255 Bungaree Wallace, Road, Bungaree, consists of a corner site with a dwelling near the front boundary and rear outbuilding including a building on the western boundary, an early lock up, and an introduced garage near the northern boundary. There is a gravelled driveway from the Bungaree-Creswick Road boundary to the garage. There is also a driveway at the front, on the east side of the dwelling. On the west side is a large open grassed setback with a row of exotic trees on the boundary. At the front of the dwelling is a narrow open grassed area, the front boundary having an early (interwar) hollow tubular steel post and rail, and chain mesh fence to a height of approximately 1 metre. There are early metal vehicular and pedestrian gates.

At the rear of the dwelling is the early (mid 19th century) lock up structure. It has a steeply-pitched, gabled roof form clad in corrugated galvanised steel, and vertically-oriented galvanised corrugated

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steel wall cladding fixed to an iron frame. There is a galvanised corrugated steel door with heavy lock, and an iron ventilation plate above the doorway. The wall cladding and door are overpainted. On one side is timber framed hood with galvanised corrugated steel roof that appears to provide weather protection to another narrow opening in the upper wall.

The front of the site is dominated by an altered Victorian styled, single storey, timber weatherboard dwelling. It has a hipped roof form at the front with a projecting post-supported verandah, and rear double hung windows clad in corrugated sheet metal. There is a skillion wing at the rear. The roofs have modest eaves. The symmetry of the design is defined by the central timber framed doorway and the flanking timber framed double hung windows. These details are representative of typical Victorian design.

There are a number of features of the dwelling that suggest that it was upgraded during the interwar era. The rudimentary design and stuccoed finish to the brick chimneys, post-supported hipped roofed verandah with broad eaves and exposed timber rafters, timber verandah brackets, pressed red brick verandah base with concrete floor, timber window and door architraves, timber window sills, and the panelled and glazed timber front door are those typical interwar details.

HISTORY:

Early History of Bungaree²

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.³ Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).⁴ He had been successful in obtaining a rural store licence.⁵ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁶ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁷ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of

² Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

³ *Victoria Government Gazette*, no. 135, 23 August 1859.

⁴ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁵ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁶ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁷ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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achieving this.⁸ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Former Police Site

The site at 255 Bungaree Wallace Road, Bungaree, originally formed part of allotment 2B of Section 2A in the Parish of Warrenheip (amounting to 46 acres, 1 rood and 14 perches) that was first purchased by Edward Agar Wynne of Ballarat in April 1859.⁹ The south-east portion of the site became the location of Bungaree's first police station that seems to have opened in late 1866.¹⁰ It appears that a six roomed weatherboard house and a four stalled weatherboard stable had been built by P. Keeble and a Mr. Shroeder,¹¹ and leased to the Police Department.¹² A portable lock up had been relocated from the former Bullarook Police Station that was established in 1861 and closed in 1866.¹³ The location of the police station was shown the Ballarat and Ballarat East Water Supply Geological Survey Plan of 1870 (Figure 1). The property was to remain the site of the police station and lock for the next 60 years.

⁸ *The Star*, 24 January 1863, p.1.

⁹ Land Application 12481, Land Information Centre, Laverton.

¹⁰ *Victoria Police Gazette*, 22 November 1866, p.434, listed a name change from Bullarook Police Station to Bungaree Police Station. However, H. Trigg, 'Bungaree Police Station', in *Bungaree and District Historical Society Newsletter*, no. 36, July 2000, indicates that 'records state that a police station opened here in December 1869 in the Ballarat District.'

¹¹ 'Recollections from Elma Baird' in *Bungaree and District Historical Society Newsletter*, no. 2, November 1990.

¹² No documentation has been found indicating that the property was leased to the Victoria Police in c.1869 but it is known that this site was the location of the police station (see Figure 1) and that it was leased to Victoria Police before 1890, when the property was described with the buildings outlined. See John Devereux, Probate Administration files, 1890, VPRS 28/P2 Unit 291 PROV.

¹³ 'Bullarook Police Station', 'Bullarook Lock Up', 'Bungaree Police Station' and 'Bungaree Lock Up' in 'Police Buildings Inventory (Historic Places – DSE)' database, kindly provided by Janette Hodgson, Department of Environment, Land, Water and Planning, Melbourne, 2015.

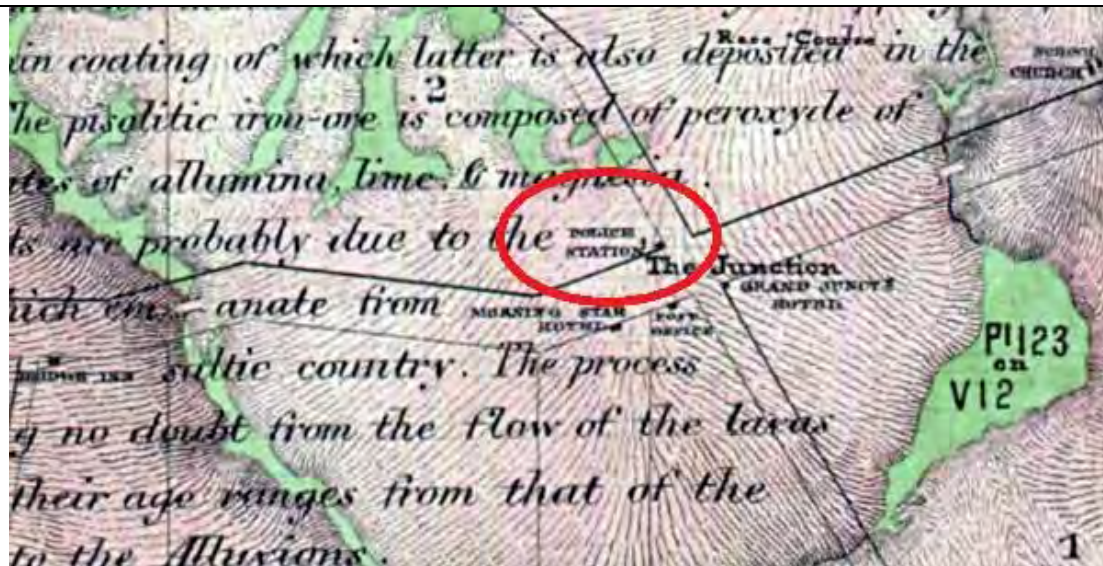


Figure 1: The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, showing the location of the Police Station (circled). Source: Bungaree & District Historical Society

In 1871, Wynne sold his property to Patrick Boyan.¹⁴ He leased another part of the property to the Crown Law Department where a 'large weatherboard building' of three rooms appears to have been built by 1874 as it was at this time when the Victoria Government Gazette announced the appointment of Bungaree (Junction) as 'a place at which Petty Sessions shall be holden.'¹⁵ The Court House was in operation by August, 1874 as the District Inspector for the Education Department reported that 'a police Court (Petty Sessions) is held once a week' and that there are 'police barracks'.¹⁶

Boyan sold his property including the police barracks and court house sites to John Devereux, a blacksmith, in 1875.¹⁷ Devereux established a timber blacksmith's shop (Figure 2) on the southern frontage at the western end of his property, next to his dwelling.



Figure 2: Devereux's blacksmith's shop, Bungaree, n.d. Source: Bungaree & District Historical Society.

Devereux retained ownership until his death in 1890 when the property was described as including a six roomed weatherboard police station and weatherboard police stable (rented), large general store and

¹⁴ Land Application 12481, op.cit.

¹⁵ *Victoria Government Gazette*, 3 July 1874, p.1240.

¹⁶ 'Beginnings of the Bluestone School' in *Bungaree and District Historical Society Newsletter*, no. 1, n.d.

¹⁷ Land Application 12481, op.cit.

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dwelling house of seven rooms (with a two stall stable and cart house at the rear) (rented), timber Court House building (rented), six roomed dwelling house with a detached kitchen (that had been occupied by the deceased) and a large weatherboard blacksmith's shop.¹⁸

Devereux's land was subsequently subdivided, and with a number of allotments was sold to Alfred Rice, a storekeeper of Bungaree, in 1914.¹⁹ Rice operated a grocery, drapery and ironmongery store opposite the police station.²⁰ After Rice's death in 1921, the property at 255 Bungaree Wallace Road was purchased by William Alexander McClellan in 1924.²¹ The old timber dwelling continued to be leased to the Police Department as a police station.²² Constable John Pattison was the occupier of the station in 1927 when the dwelling escaped serious damage from a tornado that passed through Bungaree, although the 'garage and fencing suffered severely.'²³

It appears that the police station/residence and the lock up continued to serve their original purpose until c.1930. Since c.1869, the site at 255 Bungaree Wallace Road had been associated with many Police Constables, relievers and 'extras'.²⁴ From 1873, there were two constables stationed at Bungaree but by 1882 it was served by one officer.²⁵ During the busy potato digging season between April and October each year when the population would swell with the arrival of potato diggers, mounted police were called in to enforce law and order.²⁶ This was required as 'many of these pickers would spend much of their wages on liquor, and fights would often break out as the local court records reveal.'²⁷

In c.1930, the police relocated to a timber dwelling next to Chalmer's Post Office and General Store. The original police lock up was retained on the original site (at 255 Bungaree Wallace Road). It appears to have been at this time when the old timber police residence was upgraded.²⁸ The works included new chimneys (or stuccoing the original chimneys) and a new post-supported front verandah on a brick base. The property remained owned by William McClellan until his death in 1955. At this time, it was valued at £750 and it was described as:

W.B. dwelling with bathroom, 2 stall stable, old building formerly Police lockup and office and gal. iron wood shed. It is occupied by a tenant who supplied the deceased with his meals in lieu of rent.²⁹

18 Devereux, op.cit.

19 Certificate of Title, vol. 1131, fol. 048 and vol. 3785, fol. 840.

20 *Ballarat Courier* (Christmas Supplement), 13 December 1911 in *Bungaree and District Historical Society Newsletter*, no. 3, April 1991.

21 Certificate of Title, op.cit.

22 See Bungaree Shire Rate Book (East Riding), 1925, entry 232, VPRS 16688/P1 Unit 2, PROV (Ballarat), which listed David John Pattison, police constable, as the occupant, with the owner as William McClellan.

23 *The Argus*, 20 June 1927, p.15.

24 Trigg, op.cit.

25 *Ibid.*

26 *Ibid.*

27 *Ibid.*

28 The old dwelling was described in 1890 as a six roomed weatherboard house, the property valued at £500. There was no change to the size or value of the property in 1921. This suggests that the old dwelling was upgraded during the ownership of W.A. McClellan, with physical evidence suggesting that the changes occurred in c.1930. See Devereux, op.cit. & Alfred Rice, Probate Administration files, 1921, VPRS 28/P3 Unit 1167 PROV.

29 W.A. McClellan, Probate Administration files, 1955, VPRS 28/P4 Unit 1061 PROV.

Second Police Site at Bungaree

From c.1930, the police station was located in the commodious eight-roomed gabled timber dwelling adjacent to Chalmer's Post Office and Store on the south side of the Bungaree Wallace Road (Figure 3).³⁰ At this time, the dwelling was described as requiring 'renovations' and there was a 'lockup – one cell' in 'fair repair'.³¹ This portable timber lock up was shown in a photograph at the rear of the police station in 1957 (Figure 4).



Figure 3: Chalmer's Post Office and Store (left) and the building that was to become Bungaree's second police station (right), n.d. Source: Bungaree History Walk online at <http://www.bungareehistorywalk.com/the-bungaree-police-station.html>



Figure 4: Rear yard of Bungaree's second police station showing portable timber lock up (right), 1957. Source: Bungaree and District Historical Society Newsletter, no. 36, July 2000.

30 Trigg, *op.cit.*

31 *Ibid*, citing Victoria Police Gazette, 1930.

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The police station at Bungaree (Figure 5) continued to operate until a semi-trailer truck crashed into it on 27 March 1976 (having collided with a car), causing substantial damage (Figure 6).³² The building was subsequently demolished. The last Police Officer stationed at Bungaree was Dermott Charles Bevern.³³ From 1976, Bungaree district was policed by officers stationed at Gordon.³⁴ The portable timber lock up located in the rear yard appears to have been relocated or demolished.

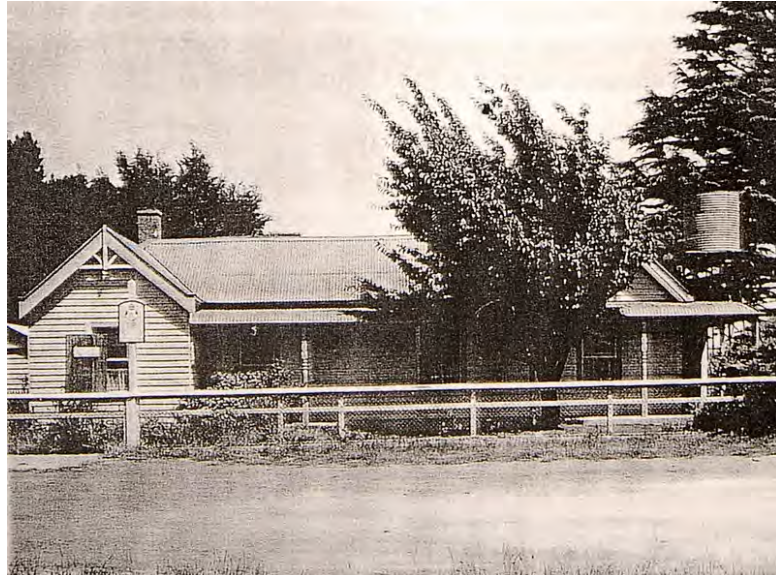


Figure 5: Bungaree Police Station, 1957. Source: Bungaree and District Historical Society Newsletter, no. 36, July 2000.



Figure 6: Substantially damaged Bungaree Police Station, 1976.
Source: Bungaree and District Historical Society Newsletter, no. 36, July 2000

32 *Ibid.*

33 *Ibid.*

34 *Ibid.*

COMPARATIVE

Comparable Police Lock Ups

A key building that formed part of the function of the police station was the lock up. They were often designed to accommodate only one prisoner at a time, 'being influenced by contemporary thinking on criminal reform: that solitary confinement would aid reform.'³⁵

The portable lock up buildings of the 19th and very early 20th centuries have been identified by Helen Doyle in *Dispensing Justice: Historic Survey of the Theme of Justice in Victoria* as being significant as a type. She states that 'while in several cases surviving lock ups have been relocated from their original site, the typical position of the lock up at the police reserve reflects the important association of the lock up in early policing in Victoria. This has been reinforced by Frances O'Neill in a 'Survey of Police Buildings':

The essential adjunct to every police station was a lock up to confine those arrested by the police until they could be transferred to the nearest gaol. ... The building materials for lock ups varied according to local availability. Stone lock ups were built in such locations as Camperdown, Balmoral Cavendish and Dunkeld, using Western District volcanic bluestone.³⁶

The surviving single cell lock up at 255 Bungaree Wallace Road is identical in gabled design, construction (corrugated sheet metal wall cladding) and detailing to the former Warrenheip lock up, now located at Dunnstown.³⁷ This former lock up would therefore appear to date from c.1862 when a police station was established at Warrenheip.³⁸ Both lock ups at Bungaree and Dunnstown therefore reflect a standard Public Works Department design.



Figure 7: Former Warrenheip Lock Up, Dunnstown. Source: Dianne Cahir, Dunnstown, 2010.

³⁵ H. Doyle, *Dispensing Justice: History Survey of the Theme of Justice in Victoria – A Cultural Network Study*, Department of Sustainability & Environmental, May 2000.

³⁶ Ibid.

³⁷ Details and photograph kindly provided by Dianne Cahir, Dunnstown, 2010.

³⁸ 'Warrenheip Police Station' in "Police Buildings Inventory (Historic Places – DSE)" database, op.cit.

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The only other known surviving iron lock up is located at Anakie, have been removed from Lethbridge.³⁹ This structure has a barrel-vaulted roof and therefore is another variation on the standardised design type.

In the western region of the Moorabool Shire, there is a portable timber lock up and a single celled bluestone lock up at the former police reserve at 172 and 174-176 Inglis Street, Ballan.⁴⁰ These lock up buildings are not directly comparable to the type at Bungaree.

Comparable Dwellings⁴¹

Architecturally, the hipped roof form and projecting front post-supported verandah of the former police residence at 255 Bungaree Wallace Road is comparable with the designs of the following local dwellings:

- 'Hawthorn Farm', 145 Bungaree Wallace Road, built in timber, the dwelling was relocated to the current site in c.1893. It has an encircling post-supported verandah.
- Dwelling, 231 Bungaree Wallace Road, built in timber, it has a more elaborate verandah with cast iron valance and brackets, suggesting that it was built in earlier years than the former police residence.
- Dwelling, 535 Bungaree Wallace Road, built in timber in c.1914, the dwelling is similar in construction and design to the former police residence, although it has a decorative post-supported, hipped bullnosed verandah with cast iron valances and brackets.
- Dwelling, 537 Bungaree Wallace Road, built in timber, this Victorian dwelling was relocated to its existing site in 1948. The scale, hipped form, and construction are similar to the former police residence.
- Dwelling, 14 Lesters Road, built in timber, the form, composition and construction are similar to the former police residence.
- Dwelling, 20 Lesters Road, built in timber, the building has a decorative cast iron verandah. The form and scale are similar to the former police residence.
- Dwelling, 100 Murphys Road, built in timber in the late 19th century, the form and design are similar to the former police residence, although the detailing indicates that it is of earlier construction.
- 'Clare Place', 64 Torpys Road, built in timber in 1908, it is a more elaborate example of the type than the former police residence.

Other Police Residences in the western region of the Moorabool Shire⁴²

The existing police residence at 255 Bungaree Wallace Road, Bungaree is one of only three known surviving dwellings that previously functioned as police stations and residences in the western region of the Moorabool Shire. The other examples are:

- Former police quarters and court house, 14 Clarendon Street, Blackwood. The quarters are a very rare surviving example of a prefabricated timber police residence first constructed in the early 1850s and relocated to its present goldfields site in 1859.

³⁹ Photographs of the former lock up at Anakie are held by David Rowe. Discussions with Janette Hodgson, Department of Environment, Land, Water and Planning suggest that this lock up had previously been located at Lethbridge.

⁴⁰ See heritage citation for further details.

⁴¹ See heritage citations for further information.

⁴² Ibid.

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- Former police residence, 172-174 Inglis Street, Ballan. Constructed of brick, the original central portion of the dwelling was built in 1861, the front gabled wing being an addition constructed in 1880.

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Historic Themes:

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (church building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – Parish Hall**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

St. John's Anglican Church and Hall, 309 Bungaree Wallace Road, have significance as the earliest surviving buildings and church-related structures at Bungaree, as one of three surviving Anglican churches built in the 1860s in the western region of the Moorabool Shire, and one of three surviving Victorian Early English Gothic styled churches in the western region of the Moorabool Shire.

The first building constructed on the site was the Parish Hall as a school room and temporary church in 1866-67. A major addition was carried out in 1920 when the former Bungaree Shire Hall at Leigh Creek was relocated and added at the northern end of the Parish Hall. While the Hall has experienced a number of alterations and additions, the Shire Hall addition also contributes to its significance. The significant fabric of the Parish Hall includes: steeply pitched, gabled roof form and minor gabled porch at the front, rear gabled roof forms (additions), corrugated sheet metal roof cladding, vertically boarded timber doors, modest eaves, decorative timber bargeboards in the main and porch gable ends and the rear brick chimney.

The bluestone church building was constructed in 1869 to a design by the prolific Ballarat architect, Henry Caselli. The church was initially built as a four-bayed nave by Messrs. Button, Phippard and Trimby, with a decorative stained glass window being the work of Joseph Cowx, apprentice of Thomas Whitelaw. Another bay to the nave and the chancel were added in 1912 (possibly to a design by Barlow, Molloy and Chandler, architects of Ballarat) and the vestry was built in 1931 to a design by P.S. Richards of Coburn and Richards, architects, Ballarat. The significant fabric includes: steeply pitched gabled nave roof form clad in slate, steeply pitched gabled chancel roof form clad in corrugated sheet metal, bluestone wall construction, five-bayed nave composition defined by the bluestone buttresses and pointed arched window opening with tracery windows (including the diamond leadlight), central pointed arched door opening in the front (south) gable end with vertically boarded timber doors, three narrow pointed arched window openings with tracery windows and diamond leadlight in the front gable end, timber bargeboards in the gable ends, three narrow pointed arched chancel windows (north elevation), including the central stained glass and leadlight window possibly being the original decorative window installed in 1869 in the north wall of the nave before the construction of the chancel in 1912.

The memorial garden to the late Miss Elma Baird in the church grounds also contributes to the significance of the place.

How is it significant?

St. John's Anglican Church and Hall, 309 Bungaree Wallace Road, Bungaree, are historically and socially significant at a LOCAL level.

St. John's Anglican Church, 309 Bungaree Wallace Road, Bungaree, is aesthetically significant at a LOCAL level.

Why is it significant?

St. John's Anglican Church and Hall, 309 Bungaree Wallace Road, are historically significant for their associations with the beginnings of the Church of England at Warrenheip (Bungaree) Junction from the 1860s, and with the life of the Anglican Church and development of education at Bungaree from this time (Criterion A). St. John's Church was founded by a sub-committee consisting of Messrs. Clark, Bacchus and Perse following a public meeting at the Junction Hotel, Bungaree, in 1865. A school room (which served as Common School No. 944 from 1869 as well as a temporary church) was built on the site purchased for Church of England purposes in 1866-67 (Criterion A). The former Bungaree Shire Hall was added to the building in 1920. The historical significance is embodied in the early surviving fabric of 1866-67 and 1920. The bluestone church was built by Messrs. Button, Phippard and Trimby as a four-bayed nave in 1869 to a design by the prolific Ballarat architect, Henry Caselli (Criterion H). A feature of the original building, decorative stained glass window, was the work of Joseph Cowx, apprentice of Thomas Whitelaw, Ballarat. Another bay to the nave and a chancel were added in 1912 (Criterion A), possibly to a design by Barlow, Molloy and Chandler, architects of Ballarat. Further improvements occurred in 1931 with the construction of the vestry on the east side of the chancel to a design by P.S. Richards of Coburn and Richards, architects of Ballarat. Associated with the life and witness of St. John's Church are several parishioners and clergy. Of particular importance was the contribution by William Henry Bacchus, grazier of 'Peerewur' (Criterion H). He was an inaugural Church trustee, committee member of the Common School No. 944 (the early school room on the church site) and honorary secretary of the church, serving in this capacity until his death in 1887 (Criterion H). Faith education at St. John's Church for many of the earliest years was led by the Rev. Christopher Gibson Allanby, incumbent for 48 years from 1866 until his retirement in 1914 (Criterion H).

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St. John's Anglican Church, 309 Bungaree Wallace Road, is aesthetically significant as a local historical landmark at Bungaree, being a moderately intact example of the three surviving Victorian Early English Gothic styled churches in the western region of the Moorabool Shire (Criteria D). The Early English Gothic design qualities that contribute to the aesthetic significance of the building include both the original fabric of the main steeply pitched gabled nave and the early additional bay to the nave and the chancel addition. Rudimentary in design and construction (reflective of the Early English Gothic style), the stained glass window in the north wall of the chancel is an original decorative feature and exhibits important design qualities.

St. John's Anglican Church and Hall, 309 Bungaree Wallace Road, Bungaree, are socially significant as they are recognised and valued by the members of the Bungaree community as a physical legacy of Anglican faith and faith education that has endured since 1867 (Criteria G). Windows, liturgical fittings and furniture introduced in the second half of the 20th century also have commemorative associations with Katherine Marion Shearer, Jeannie Trigg, Baird family, John and Sarah Trigg, Glenice Shearer, Alan Trigg, May and Norman Trigg, and Bob and Nancy Keddie, and a garden in the church grounds is a memorial to the late Miss Elma Baird.

SIGNIFICANCE OF COMPONENTS

Local Significance

St. John's Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

Contributory Significance

The following fabric is considered to make a significant contribution to the historical, aesthetic and/or social values of the church site:

- St. John's Parish Hall.
- Memorial garden to the late Miss Elma Baird.

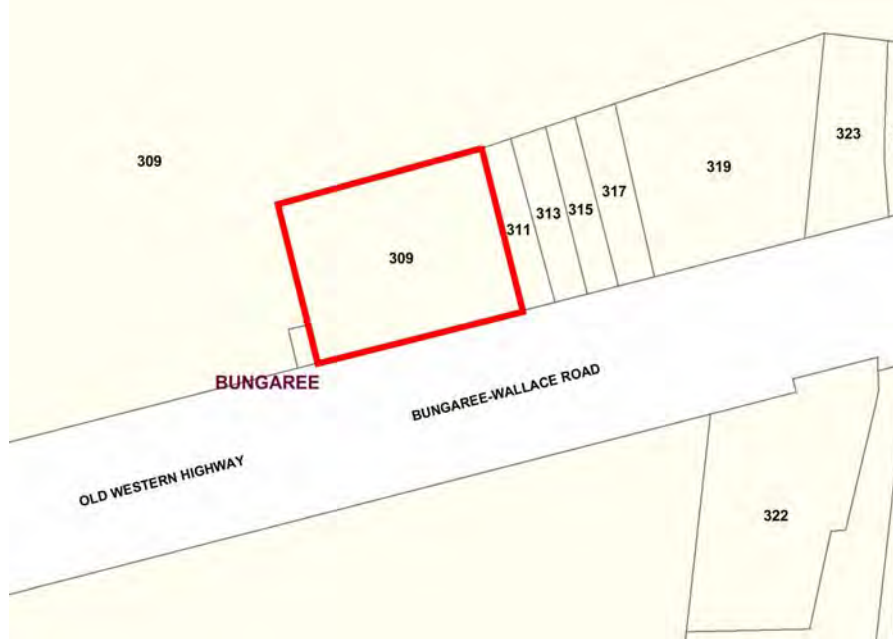
Non Contributory

The following fabric has either been greatly altered or has been introduced after the significant period of development for the site (between the 1860s and 1920s) and therefore has no heritage significance (this does not suggest that this fabric may not be valued by members of St. John's Church):

- Vestry addition.
- North-eastern additions to the Parish Hall.
- Hollow steel post and rail and chain mesh front fence and gates.
- Other fences.
- Trees.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 309 Bungaree Wallace Road, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Setting

St. John's Anglican Church and Hall, 309 Bungaree Wallace Road, Bungaree, are located on a contextually large rectangular allotment on the north side of the street. The church building is centrally located on the site, with the hall on the east side, near the east boundary. Both buildings have large front setbacks and are surrounded by open grassed areas. At the front is a row of Elm and Plane trees behind a tubular steel post and rail and chain mesh fence (approximately 1200 mm high) and metal gates. There is a large garden bed at the front (south) of the church building, together with a hedge. Near the west boundary are stands of trees while on the rear (northern) boundary is a row of gum trees. A wire fence (approximately 1100 mm high) divides the main church grounds from the large vacant grassed portion on the west side, which was location of the vicarage (now removed).



Photo 1: Front of the church property showing row of trees behind the front fence, 2009.

St. John's Church Building

The bluestone, Early English Victorian Gothic Revival styled, church building has a steeply-pitched, gabled roof form clad in slate. The five-bayed nave is defined by the projecting bluestone buttresses and pointed-arched windows with tracery windows featuring diamond leadlighting. The front (south) gable has a central pointed arched door opening with vertically boarded timber doors. Above the entrance are three narrow pointed arched window openings with tracery windows and diamond leadlight. An introduced memorial neon-lit cross is located in the gable end. There are timber bargeboards to the gable ends. Embedded in the front wall of the church is a plaque that reads: "1869 A.M.D.G. 1969. St. John's Centenary. Erected by the Parishioners 25th April, 1969, in memory of the Founders of this Church and All who follow Them "Where there is no vision the people perish". Bishop: The Rt. Rev'd. W.A. Hardie, Bishop Assistant: The Rt. Rev'd. R.G. Porter, Vicar: The Rev'd. Charles Whitehead."

Projecting at the rear is the minor gabled chancel having corrugated sheet metal roof cladding and bluestone wall construction. There are timber bargeboards in the gable end. The north elevation also features three narrow pointed arched windows, the central stained glass and leadlight window possibly being the original decorative window installed in 1869 in the north wall of the nave before the construction of the chancel in 1912.

To the east of the chancel is the vestry. It has a flat roof of galvanised steel and is characterised by bluestone walls surmounted by a battlemented parapet. There are paired pointed arched windows on the east elevation and a vertically boarded timber door at the front (south).

Overall, the church building appears to be in fair condition and of moderate integrity.



Photo 3: St. John's Anglican Church, front (south) and east elevations, showing projecting vestry addition at the rear, 2009.

Parish Hall

Located on the east side of the site is the Parish Hall. It has an original steeply pitched, gabled roof form and minor gabled porch at the front. At the rear are additions (the projecting gabled additions on the east side representing the former Leigh Shire Offices building relocated to the site in 1920). All of the roofs are clad in galvanised corrugated steel and the walls in introduced lightweight Hardiplank. The aluminium framed windows have also been introduced, having replaced original timber framed double hung windows. There is an early door opening with a vertically boarded

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timber door on the east side of the front porch. Another door is located on the east elevation of the hall. There are modest eaves and an early feature of the design is the decorative timber bargeboards to the main and porch gable ends. At the rear is a brick chimney.

Overall, the Parish Hall appears to be in good condition and of moderate-low integrity.



Photo 4: St. John's Parish Hall, front (south) elevation, 2009.



Photo 5: St. John's Parish Hall, front and side (east) elevations, 2009.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See *The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870*, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the St. John's Church

The Beginnings of the Anglican Church at Bungaree

The goldfields at Ballarat in 1851 brought not only gold seekers to the area, but also the establishment of the Church of the England.⁸ In 1862, the Rev. Christopher Gibson Allanby was ordained as a deacon and later in the same year he was licensed as a Curate of St. Paul's Anglican Church, Ballarat.⁹ From this time, he took charge of the large area to the east of Ballarat that included Brown Hill, Nerrina, Dean, Mollonghip, Barkstead, Musk Creek and Elaine which became known as the Brown Hill Parish.¹⁰

In early November 1865, residents of Bungaree and district agitated for the establishment of an Anglican Church. They met at the Grand Junction Hotel at Bungaree to progress the establishment of an Anglican Church.¹¹ A sub-committee was formed, consisting of Messrs Clark, Bacchus and Perse, and they were tasked with inquiring about different sites that might be obtained or purchased.¹² At least three sites were considered: land owned a Mr J.P. Smith on the western bank of the Lal Lal Creek (allotment 2 of Section 8, Parish of Warrenheip), and two other sites.¹³ It was eventually decided to purchase 1 acre and 2 roods of part allotment 5 of Section 7 on the north side of the Melbourne Road from Thomas Haynes, a farmer of Warrenheip on 26 May 1866.¹⁴ Robert Turner Cummins, Christopher Gibson Allanby, George Clendinning, William Lakeland and John Robson were the original proprietors and trustees.¹⁵

Building the School Room

Church services first commenced at Bungaree on 6 January 1867 when the Rev. Allanby conducted worship at the residence of Mr Benham.¹⁶ This was followed by services at the residence of John Clarke

7 *The Star*, 24 January 1863, p.1.

8 H. Trigg, 'St. John's Church, Bungaree' in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, Ballan, 1998, p.84.

9 *Ibid.*

10 *Ibid.*

11 *Ibid.*, p.87.

12 *Ibid.*

13 *Ibid.* & Parish of Warrenheip Plan, op.cit.

14 Haynes had originally acquired the land (then comprising 72 acres, 2 roods and 9 perches) on 10 February 1864. See Certificates of Title, vol. 93, fol. 583 and vol. 174, fol. 692. See also *Victoria Government Gazette*, 17 July 1866, p.1472.

15 *Ibid.*

16 Trigg, op.cit.

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and at 'Peerewur', the property of Henry Bacchus.¹⁷ The services were held at 3pm and were continue until a temporary church (which was to be built as a school room) could be built.¹⁸

Following the acquisition of the church land in July 1866, the building committee sought the construction of 'a building of wood with a chimney be erected without delay.'¹⁹ To measure 30 feet by 18 feet and be 10 feet high, the building committee allocated £50 for building costs, the new building to be built on the eastern portion of the site.²⁰ The building was lined with softwood and timber was purchased and desks and seats constructed.²¹ The building was completed by the end of March 1867 and a meeting was subsequently held to establish the school and elect a committee. The Rev. C.G. Allanby and Messrs. Acton, Chalmers, Linsdell, Persse, Umbers, Evans, R. Carroll and Trigg were duly appointed.²²

In anticipation of the opening of the school, Rev. C.G. Allanby advertised for a master for the new public school.²³ A Mr Thompson took up the position as school master when the school opened on 1 September 1867.²⁴ With an average attendance of 35 pupils, the Church of England School became Common School No. 944 in 1869.²⁵ A new school committee was appointed being: Rev. C.G. Allanby, W.H. Bacchus, H. Linsdell, H. Acton, R. Carroll, R.S. Persse, W. Mclvor, W. McGrath, J. Bourke, T. Chalmers, W. Barclay and H. Evans.²⁶

Further educational progress was made for the benefit of the Anglicans at Bungaree in late June 1869 with the opening of a library. As reported in the *Ballarat Star*:

On Sunday last, a library in connection with St. John's Church, Junction, Warrenheip, was opened in the school house adjoining the church. This library, which is free, is for the use of the members of the congregation and the Sunday-school children. It will be open every Sunday afternoon between the houses of two and three.²⁷

The day school function of the school room at St. John's Church came to an end in 1877 when the nearby State School opening.²⁸ Since this time, the building was used for Sunday School classes as well as numerous social and fundraising events.²⁹ In 1884, a platform was erected at the end of the room.³⁰

In 1920, major improvements were made to the Sunday School, which by this time it appears to have become known as the Parish Hall. The former Shire Hall at Leigh Creek was purchased for £35 and added to the northern end of the hall.³¹ Renovations and repairs were carried by a working bee under

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

20 *Ibid.*

21 *Ibid.*

22 *Ibid.*

23 *Ballarat Star*, 16 April 1867, p.4.

24 Trigg, *op.cit.*

25 *Ibid.*

26 *Ibid.*

27 *Ballarat Star*, 29 June 1869, p.2.

28 Trigg, *op.cit.*

29 *Ibid.*, pp.87-88.

30 H. Trigg (C. Tromp, ed.), 'St. John's Anglican Churchy at Bungaree History Walk online, April 2015 at <http://www.bungareehistorywalk.com/st-johns-anglican-church.html>

31 Trigg, *Our Journey*, *op.cit.*, p.91.

the leadership of Herman Keeble and Arthur Grigg.³² On completion the *Church Chronicle* declared the work had been done 'so thoroughly that you would scarcely know it from a new building.'³³ The extended Parish Hall was opened on 28 September 1920 with a team meeting and concert.³⁴ It appears to have provided for a platform space and a kitchen, heated by corner fireplaces, as shown on a plan of the building in 1931 (Figure 1):

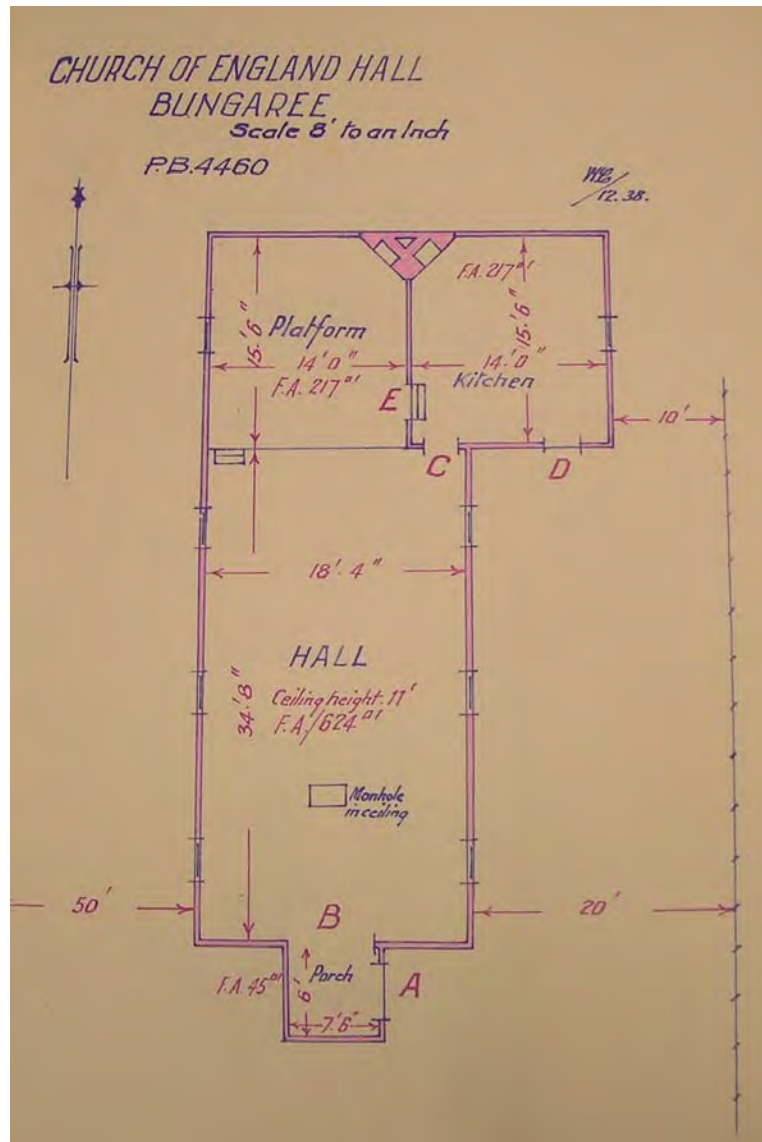


Figure 1: Plan of the Church of England Hall, Bungaree, n.d. [1931]. Source: 'Church of England hall, Bungaree', Public Building file, VPRS 7882/P1 Unit 622 PROV.

The major additions appear to be shown in a photograph of the St. John's Church property in the early 1930s (Figure 2). This photograph shows the hall on the east side (right), with timber framed double hung windows on the west wall.

32 *Ibid.*

33 *Ibid.*

34 *Ibid.*

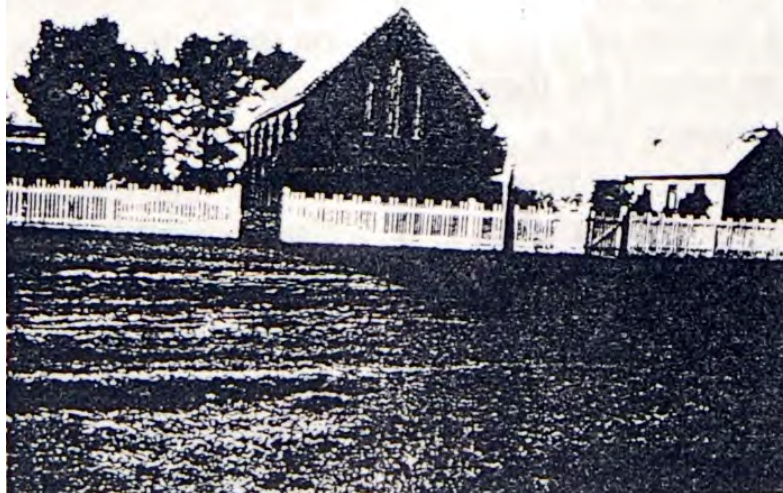


Figure 2: St. John's Anglican Church (centre), with vicarage (left) and Hall (right), early 1930s.

Source: *Bungaree & District Historical Society Newsletter* No. 30, November 1998.

In 1984, the Parish Hall was renovated with the exterior reclad in Hardiplank and the early timber framed windows replaced with large aluminium framed openings.³⁵ Two years later gas heaters were installed. In 1994, the exterior was painted for the 125th anniversary celebrations and in 1998 the building was rewired.³⁶

Building the Church

With the completion of the school room in April 1866, the building committee proposed to construct a church of stone, being 25 feet by 40 feet, with a hardwood floor and shingle roof (this was later reconsidered and a slate roof constructed instead).³⁷ The walls were to be 18 feet high and 18 inches thick.³⁸ The architect of Ballarat, Henry Caselli, was commissioned to design the edifice.³⁹ It was initially proposed that stone from a nearby water reserve be quarried for the new building, but the Engineer to the Ballarat Water Supply Committee did not support the idea as outlined in his report as:

... it would be disadvantageous to permit quarrying within the water reserve for stone for the erection of St. John's Church, Warrenheip, and, that plenty of stone could be procured nearer at hand.⁴⁰

This appears to have caused some delays in the commencement of construction, as it was not until 14 December 1866 when Caselli called tenders 'for erecting Bluestone Church at Warrenheip'.⁴¹ Messrs Button, Phippard and Trimby were subsequently appointed the contractors.⁴²

On Tuesday 11 June 1866, a ceremony was held for the laying of the foundation stone. It was reported in the *Ballarat Star*:

35 Trigg (Tromp, ed.), *op.cit.*

36 Trigg, *Our Journey, op.cit.*, p.97.

37 Trigg (Tromp, ed.), *op.cit.*

38 'Bungaree VIC – St. John's Anglican' in Church Histories online, April 2015 at <http://www.churchhistories.net.au/church-catalog/bungaree-vic-st-johns-anglican/>

39 *Ballarat Star*, 13 June 1867, p.4.

40 *Ibid.*, 16 April 1867, p.4.

41 *Ibid.*, 14 December 1866, p.4.

42 *Ibid.*, 13 June 1867, p.4.

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The laying of the corner stone of St. John's Anglican church, Warrenheip, took place on the afternoon of Tuesday, 11th June. The church, which is situated a little way beyond the junction, was commenced about six weeks ago, and, being in the centre of a large agricultural population, there is every prospect of its increasing in importance and usefulness. For some months past the congregation has held divine worship in a wooden building originally intended for a schoolroom, where, under the ministrations of the Rev. G.C. Allanby, formerly curate of St. Paul's parish, it has increased very considerably, and now numbers nearly one hundred persons. It being deemed inconvenient to use the building both as a schoolroom and a place of worship, the erection of the new church was contemplated, and with a considerable amount of funds in hand, the committee, with the view of providing for the present and future wants of the district, has set about the work in right earnest.

The ceremony of laying the stone was announced to take place at noon, but it did not commence until fully an hour afterwards. A good many persons were present, the church committee mustering in force, together with a sprinkling of ladies and young folk. The Rev. R.T. Cummins, of St. Paul's, Ballarat, officiated in the absence of the pastor, the Rev.G.C. Allanby, who was away from the district on sick leave. Those present – including the members of the church choir – formed in procession, headed by the Rev. R.T. Cummins, escorting Mrs W.H. Bacchus – deputed to lay the stone – and walked from the present wooden building to the site of the new church. The ceremony was opened by the singing of the 389th hymn – “This stone to Thee in faith we lay.”⁴³

On 24 April 1868, Caselli called tenders for ‘additional stonework’ for the church.⁴⁴ On 11 January 1869, further tenders were sought to complete the building.⁴⁵ By this time, costs had amounted to £508 for the masonry work, £209 for the carpentry and joinery, and £77 for the glazing.⁴⁶

It appears that the latter included the provision of a stained glass window as its installation was reported in *the Ballarat Star* in April 1869:

Joseph Cowx, an apprentice at Mr Thomas Whitelaw's, has lately put together what is described to us as a very pretty colored window for the Anglican Church of St. John, at Warrenheip. The window is of stained glass, and is leaded in small diamond and other panes, and has been presented by the maker to the church.⁴⁷

On 31 March and 1 April 1869 a bazaar was held at Bungaree in an effort to pay for the £250 debt that had accrued as part of the building of the church. It was held in the school room where ‘a great variety of fancy and other goods’ would be available for purchase while at Mr Persse's sale yards, ‘a quantity of sheep, pigs, poultry and other live stock’ was to be disposed of by auction.⁴⁸

On 25 April 1869, the church known as St. John's was dedicated for worship at a ceremony conducted by the Venerable T.C. Stretch, Archdeacon of Geelong, assisted by the Rev. C.G. Allanby.⁴⁹ The bluestone church had been designed in an Early English Gothic style and consisted of a four-bayed steeply pitched nave lit by pointed-arched windows. At the south end was a pointed-arched entrance opening with three narrow pointed arched windows above. Absent of a separately-roofed chancel, the northern end of the church appears to have been lit by the decorative stained glass window made by Joseph Cowx. Caselli allowed for the building of a chancel at a later date by having the north wall

43 *Ibid.*

44 *Ibid.*, 24 April 1868, p.1.

45 *Ibid.*, 11 January 1869, p.3.

46 ‘Bungaree VIC – St. John's Anglican’, op.cit.

47 *Ballarat Star*, 14 April 1869, p.2.

48 *Ibid.*, 31 March 1869, p.2 & 1 April 1869, p.2.

49 *Ballarat Star*, 22 April 1869, p.2. & Trigg (Tromp, ed.), op.cit.

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constructed of brick.⁵⁰ Internally, there was a central aisle with flanking timber piers, a desk that acted as a communion table or altar at the north end, a choir stall in the north-west corner and an exit door in the north wall at the east end (Figure 3). The building measured 41 feet 6 inches in length and 25 feet in width. At the south end was a vestibule inside the main entrance that measured 6 feet by 5 feet, with door openings on the east and west sides.

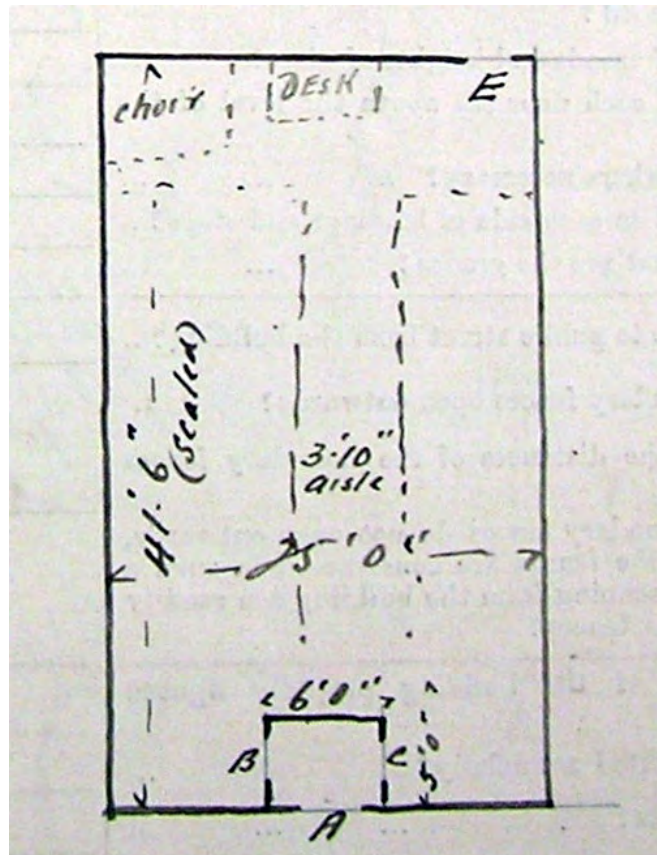


Figure 3: St. John's Anglican Church Floor Plan, 10 May 1906, prepared by the inspector of the Public Health Department.

Source: 'Church of England Church, Bungaree', Public Building file, VPRS 7882/P1 Unit 622 PROV.

From the late 1880s improvements were made to the church building. In 1887, lamps were installed.⁵¹ In 1905, chancel additions were proposed at the northern end of the church although they were not carried out at this time. By 1911, it was proposed to construct an additional bay to the nave and a chancel and vestry at the northern end of the church (Figure 4). The Ballarat architectural firm of Barlow, Molloy and Chandler might have been responsible for the design.⁵²

50 'Bungaree VIC – St. John's Anglican', op.cit., states that the northern brick end of the church was knocked out at the time of the construction of the chancel.

51 Trigg (Tromp, ed.), op.cit.

52 This firm was commissioned to design a number of buildings for the Church of England around this time, including a church at Great Western in 1910 and a boat shed at Lake Wendouree in 1912. William Henry Chandler was a lay canon and a member of the Anglican Synod and Cathedral Chapter. This might have been the connection to a number of Anglican Church commissions in the early 20th century. See Vernon collection of architectural drawings, Ballarat, 'City of Ballarat Building Permits Database', Statutory Planning Department, Ballarat, & M.M. McCallum, *Ballarat and district: "citizens and sports" at home and abroad*, McCallum Press and Publishing Co., Ballarat, 1916, p.20.

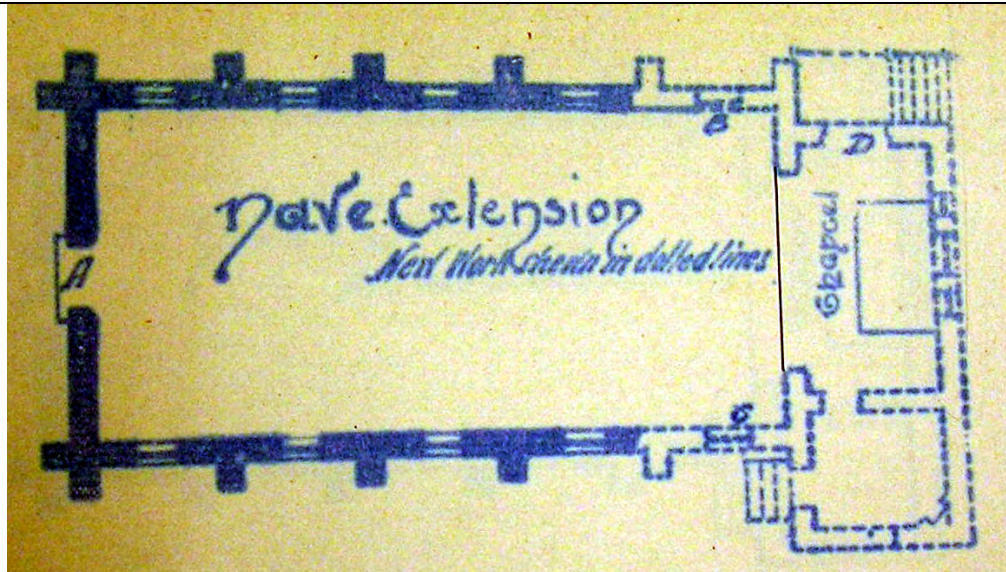


Figure 4: St. John's Anglican Church Floor Plan, showing proposed nave extension and chancel and vestry additions, n.d. [c.1911]. Source: 'Church of England Church, Bungaree', Public Building file, VPRS 7882/P1 Unit 622 PROV.

The design was revised, with the proposed vestry removed. George Rowsell was awarded the tender for the construction, with the nave extension expected to cost £340 and the chancel addition £230.⁵³ The brick north wall of the church was removed to allow for the extensions and additions.⁵⁴ It appears that the stained glass window installed in 1869 was reinstalled in the new chancel. The roof was to be sheeted in galvanised corrugated steel. By early August 1912, the additions had been completed, having 'been carried out in a solid and proper manner.'⁵⁵ A celebratory opening for the dedication of the chancel was held on 27 August 1912 when 160 people attended.⁵⁶ Another service was conducted on Thursday evening, 29 August by Archdeacon Allanby to allow most of the clergy of Ballarat to attend.⁵⁷

In 1927, a new pulpit of polished blackwood was installed as a memorial the late Archdeacon Allanby as a gift of past and present parishioners.⁵⁸ Four years later in 1931, the Ballarat architect, P.S. Richards of the firm Coburn and Richards designed a vestry on the east side of the chancel (Figure 5).⁵⁹ It was subsequently constructed in bluestone and featured a battlemented parapet. The roof was clad in galvanised steel and internally the walls and ceiling were sheeted in two ply fibroplaster.⁶⁰

53 'Bungaree VIC – St. John's Anglican', op.cit.

54 Ibid.

55 Bungaree Shire Secretary to the Secretary, Public Health Department, 4 August 1912 in 'St. John's Church, Bungaree' public building file, VPRS 78825/P1 Unit 622, PROV.

56 Trigg, *Our Journey*, op.cit., p.89.

57 Ibid.

58 Ibid.

59 P.S. Richards of Coburn & Richards, Architects, Ballarat, to the Secretary, Public Health Commission, 1931, 'St. John's Church, Bungaree', public building file, op.cit.

60 Application for Approval of the Public Health Commission of Plans & Specifications for the Alteration of a Building', 22 July 1931, 'St. John's Church, Bungaree', public building file, op.cit.

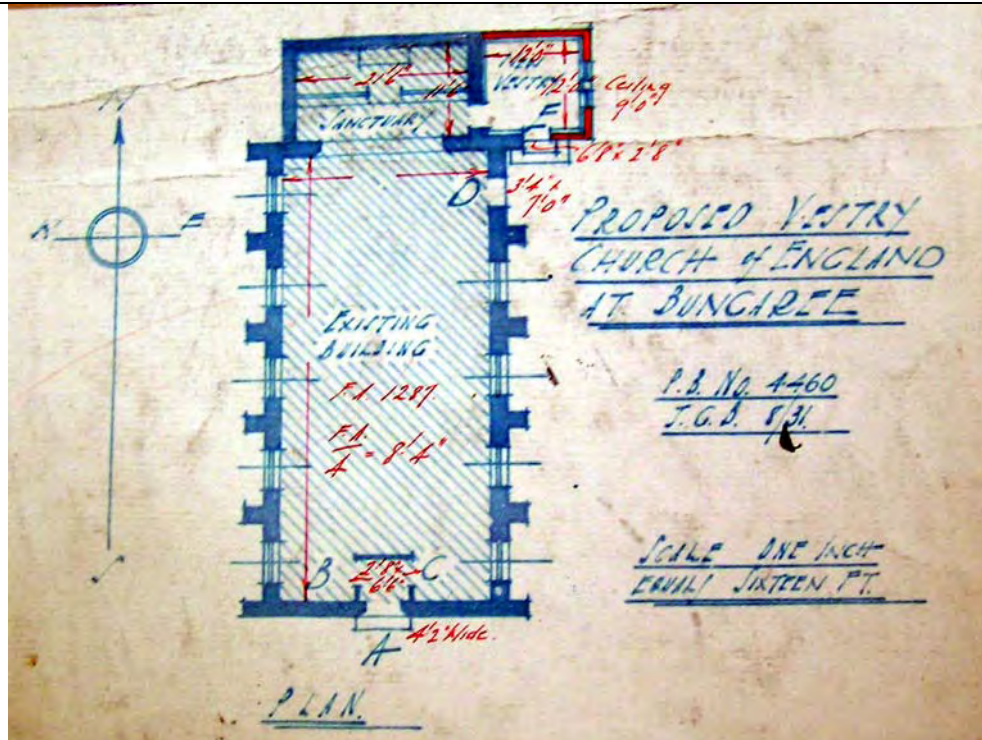


Figure 5: St. John's Anglican Church Floor Plan, showing proposed nave extension and chancel addition, n.d. [c.1912].

Source: 'Church of England Church, Bungaree', Public Building file, VPRS 7882/P1 Unit 622 PROV.

The church was prominently shown in a photograph of the property in the early 1930s, being centrally located on the site (Figure 2).

Electricity was supplied to the church in 1940, bringing an end to the gas-lit lamps attended to by Mr Ritchie.⁶¹ In 1956, a neon cross was placed over the front entrance to the church. It was dedicated by Bishop Johnson to the memory of Katherine Marion Shearer, a regular worshipper at St. John's with her husband and children.⁶² It was also in 1956 when a stained glass window on the west wall of the church was dedicated and inscribed by the descendants of John and Sarah Trigg and their family, original members of the church from its erection in 1869.⁶³ A sanctuary lamp was hung as a memorial to Mrs Jeannie Trigg in 1965, having been donated by Harry Trigg and family.⁶⁴ A year later, a processional cross was installed following a donation by Keith Trigg.⁶⁵ New carpet was laid in the sanctuary in 1967, and following the centenary service in 1969, carpet and chairs for the baptistery and a font cover were donated by Elma Baird in memory of family members.⁶⁶ A crucifix, altar book and cruets were also donated by Mr and Mrs Allan Shearer in memory of their daughter, Glenice Shearer, at this time.⁶⁷ In 1990, a Ciborium was donated in memory of Alan Trigg by his widow, Mrs Pearl Trigg and family.⁶⁸ Several years later in 2001, the stained glass doors at the entrance to the church and the tabernacle at the side of the altar were dedicated to the memory of

61 Trigg (Tromp, ed.), op.cit.

62 Trigg, *Our Journey*, op.cit., p.94.

63 Information supplied by Mrs Lorraine Trigg to the Moorabool Shire Council as a submission to the exhibition of the heritage study, 30 August 2016.

64 Trigg, *Our Journey*, op.cit.

65 *Ibid.*

66 *Ibid.*

67 *Ibid.*

68 *Ibid.*

Bob and Nancy Keddie, having been donated by family members.⁶⁹ In May 2003, a Pascal Candle to the memory of May and Norman Trigg was donated by their family.⁷⁰

Other Building Developments

Church Stables

In 1876, a six stall stable was constructed on the St. John's Church site for accommodation of horses of parishioners that travelled a considerable distance to attend church.⁷¹ It was built by Mr Schroeder at a cost of £24.10.0 and was approximately 32 feet long.⁷²

Vicarage

In 1892 came the first proposal by Mr R. Carroll to construct a vicarage in the church grounds. The curate, the Rev. Bentley 'explained that it would be a loss to him as it was more economical to live with the Ven. Archdeacon Allanby.'⁷³ Another 17 years were to elapse before the concept of a vicarage at Bungaree came to fruition. In 1919, a weatherboard house at Scarsdale was relocated to the west side of St. John's Church to serve as a vicarage.⁷⁴ Costing £260, it was described as 'an imposing Vicarage and one that does credit to the parishioners of Bungaree.'⁷⁵ The single storey timber dwelling had a hipped roof and a projecting front verandah facing the Bungaree Wallace Road (Figure 2). In the ensuing years, the vicarage fell into disrepair on a number of occasions given the limited funds for regular maintenance.⁷⁶ By 1968, the maintenance required was so great that it was decided to sell the dwelling for relocation. It was purchased by Ted Osborne for \$60.⁷⁷ [

Other Developments

Fencing

As early as 1870, Messrs. Bacchus, Acton and Trigg offered to enclose three sides of the church side 'with a good fence of three rails.'⁷⁸ The front was fenced in the following year by Mr Schroeder, with timber gates and turnstiles also constructed.⁷⁹ The fence was later coated with tar at the request of Mr Linsdell.⁸⁰ By the early 1930s, the front fence had been replaced with a decorative, flat timber picket fence with timber gates (Figure 2). This fence was replaced in 1963 with a chain wire fence and wrought iron gates.⁸¹ These gates were made and donated by Ian Grigg while the cost of the fence was met by the Ladies Guild.⁸²

Landscaping

A row of Elm and Plane trees were planted beyond the front fence after the early 1930s. Further landscaping occurred in later years, with trees planted along the rear fence by the Sunday School

69 Lorraine Trigg, *op.cit.*
70 *Ibid.*
71 *Ibid.*, p.88 & 'Bungaree VIC – St. John's Anglican', *op.cit.*
72 *Ibid.*
73 Trigg, *Our Journey, op.cit.*, p.90.
74 *Ibid.* & 'Bungaree VIC – St. John's Anglican', *op.cit.*
75 *Ibid.*
76 Trigg, *Our Journey, op.cit.*, p.90.
77 *Ibid.*, p.91.
78 'Bungaree VIC – St. John's Anglican', *op.cit.*
79 *Ibid.*
80 *Ibid.*
81 Trigg, *Our Journey, op.cit.*, p.94.
82 *Ibid.*

children in 1987, while in 1989 a memorial garden was established on the west side of the church and the ashes of the late Miss Elma Baird were scattered there.

The Early Clergy of St. Johns

Rev. C.G. Allanby⁸³

The first and long-serving incumbent of St. John's Bungaree, the Rev. Christopher Gibson Allanby, was born on 3 May 1836 at Flimby Park, Sorrell, Van Diemen's Land, the fifth son of John William and Elizabeth Allanby, originally of Cross Canoby, Cumberland, England. After being educated at Moore College, Sydney, he was ordained at St. James' Church, Melbourne in 1862. On 17 July of that year, he was appointed curate of St. Paul's Anglican Church, Ballarat, East, his Parish, Brown Hill, taking in Bungaree. Following an accident where he fell from a horse at Musk Creek in December 1878, he was relieved from his duties and went to England to convalesce in 1879. The following year in December 1880, he was welcomed back to the parish. Between 1885 and 1895, Allanby was the Archdeacon of the Wimmera and from 1894-1902 the Archdeacon of the Loddon. In 1912, a service was held at St. Paul's, Ballarat East, to celebrate the Rev. Allanby's 50 years of ministry. Throughout his incumbency at Bungaree, the Rev. Allanby was actively involved in the early progress of the church, serving as an inaugural trustee and being heavily involved in the construction and fundraising of the school room and the church, and in the appointment of head teacher. In 1914 as a consequence of deteriorating health, the Rev. Allanby retired after 52 years having ministered in the one locality: as Curate of St. Paul's Church, Ballarat East, and 46 years as incumbent of the parochial district in the Brown Hill Parish.

Other Early Clergy⁸⁴

From 1914 until 1948, thirteen Vicars were appointed to the Brown Hill Parish. They were: Rev. O.R. Snell (1914), Rev. E.C.W. Fleischer (1918), Rev. C.O. Anderson (1919), Rev. W.E. Pugh (1922), Rev. W. Boakie (1924), Rev. A. Talbot (1926-28), Rev. W.J. Park (1928), Rev. F.H. Symond (1930), Rev. A.W. Pain (1936), Rev. G.A. Bunn (1938), Rev. J.A. McQueen (1942), Rev. O.C. Esperson (1943) and the Rev. W.H. Chamberlain (1947-48). In 1948, St. John's Church became part of the combined Parish of Ballan/Bungaree and was served by seven clergy until 1997.

An Important Early Parishioner: W.H. Bacchus

An influential figure in the success of the early development of St. John's Church was William Henry Bacchus. He was a member of the original sub-committee appointed to find a suitable site for the church in 1865, an inaugural trustee from 1866, member of the building committee for the church, an inaugural committee member of the Common School No. 944 (1869) and inaugural honorary secretary until his death in 1887. Born in 1782 in England,⁸⁵ he resided at his property, 'Peerewur', the *Australasian* gave the following obituary at the time of Bacchus' death in July 1887:

By the death, on the 7th inst., of Mr. W. H. Bacchus in his 67th year, at his residence, Peerewur, near Ballarat, the colony has lost another pioneer entitled to rank as a true benefactor to the land of his adoption. In the early days of Port Philip the Bacchus family lived in the district since known as Bacchus Marsh. Mr. W.H. Bacchus was an active member of the Ballarat Agricultural Society, and was formerly a breeder of good sheep, these and thoroughbred horses having been his specialties. He was one of the earliest arrivals in the Port Phillip district. "During 1838, in the neighbourhood of Melbourne," he wrote, "I had some native grass cut for hay. It yield at the rate of a ton to the acre, and was of excellent quality." ... Like several other early settlers, Mr. Bacchus addressed

83 Information taken from Tasmanian Archives online, April 2015 and Trigg, *Our Journey*, pp. 85-98. See also *Ballarat Star*, 2 September 1867, *Launceston Examiner*, 17 December 1878 & *Ararat Chronicle & Willaura & Lake Bolac Districts Recorder*, 16 March 1917.

84 'Bungaree VIC – St. John's Anglican', op.cit.

85 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne & 'Port Phillip District' online, April 2015 at <http://www.portphillipdistrict.info/>

himself to the task of acquiring a knowledge of the natural resources of the country. He made the grasses of Australia his special study and some result of his labours in that direction appear in the report of the Department of Agriculture of Victoria (prepared by Mr. A.R. Wallis), for the year 1874.⁸⁶

COMPARATIVE

Other Churches in Bungaree⁸⁷

St. John's Anglican Church represents one of two churches at Bungaree. Land was acquired at 221 Bungaree Wallace Road (the site of the existing Mechanics' Institute) for Roman Catholic Church purposes in 1871. A timber school and chapel building was subsequently constructed. A new site for a Roman Catholic Church, Presbytery, Convent and School was acquired at 186 Bungaree Wallace Road and a brick church was constructed in 1910. This church, St. Michael's, survives today, together with the presbytery (built 1910), convent (built 1922) and school (built 1926).

Henry Caselli and his other Anglican Churches contemporary with St. John's

Henry Caselli was born in Falmouth, Cornwall in 1814 and died at Ballarat on 3rd March 1884. He was the son of an Italian gentleman. In the 1840s, Caselli entered the mast-making firm of Ferguson and Co., England.⁸⁸ He made timber masts and he later studied the loads placed on the masts.⁸⁹ As a naval architect, he was responsible for ensuring that the masts manufactured were strong enough for their purpose yet not excessive in size or weight.⁹⁰ He supervised the draftsmen who prepared the necessary drawings and specified materials to be used.⁹¹ During his employment with Fergusons, he also invented a gun carriage, while in 1852 he also invented 'improvements in the construction of anchors.'⁹² However, this second invention was made void when Caselli departed for Geelong.⁹³

In Geelong from 1853 Caselli was employed as the Lloyd's surveyor but resigned sometime in 1854 and went to the Ballarat gold fields. In Ballarat, it appears that Caselli undertook some mining in his first year.⁹⁴ He continued his mining interests in the area, and through the years he was chairman of the Band of Hope Company, which operated the second biggest gold mine in Victoria.⁹⁵ In 1857, miners were no longer required to actually work their own claims, which enabled Caselli to follow other professional pursuits.⁹⁶ Since Ballarat was an inland city (and thus there was no need for a naval architect), Caselli exploited his naval drafting skills by advertising as an 'architect, surveyor, arbitor and valuer.'⁹⁷ Obviously the urgent need for permanent buildings in Ballarat was a deciding factor, and one that Caselli was able to capitalise. His first job may have been the design and

86 *The Australasian*, 16 July 1887, p.10.

87 See heritage citation for St. Michael's Catholic Church complex for further details.

88 D. Anderson, *The Tradesmen of Gazelle*, Melbourne [this work was to be privately published in 2000], p.2. See also A.W. McIvor, 'The Biography of Henry Richard Caselli, Architect', Investigation Project, 1977, School of Architecture, University of Melbourne.

89 Anderson, *op.cit.*, p.3.

90 *Ibid.*

91 *Ibid.*

92 *Ibid.*, pp.4-5.

93 *Ibid.*, p.5.

94 C. Gordon, 'The Fortunes of Glenfine', in the *Investigator: Magazine of the Geelong Historical Society*, vol. 32, no.2, 1997, p.56. Glenfine Homestead at Cape Clear, Victoria, was also designed by Caselli.

95 *Ibid.*

96 Anderson, *op.cit.*

97 *Ibid.*

administration of the construction of rubble bluestone walls, as tenders were advertised in October 1857.⁹⁸

Much of Caselli's work involved the design, supervision and construction of churches for most denominations in the Ballarat area.⁹⁹ A basis for Caselli's success was his supervision of the construction of Roman Catholic Churches based on drawings sent out to the Catholic Archbishop, J.A. Gould in the 1850s.¹⁰⁰ They were the work of the influential English Gothic Revival architect, Charles Hansom, which Caselli executed and slightly altered.¹⁰¹ St. Patrick's Catholic Church, Gordon, built in 1875, is one example of Caselli's designs that is reflective of Hansom's work.¹⁰² It is not directly comparable to St. John's, Bungaree. The St. John the Baptist Catholic Church, Waubra, built in 1869,¹⁰³ is comparable with St. John's, Bungaree. The Waubra Church is smaller, with its three bayed steeper-pitched gabled nave and has an early chancel and projecting gabled vestry.

It would therefore appear that inspiration for Caselli's Gothic Revival designs for the Church of England came from his first-hand knowledge of Hansom's work, if not a direct translation. Other surviving Anglican Churches designed by Caselli in the 1860s include:

- Holy Trinity Church, Buninyong, built in 1862.¹⁰⁴ The Victorian Early English Gothic style bluestone church has a five bayed nave, gabled chancel and a squat corner tower. The detailing of the building is more refined than at St. John's, Bungaree, in the gabled parapets surmounted by Celtic crosses, decorative tracery windows, tower, and the gablet cappings to the buttresses.
- St. James' Church, Nerrina (Ballarat East), built in 1864 with alterations and additions by C.D. Figgis in 1869.¹⁰⁵ The brick church has a steeply-pitched gabled nave and a prominent brick tower with a bellcast spire that was added in 1881. It is not directly comparable with St. John's Bungaree.

Other Comparable Churches to St. John's Church

Other comparable churches to St. John's Church, Bungaree, in the western region of the Moorabool Shire are:

- St. John's Anglican Church, 56 Simpson Street, Ballan, built in 1861-62 to a design by the well-known and Anglican Diocesan Architect, Leonard Terry.¹⁰⁶ The six bayed Early English Gothic styled bluestone building has a steeply pitched gabled nave and projecting gabled chancel.

98 Mclvor, *op.cit.*

99 See M. Lewis & T. Sawyer (eds.), *Australian Architectural Index*, University of Melbourne online, April 2015, which includes tender notices for designs by Caselli for the Roman Catholic, Independent, Baptist, Anglican, Bible Christian and Presbyterian Churches.

100 M. Lewis, 'A house divided' in P. Goad, *Bates Smart: 150 Years of Australian Architecture*, Thames & Hudson, Fishermens Bend, 2004, p.88.

101 See B. Andrews, 'The English Benedictine Connection – The Works of Charles Hansom in Australia' in *Journal of the Society of Architectural Historians, Australia & New Zealand*, vol.1 December 1989, pp.48-53 & G.M. Moore, 'Antipodean gothic', Masters Research thesis, Dept. of Fine Arts, The University of Melbourne, 1984, p.78.

102 See heritage citation for St. Patrick's Church, Gordon, for details on its construction and design.

103 W. Ebsworth, *Pioneer Catholic Victoria*, Polding Press, Melbourne, 1973, p.252.

104 D. Rowe & W. Jacobs, 'Holy Trinity Anglican Church, Buninyong', Conservation Management Plan, prepared for the Holy Trinity Anglican Church, 2003.

105 M. Lewis (ed.), *Victorian Churches: Their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991, p.109.

106 See heritage citation for St. John's Anglican Church, Ballan.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: St. John's Anglican Church & Hall

Place No. BRE019

ADDRESS: 309 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016, Updated 2016

There are projecting raked buttresses and pointed arched windows set in rectangular freestone surrounds. Like St. John's Bungaree, St. John's, Ballan has been altered but the original design is clearly discernible.

- St. Mary's Roman Catholic Church, Midland Highway, Clarendon, built in 1871.¹⁰⁷ The rendered, steeply-pitched, gabled three bayed nave has a projecting gabled chancel and side gabled vestry. There is a decorative pointed arched tracery window in the front (south) gable end, above the main pointed arched door opening. This Victorian Early English Gothic styled church is comparable with St. John's Bungaree, although it is distinguished by the rendered finish and parapeted gable ends.

¹⁰⁷ *The Advocate*, 25 September 1869 & 18 November 1871.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former London Bank of Australia

Place No. BRE022

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate**Photograph Date:** Recent & 2009

Source: Bungaree History Walk online.

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Potential State Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **Yes**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The former London Bank of Australia, 323 Bungaree Wallace Road, Bungaree, has significance as the most intact example of two known modestly-scaled, gabled timber bank agency buildings constructed in 1911 in rural Victoria. The building also has significance as the only purpose-built bank in Bungaree which served the local community until its closure in 1971. Although relocated a short distance from its original location and having experienced considerable repairs, the building continues to reflect its original design. The significant fabric includes: the steeply-pitched, gabled roof form clad in corrugated sheet metal; modest eaves and timber bargeboards; turned timber finial in the front gable; timber weatherboard wall cladding and the timber cladding simulating ashlar blockwork on the front (east) elevation; timber framed door opening on the north side with a

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former London Bank of Australia

Place No. BRE022

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

vertically boarded timber door and highlight above; timber framed double hung windows with moulded timber architraves and timber window sills; and the lancet ventilator in the front gable end.

How is it significant?

The former London Bank of Australia, 323 Bungaree Wallace Road, Bungaree, is potentially historically, aesthetically and socially significant at a STATE level.

Why is it significant?

The former London Bank of Australia, 323 Bungaree Wallace Road, Bungaree, is historically significant as a very rare surviving example of a small bank agency building constructed by the London Bank of Australia to service the needs of the rural community of Bungaree from 1911 (Criterion A). It is an exemplar of the type of banking services offered in early 20th century rural Victoria by the London Bank of Australia, in this case, as part of the larger Ballarat East branch. The bank operated throughout the 20th century and from 1921, it became the E.S. and A. Bank until its closure in 1971, during which time it was open once a week by staff of the Ballarat East branch.

The former London Bank of Australia, 323 Bungaree Wallace Road, Bungaree, is aesthetically significant as the most intact example of only two known surviving modestly scaled, gabled timber bank buildings of its type built in Victoria for the London Bank of Australia in the very early 20th century (Criteria D & E). The Federation vernacular style of the Bungaree bank is the only identifiable example of a standardized design type offered by the London Bank as small agencies in rural Victoria. Although relocated and repaired, the building reflects its original design and appearance.

The former London Bank of Australia, 323 Bungaree Wallace Road, Bungaree, is socially significant for its past longstanding bank function for the local and broader community of Bungaree (Criterion G). The bank provided a highly valued service to local farmers and other residents from 1909 until 1971 when cash formed the principal form of trade.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 323 Bungaree Wallace Road, as shown on the following map (which also includes the former State School – see separate heritage citation):



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The former London Bank of Australia building, 323 Bungaree Wallace Road, Bungaree, is situated on a large irregularly-shaped allotment. The site is dominated by the former Bungaree State School No. 960, a Victorian styled bluestone building with a large setback from Bungaree Wallace Road (see separate heritage citation for further details). The former bank building is located behind an introduced hipped roofed building occupied by the Bungaree and District Historical Society. The former bank building is bound by an introduced power-coated aluminium palisade fence and gate at the front (east) and rear (west). Directly outside the front fence is a war memorial comprising a red brick wall with plaques, with flagpoles adjacent (see separate heritage citation for the former State School for further details).

The modestly scaled, single storey, timber weatherboard, Federation vernacular styled former bank building has a steeply-pitched, gabled roof form clad in corrugated sheet metal. There are modest eaves and timber bargeboards, the front gable end featuring a turned timber finial. The main elevation has timber cladding simulating ashlar blockwork, to give a more solid appearance. There is an original timber framed door opening on the north side with a vertically boarded timber door and highlight above, and an original timber framed double hung window with moulded timber architraves and timber window sills. In the gable end is an original lancet ventilator. On the south side is another timber framed double hung window.

The former bank is in good condition and of moderate-high integrity, even though it has been relocated and repaired.



Photo 2: Former London Chartered Bank of Australia Limited, Bungaree, 2009.

HISTORY:**Early History of Bungaree¹**

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the former Bank of Australia at Bungaree

The first bank at Bungaree opened on 1 December 1871 when the Victoria Government Gazette published a notice stating that 'a Post Office Savings Bank will be opened at Bungaree, in conformity

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *Victoria Government Gazette*, no. 135, 23 August 1859.

3 Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

4 *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

7 *The Star*, 24 January 1863, p.1.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former London Bank of Australia

Place No. BRE022

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

with the regulations made by the Governor in Council' and that the 'Postmaster at the above named place has been appointed to perform duty in connection with the Post Office Savings Bank.'⁸

In 1909, the London Bank opened a branch at Bungaree.⁹ Two years later in 1911, the *Gordon Advertiser* reported that 'the bank authorities are now building a neat wooden bank opposite Mr. P. O'Day's large store.'¹⁰ The building was modestly scaled and gabled, and it was an agency of the Ballarat East branch of the London Bank of Australia Limited (Figure 1).¹¹ The building was situated on the north side of the Melbourne Road, not far from its existing location. It was serviced by a representative of the Ballarat East branch for one hour per week, allowing residents to carry out their banking locally.¹²



Figure 1: London Chartered Bank of Australia Limited, Bungaree, c.1915.
Source: *Bungaree & District Historical Society Newsletter*, no. 50, March 2005.

In 1919, the manager of the Ballarat East branch was E.R. Read. He was killed in an accident on his return trip from Bungaree to Ballarat, as outlined in the *Geelong Advertiser*:

Mr E F Read, manager of the Ballarat East branch of the London Bank, died in Friday as a result of injuries received on Thursday afternoon, returning from the Bungaree branch in a buggy. The cause is unknown. People coming from the races found him and conveyed him to Ballarat.¹³

⁸ *Victoria Government Gazette*, 1 December 1871, p.2111.

⁹ 'The London Bank of Australia/English Scottish & Australian Bank at Bungaree' in *Bungaree & District Historical Society Newsletter*, no. 50, March 2005.

¹⁰ R. Huggins, Transcript of the *Gordon Advertiser*, 5 May 1911 in 'Excerpts of the *Gordon Advertiser*', Bungaree and District Historical Society collection.

¹¹ 'The London Bank of Australia/English Scottish & Australian Bank at Bungaree' in *Bungaree & District Historical Society Newsletter*, no. 50, March 2005.

¹² *Ibid.*

¹³ *Geelong Advertiser*, 1 November 1919.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former London Bank of Australia

Place No. BRE022

ADDRESS: 323 Bungaree Wallace Road, Bungaree

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In 1921, the London Bank of Australia merged with the English Scottish and Australian Bank, the agency at Bungaree being known as the E.S. and A. Bank.¹⁴ It continued to serve banking needs of the Bungaree community throughout much of the 20th century. By the mid 1960s, the manager of the E.S. and A. Bank at Ballarat East was Gavan Ryan, with Des Ryan employed as a Clerk.¹⁵ Each Thursday they travelled to the bank's three agencies at Dean, Wallace and Bungaree, and also called at the Shire of Bungaree Office at Leigh Creek. As Des Ryan recalled:

With Gavan Ryan as Bank Manager we would leave Ballarat at 9.30 am loaded with cash. First going via Daylesford Road to the Dean Agency which was near the entrance to the Cricket Oval. Being the old style bank manager, he [Gavan Ryan] would always smoke a bent pipe and always had 3 or 4 pipes with him at all times.

... The Agencies had no toilets and no water. We had lunch at Bungaree. He would buy lunch and a pie and a can of drink from the store, and use the toilet there if needed. Banks had two chairs, a desk top and a drawer for cash. A revolver was put into the drawer, but we were instructed never to use it

... We would get back to Ballarat about 4 o'clock with quite large sums of cash to put into customers' accounts. Farmers traded a lot in cash in those days.¹⁶

Other bank employees who worked at the Bungaree agency in the latter years were Kerry Dodd and Robbie Spittle. After 62 years of operation, the bank closed in April 1971 (Figures 2-3).¹⁷



14 N. Wilkinson, 'London Bank of Australia and London Chartered Bank of Australia', 30 January 2007, at Rootsweb, April 2015, <http://archiver.rootsweb.ancestry.com/th/read/AUS-NSW-SYDNEY/2007-01/1170141751>

15 'The Bank', Bungaree and District Historical Society online, April 2015, at <http://www.bungareehistory.com/the-bank.html>

16 *Ibid.*

17 *Ibid.*

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PLACE NAME: Former London Bank of Australia

Place No. BRE022

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Figure 2: Former E.S. and A. Bank to the west of the Infant Welfare Centre, n.d., early 1970s, with possibly the car of the manager, Gavan Ryan at the front.

Source: Bungaree History Walk online, April 2015, at <http://www.bungareehistorywalk.com/the-bungaree-bank-closes.html>



Figure 3: Former E.S. and A. Bank to the west of the Infant Welfare Centre, n.d., before 2003.

Source: Bungaree History Walk online, April 2015, at <http://www.bungareehistorywalk.com/the-bungaree-bank-closes.html>

In 2003, the bank building was relocated a short distance east of its original site and located behind the Infant Welfare Centre on the site of the former State School.¹⁸ It was repaired by members of the Bungaree and District Historical Society (Figure 4), culminating in a heritage rally, bank re-opening and school opening on 5 March 2006.¹⁹ Over 150 people attended the event, the cutting of the ribbon to officially mark the completion of the bank repairs being carried out by former bank employees, Des Ryan, Kerry Dodd and Robbie Spittle.²⁰

18 'The London Bank of Australia', *op.cit.*

19 'The Bank', *op.cit.*

20 *Ibid.*

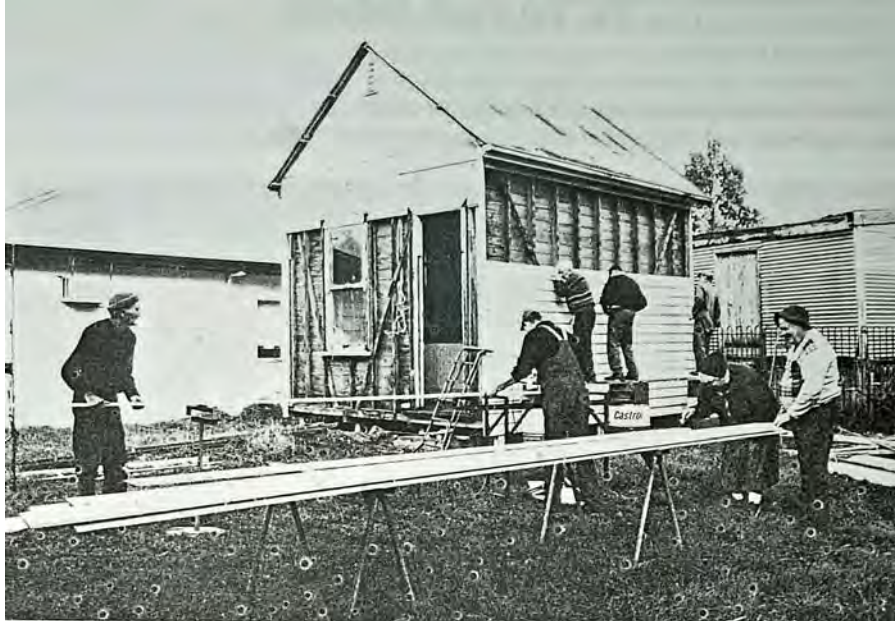


Figure 4: Former E.S. and A. Bank following relocation and during repair, 2003.

Source: *Bungaree & District Historical Society Newsletter*, no. 50, March 2005.

COMPARATIVE

Other Early Bank Buildings in the western region of the Moorabool Shire

The former London Bank at Bungaree is the only surviving purpose-built early 20th century bank in the western region of the Moorabool Shire. Three other 19th century banks are extant, none of which are comparable to the former bank at Bungaree:

- Former Commercial Bank, 157 Inglis Street, Ballan:²¹ the two storey, Victorian Georgian styled bluestone building was constructed in 1867. It is three bayed in composition, with a battlemented parapet above which is a hipped roof. The building has moderate integrity.
- Former National Bank of Australasia, 15 Martin Street, Blackwood:²² a single storey hipped roofed Victorian styled timber building, it features decorative timber eaves brackets. It was built in 1874 to a design by E.G. Magnus, architect and surveyor. Although the front façade has been compromised by the introduction of a large recessed porch, the original design and character is still discernible.
- Former London Chartered Bank, 64 Main Street, Gordon:²³ a single storey, brick, austere Victorian Classical styled building, it has parapeted facades (the parapets being rendered) with moulded cornices and stringcourses, segmentally-arched window and door openings and a porch wing at one end. It was built in 1884 to a design by the Ballarat architectural firm of E. James and Co. It appears to be in good condition.

²¹ *A Pictorial History of the Shire of Ballan, op.cit.*, p.45.

²² See heritage citation for the Main Street, Blackwood Heritage Precinct.

²³ *Ibid.*

Other Comparable former London Bank Buildings

The London Bank of Australia formed in 1893 as a restructure of the London Chartered Bank of Australia Ltd (1852-1923).²⁴ In c.1911, modestly scaled, gabled timber bank agency buildings of standard design were known to have been established at Bungaree, Cressy, Dean, Koo-Wee-Rup, Wallace, Mt. Egerton and possibly at Alpie.²⁵ All except possibly the building at Dean, Daylesford Ballarat Road, at the entrance to the recreation reserve, no longer appear to survive. The building at Dean has been noticeably altered.²⁶



Figure 5: 'Pioneer Office' (former London Bank), Cressy, c.1914.

Source: La Trobe Picture collection, State Library of Victoria, accession no. H87.52/128.



Figure 6: Possible former London Bank of Australia (E.S. & A.) Bank, Dean, c.2011. Source: GoogleMaps Streetview.

²⁴ Wilkinson, op.cit.

²⁵ See B. Trethowan, 'A Study of Banks in Victoria 1851-1939', prepared for the Historic Buildings Preservation Council, Melbourne, December 1976, pp.133-134, 'The London Bank of Australia', op.cit. & National Archives of Australia photograph of the former Post Office, Mt Egerton, c.1941, NAA, Series B5959 online, 2009.

²⁶ A site visit is required to verify that the existing structure is the former bank building at Dean.



Figure 7: E.S. & A. Bank (former London Bank), Koo-Wee-Rup, 1934.

Source: Casey Cardinia – Links to Our Past blogspot, April 2015, at

<http://caseycardinalinkstoorpast.blogspot.com.au/2009/11/1934-flood.html>



Figure 8: E.S. & A. Bank (former London Bank), Wallace, next to the Wallace Hotel, n.d.

Source: *Bungaree & District Historical Society Newsletter*, no.50, March 2005.

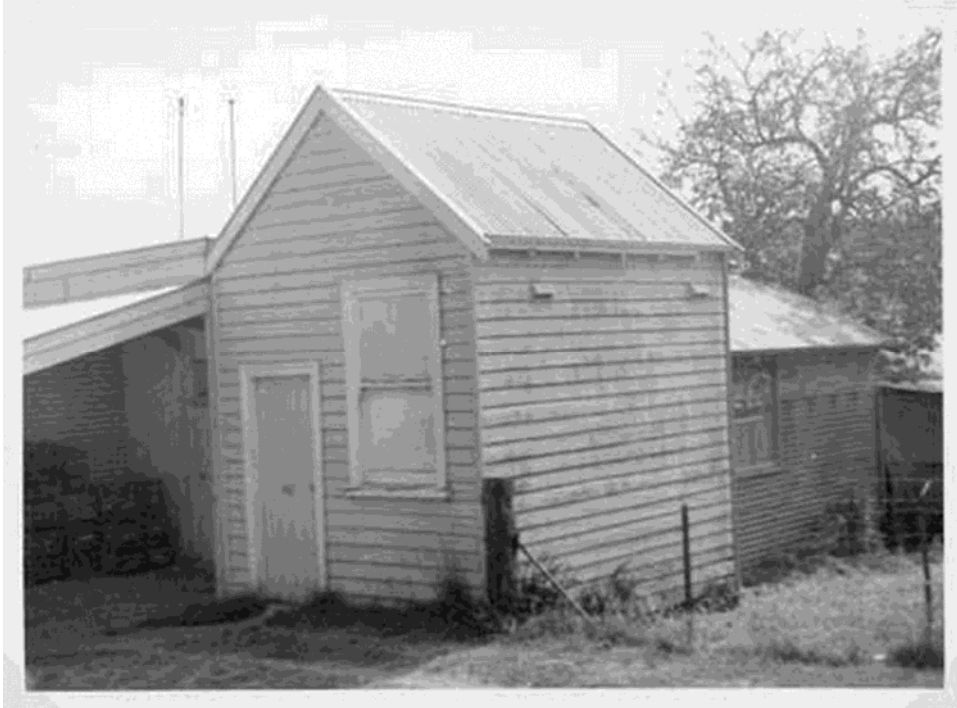


Figure 9: Former Bank (and later Post Office), Mt. Egerton, c.1941.
Source: National Archives of Australia online, 2009, series B5959.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Bungaree State School No. 1960

Place No. BRE021

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.2: Education

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014

2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (former bluestone school building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations**

Note that the former bank building in the front portion of the site is also recommended for a heritage overlay on this site (see separate heritage citation BRE022). It is recommended that the same heritage overlay apply for both heritage citations.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The former Bungaree State School No. 1960, 323 Bungaree Wallace Road, has significance as one of the most intact examples of a 100-type Victorian Education Department school design in Victoria. The former school building is also a tangible legacy of the prosperity of Bungaree as an agricultural service centre in the mid-late 1870s, given the need for a substantial school building to accommodate 100 pupils. Probably designed by the Education Department's architect, Henry Bastow in early 1877, it was constructed by the contractors, Lewis and Roberts, and opened in September 1877. A timber dwelling was relocated to the site in 1880 and served as a teacher's residence. The school functioned as State School No. 1960 until the opening of a new State School nearby in 1924. The significant fabric includes: asymmetrical composition, single storey height, steeply-pitched gable roof form with a minor gabled entrance porch at the east end, slate roof construction, bluestone wall construction, window openings in the south, east and west elevations, bluestone lintels and window sills, door openings in the side porch and west side of the main building, centrally located bluestone chimney

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Bungaree State School No. 1960

Place No. BRE021

ADDRESS: 323 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

on the north (rear) elevation, and the lancet ventilators in the gable ends. Although of more recent construction, the brick commemorative wall at the front of the site also contributes to the significance of the place.

How is it significant?

The former Bungaree State School No. 1960, 323 Bungaree Wallace Road, Bungaree, is historically, aesthetically and socially significant at a LOCAL level.

Why is it significant?

The former Bungaree State School, 323 Bungaree Wallace Road is historically and socially significant associations with the cultural development of Bungaree in the 19th and early 20th centuries, and particularly as the centre of education in the district from 1877, when the building opened as the Warrenheip State School No. 1960 (it was later known as the Warrenheip Junction School and then officially as the Bungaree State School No. 1960 from 1909) (Criteria A, G & H). Probably designed by the Education Department's head architect, Henry Bastow, the school building served the local community until its closure in 1924. Although the former school building is now the meeting place of the Bungaree and District Historical Society, it clearly reflects the standard 100-type school design of the 1870s, and its historical significance is embodied in the early physical fabric. The building continues to be recognised by the local community for the important role it played in the education development of school children in the area. The brick wall at the front of the former school building also has social significance as it is valued by the community for commemorative reasons.

The former Bungaree State School No. 1960, 323 Bungaree Wallace Road, is aesthetically significant for its demonstration of original Victorian stylistic design qualities of the Victorian Education Department's standard 100-type school design (Criteria D & E). The building is one of the most intact of the few of this type surviving in Victoria.

SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold:

- Former Bungaree State School Building.
- Former Bank Building in front of site (see separate heritage citation).

Contributory Significance

The following fabric is considered to make a significant contribution to the social values of the site:

- Brick commemorative wall in front of former school building.

Non Contributory

The former Infant Welfare Centre and other buildings not identified as having local or contributory significance are not considered to contribute to the significance of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 323 Bungaree Wallace Road as shown on the following aerial image (which also includes the former bank building at the front of the former school – see separate heritage citation)



Source of aerial image: Moorabool Shire Council.

DESCRIPTION:

The former Bungaree State School, 323 Bungaree Wallace Road, Bungaree, is located on a large site on the north side of the road. The building now serves as the location of the Bungaree and District Historical Society. At the front is a large grassed area and side gravelled driveway, with a late 20th century hipped roofed office building near the front boundary (this is the former Infant Welfare Centre). A modest gabled timber former bank building is situated immediately behind the office building (see heritage citation BRE022 for further details). In front of the former school building on the west side a low red brick 'Australia Day' heritage wall with plaques of pioneers and those recently arrived who have contributed to local community life. In front of the wall is a memorial boulder.



Photo 2: Portion of commemorative wall with boulder in front, 2014.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Bungaree State School No. 1960

Place No. BRE021

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The asymmetrical, single storey, bluestone, Victorian styled former school building is characterised by a steeply-pitched gable roof form, together with a minor gabled entrance porch at the east end. These roof forms are clad in slate. At the rear (north) is an early bluestone chimney. There are modest eaves with timber bargeboards and fascias. The original four-bayed composition of the building is identified on the front (south elevation). It has three original window openings with bluestone lintels and sills. The timber framed eight paned double hung windows have been introduced, having replaced original nine paned timber framed windows with upper hopper sashes. One original window at the east end has been altered into a door opening where there is an introduced timber framed and glazed door with a timber framed highlight above. A similar introduced door is located on the south elevation of the minor porch, but the door opening is original. Other early features of the design include the lancet ventilators and window and door openings in the gable ends. Overall, the early composition and design of the building clearly demonstrates the standard 100-Type school design adopted by the Education Department in the 1870s.

Overall, the former school building appears to be fair-good condition. It has moderate-high integrity given that much of the original external fabric survives.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *Victoria Government Gazette*, no. 135, 23 August 1859.

3 Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

4 *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the former Bungaree State School No. 1960

First School at Bungaree

The first school at Bungaree was the Church of England School (later Common School No. 944) established in 1867. Seven years later on 29 September 1875, the Minister for Education in the Victorian Government acquired part of Crown allotment 5 of Section 7 in the Parish of Warrenheip (the subject site) for the purpose of establishing a State School. This resulted from the overcrowding at the Common School. It was not capable of accommodating more than 50 pupils and there were 97 scholars at the school at this time.

Building of the State School No. 1960

On 5 May 1877, the tender of R. Hains was accepted for the construction of a bluestone 100-Type school building with a slate roof at a cost of £562.⁸ An immediate delay ensued as Hains was unable to fulfil the contract.⁹ Frustrated by the delay, the Board of Advice urged for the quick completion of the building as 'the children are crammed like sheep – 100 in to a building legally built for 40.'¹⁰ Tenders were soon called for the completion of the building and Lewis and Roberts were the successful contractors in May 1877 at a cost of £598/11/-.¹¹ By August 1877, the building was completed save for 'some items' and the supply of furniture.¹² The new school building was probably the design of Henry Bastow, head of the Architecture branch of the Department of Education.

On 3 September 1877, Warrenheip State School No. 1960 (as it was first known) was officially opened.¹³ Several days later on 14 September, a special celebration was organised by the Board of Advice, the school being formally opened by the Minister of Public Instruction in the presence of 'a good many persons' including Mr. James, M.L.A.¹⁴ The newly-completed one-roomed building featured a steeply-pitched gabled roof form clad in slate, with bluestone walls. As per the standard 100-type Departmental plan, the building had a minor gabled porch at one end and the school room was lit by windows on the front (south) and side elevations only, the rear main elevation having a centrally located chimney.

7 *The Star*, 24 January 1863, p.1.

8 H. Trigg, 'Bungaree Primary School No. 1960: Celebrating 125 years of education 1877-2002', Bungaree Primary School, 2002, p.4.

9 *Ibid.*, p.5.

10 *Ibid.*

11 *Victoria Government Gazette*, 11 May 1877, p.883.

12 Trigg, *op.cit.*

13 *Ibid.* & H. Trigg, 'Brief History of Bungaree State School' in the Bungaree & District Historical Society Newsletter, no. 43, November 2002.

14 *The Argus*, 17 September 1877, p.7.



Figure 1: Bungaree State School No. 1960, c.1890s, with pupils outside the main south elevation. Note the original windows. Source: Bungaree & District Historical Society.



Figure 2: Bungaree State School No. 1960, 1907, showing the school children and teacher. Note the rear (north) elevation of the school building in the background. Source: Bungaree & District Historical Society.

The first staff of the new school were: William White, teacher (who had previously been head teacher of Common School No. 944), Sophia Stocks, assistant (who had previously been assistant teacher at Common School No. 944) and Richard D. Persse, pupil teacher.¹⁵ Throughout the first year of

¹⁵ Trigg, 'Bungaree Primary School', op.cit., p.6.

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operation, the school boasted an average attendance of 100 pupils.¹⁶ Yet, with the opening of the local Roman Catholic School in 1878, the attendance dropped to 59 pupils in 1878 and 49 students in 1879.¹⁷ Although attendances rose to 62 pupils in 1885, it declined to just 37 students in 1890.¹⁸

Teacher's Residence

A pressing need since the opening of the new school in 1877 was a residence for the Head Teacher. Repeated requests for a dwelling by the Head Teacher and the Board of Advice initially fell on deaf ears at a time when accommodation was difficult to find.¹⁹ A 'small four-roomed cottage' was later obtained in Bungaree about $\frac{3}{4}$ mile from the school house.²⁰ By January 1879, the cottage proved inadequate for the new Head Teacher, T.H. Budden who complained that it 'was not suitable and he had to travel daily from Ballarat as no lodging was available in Bungaree.'²¹

Although the former State teacher's residence at Ormond (Springbank) was earmarked for relocation to Bungaree in October 1879, it was another 'mere cottage' that made its way to Bungaree.²² The timber dwelling was situated adjoining the entrance porch on the east side of the school building. It had a gabled roof and post-supported front verandah, with both roofs clad in corrugated sheet metal. There was a skillion wing at the rear, and a brick chimney. The dwelling was available for the Head Teacher by early April 1880. Rent was calculated at £15 per annum.²³



Figure 3: Bungaree State School No. 1960 showing relocated teacher's residence, 1887.

Source: Bungaree & District Historical Society.

16 Ibid.

17 Ibid.

18 Ibid. L.J. Blake (ed.), *Vision and Realisation: a central history of state education in Victoria*, Education Department, Melbourne, 1973, states that the enrolment had dropped to 35 pupils.

19 Trigg, op.cit., p.9.

20 Ibid.

21 Ibid.

22 Ibid.

23 Ibid., p.10.

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Early Staff of the Bungaree State School

The bluestone school building and adjoining timber residence continued to serve as the local State School for the remainder of the 19th century and for the first two decades of the 20th century. Later known as Bungaree Junction State School and from 1909, Bungaree State School,²⁴ it was served by 12 Head Teachers and assistant teachers, between 1879 and 1924. They were: William White (1877-78), Daniel Ninnes (1877-78), Thomas H. Budden (1879-82), William H. Rail (1882-91), James Maddern (1890), John White Blight (1891-96), Elizabeth Bridge (1896-1900), Francis C. Henderson (1900-07), David Walton (1907-11), Thomas Boyce (1911-12), Augustas M. Earles (1913-19) and Fawcett D. Head (1919-24).²⁵

Honouring the Service of Locals in World War One

In 1921, to honour past local students who served in World War One, a timber honour board was completed and unveiled.²⁶ The war also affected the local teachers, and in particular, Head Teacher, A.M. Earles, who 'taught on' after learning of the death of his son who had been torpedoed on the Southerland and then killed in France.²⁷ An Honor Book was also presented to the School by the Education Department as official commemoration of the service and sacrifice of those associated with the Bungaree State School.²⁸



Figure 4: Bungaree State School No. 1960 at the unveiling of the Honour Board in 1921.

Source: H. Trigg, Bungaree Primary School No. 1960: Celebrating 123 years of education 1877-2002, p.12.

²⁴ 'Bungaree State School' (old school), public building file, VPRS 242/P0 Unit 51 PROV.

²⁵ Trigg, op.cit., p.43.

²⁶ Ibid., p.12.

²⁷ R. Triolo, 'Our Schools and the War: Victoria's Education Department in the Great War, 1914-18', PhD Thesis, Monash University, 2008, p.315.

²⁸ Trigg, op.cit.

Disposal of the old Bungaree State School

By early 1922, the school building had become dilapidated. The School committee deliberated on renovating the building or disposing of it to St. Sidwell's Masonic Lodge of Mt. Egerton, who had proposed to purchase it for a Lodge Room.²⁹ In June of that year, the Secretary of the Public Health Department reported on incidences of diphtheria at the school and found the building to be unfit for occupation:

In conjunction with Mr. Buckley I visited the Bungaree State School and inspected same. The building is an old one built of stone and lined inside with T. & G. boards. It is badly lighted from one wall only. The spouting round the roof is badly rusted through in several place and falling to pieces. Some slates are also loose on the roof. There is one iron tank to catch whatever water may flow down the downpipes. The ventilation of the building is poor. The flooring boards in places are showing signs of decay. There is little or no attempt at surface drainage of the surrounding ground. The building badly requires renovation, and, as it stands, would be condemned as unfit for occupation if it belonged to any private person and came under the jurisdiction of the Public Health Department. The best that can be said for the building is that it is antiquated, badly lighted, and in bad repair.³⁰

While Thomas Hurley of the Education Department found the offer of the Masonic Lodge to buy the school as reasonable, the sale did not proceed.³¹ Two years later in 1922, the Minister of Education invited further offers on the building given that a new State School was to be erected on another site in Bungaree. At this time, the old school property was described as follows:

The site contains $\frac{3}{4}$ of an acre, and the improvements comprise a stone School building and W.B. house as residence. The School building is in a very bad state of repair. The house is an old type, containing six rooms, four in the main portion and two detached. This building is close to the railway, and in a bad state of repair.³²

Two offers for the school property were received, one from P. Meade for £300 and the other from R.B. McClymont for £275.³³ Consequently, the offer from Peter Meade was accepted.³⁴

Old Bungaree School as a Private Property

From 1925, the old Bungaree State School became the property of Peter Meade. In April 1936, Title was transferred to him and David Patrick Meade.³⁵ They were both labourers of Bungaree.³⁶ In November 1936, the old school site was subdivided and the front portion with the former school building was sold to Allan Stephen Tinney and Harry Gordon Tinney, storekeepers of Bungaree.³⁷ The bluestone school building remained unused for several years and in late 1948 Title was transferred to Tinney Brothers and Hanrahan Proprietary Limited.³⁸ In 1956, the property was solely owned by Tinney Brothers Proprietary Limited and this company continued ownership until it was sold to the Potato

29 W. Pearse, correspondent, 14 April 1922, 'Bungaree State School' public building file, op.cit.

30 Ibid., Dimelow to The Secretary, Education Department, 17 June, 1922.

31 Ibid., T. Hurley to the Director, Education Department, 15 June 1922.

32 Ibid., Secretary for Public Works, Memorandum: State School No. 1960 Bungaree: 'Disposal of old site and improvements thereon', 13 May 1924.

33 Ibid.

34 Ibid., Secretary for Public Works, Memorandum: State School No. 1960 Bungaree, 21 January 1925.

35 Ibid.

36 Certificate of Title, vol. 6046 fol. 123.

37 Ibid.

38 Ibid.

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Producers Co-operative Limited on 24 May 1961.³⁹ From this time the old school building was used to store potatoes, a use that continued for many years.⁴⁰ By 1977, the building served as a hayshed.⁴¹ It was at this time when an Infant Welfare Centre was proposed at the front of the old school site.⁴² It was subsequently constructed.

In March 1978, ownership of the property was transferred to John Charles Cutbush of Dean and Ventress George Michell of Newlyn, both merchants.⁴³ At this time and in the following years, the building was dilapidated. Window and door openings were boarded up and an original window at the front had been altered into a door opening. The former teacher's cottage had been removed from the east side of the site.



Figure 5: Former Bungaree State School, front elevation, 25 November 1981. Source: J. Collins, La Trobe Picture Collection, State Library of Victoria, accession no. H90.100/2800.



Figure 6: Former Bungaree State School, front and side (west) elevations, 25 November 1981. Source: J. Collins, La Trobe Picture Collection, State Library of Victoria, accession no. H90.100/2800.

Former Bungaree School and the Bungaree & District Historical Society

On 16 February 1984, the President, Councillors and ratepayers of the Shire of Bungaree became the proprietors of the former Bungaree State School property.⁴⁴ In 1988, the Shire was successful in receiving a Bi-Centennial grant that enabled repairs and restoration of the former school building.⁴⁵ It later became the meeting place of the Bungaree and District Society, a use that continues to the present day.⁴⁶

39 Ibid., vol. 8438 fol. 607.

40 Trigg, 'Brief History of Bungaree Primary School', op.cit.

41 The building was annotated on a locality plan for the Shire of Bungaree in 1977 as the 'old bluestone hayshed'. See VPRS 7882/P1 Unit 2159 PROV.

42 Ibid.

43 Certificate of Title, op.cit.

44 Ibid.

45 Trigg, 'Brief History of Bungaree Primary School', op.cit.

46 Ibid.



Figure 7: Former Bungaree State School, c.1999.

Source: L. Burchell, La Trobe Picture Collection, State Library of Victoria, accession no. vs000041.

COMPARATIVE

Contextual Design Background⁴⁷

The one-room school with attached residence at Bungaree formed part of a broad standardized design approach that has its origins in the architectural campaign established by the Victorian Board of Education in the 1860s. The Board had looked to England for ideas, and particularly towards the implementation of the English Privy Council system of school organization including the shape and layout of school buildings. The English Committee of Council on Education established standardized plans in 1851, and it was from these designs where the Victorian Board of Education found ideas to form the standardized schemes in Victoria in the 19th century.

With the establishment of the Education Department in 1873 (and the disbandment of the Board of Education), the standard one-room school plans developed by the previous Department became the foundation of school design until the turn of the century. It was also the Education Department that standardized the exteriors, under the design guidance of Henry Robert Bastow, head of the architectural branch of the Department. The rudimentary construction of these school buildings were largely offset by some minimal ornamentation in the gable ends, with the use of timber finials, gable ventilators, and moulded bargeboards, the school room being accessed by a projecting gabled porch.

During the first three years under the control of the Education Department from 1873-76, 40 and 60 plan types predominated. The actual size of a school building was dependent on the number of pupils that were estimated to attend, hence the 40 type for 40 children, the 60 type for 60 children and the 100 type for 100 children.

⁴⁷ Information taken from R. Peterson & Heritage Assets Branch, 'Historic Government Schools: A Comparative Study', Department of Planning & Development, June 1993 & L. Burchell, *Victorian Schools: A Study of Colonial Government Architecture 1837-1900*, Melbourne University Press, Carlton, 1980.

The Architect: Henry Bastow⁴⁸

Henry Robert Bastow (1829-1920) emigrated to Australia from Bridport, Dorset, England in c.1862 and first advertised as an architect and surveyor in Tasmania in 1863. In 1866, Bastow was commissioned to design the first Winchelsea Shire Hall at 28 Hesse Street, Winchelsea. He was soon appointed draftsman with the Victorian Water Supply in the same year, before moving to the Victorian Railways Department.

By 1873, Bastow became the head of the new Architecture Branch in the Department of Education. Initially, his attention was confined to the designing of smaller rural Victorian schools. His first design was for a school at Tarnagulla in 1873. Throughout the 1870s and 1880s, Bastow produced numerous urban and rural school buildings of various sizes using a fixed repertoire of designs.

In 1885, Bastow was appointed Senior Architect of the Public Works Department. He worked in this position until the world wide economic depression of the early 1890s brought about heavy retrenchment in government spending and ultimately, Bastow's position. With his services dispensed with from 30 April 1894, Bastow retired to his property at Harcourt where he lived and worked as an orchardist until his death in 1920.

Other Victorian Education Department School Buildings⁴⁹

The former Bungaree State School represents one of nine Common Schools Board or Victorian Department School buildings constructed in the western region of the Moorabool Shire between the late 1860s and the early 1880s. The other schools within this period of development are:

- Former Greendale State School No. 918, built 1869, 40 type.
- Lal Lal Primary School, No 863, 72 type.
- Gordon Primary School No. 755 built c.1882-83, 'Horsham-Avoca type'.
- Warrenheip State School No. 1591, built 1875, 100 type.
- Former Blakeville Primary School, built 1873, 60 or 80 type with attached quarters, later additions.
- Mt Egerton Primary School, built 1877, originally four-roomed.
- Former Beremboke State School No. 1017, built 1870, 40 type with attached residence.
- Former Morrisons School, built 1861-70, first located at Steiglitz and now at Morrisons.

The former Bungaree State School is therefore one of two 100-type Victorian Education Department designed school buildings in the western region of the Shire, the other 100-type school being the Warrenheip Primary School, Main Road, Warrenheip. This building is constructed of brick and features a single-roomed gabled form. A brick classroom, washroom and cloakroom represent additions, and a window has been installed in the gable end.⁵⁰ Other comparable 100-type school buildings in Victoria are: Lucknow, Bairnsdale (built in brick in 1882, timber classroom added and large windows installed in gable ends); Coghills Creek (1874-75, brick construction, window added in gable end and new porch constructed); and Corindhap (of timber construction built in 1876-77 with rooms added).⁵¹ Overall, the former Bungaree State School is one of the most intact surviving examples of its type.

48 *Ibid.* & C. Milburn, 'Bastow the builder's enduring legacy' in *The Age*, 4 October 2010, p.19.

49 West Moorabool Shire Heritage Study Stage 2A database & Peterson, op.cit.

50 Peterson, op.cit., p.62.

51 *Ibid.*, pp.62-66.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Bungaree State Primary No. 1960

Place No. BRE025

ADDRESS: 348 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.2: Education

Condition: Good**Integrity:** Moderate-Altered**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (significant brick school building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Bungaree Primary School No. 1960, 348 Bungaree Wallace Road, has significance as the centre of public education in the Bungaree district after its construction in 1924 until the present day. It is a legacy of the continued prosperity of Bungaree as an agricultural centre from the early 20th century. Although altered, it is one of the few known surviving interwar era State School buildings of a standard Bungalow-like design by James P. Kennison, architect of the Public Works Department, under the supervision of E.E. Smith, Chief Architect. It is also one of the few school buildings of this design type still functioning as a school. Although altered, the significant fabric includes: asymmetrical composition, single storey height gabled roof forms with broad eaves having exposed timber rafters, corrugated profile sheet metal roof cladding, face red brick wall construction, face brick chimney on the west side, timber brackets under the front gables, timber shingling and timber

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ventilators in the front gable ends, and the paired timber framed multi-paned double hung windows with upper hopper sashes in the front façade of the main gabled wing.

How is it significant?

The Bungaree Primary School No. 1960, 348 Bungaree Wallace Road, Bungaree, is historically and socially significant at a LOCAL level.

Why is it significant?

The Bungaree Primary School No. 1960, 323 Bungaree Wallace Road is historically and socially significant for its associations with the education of children of the Bungaree district from 1924 until the present day (Criteria A, G & H). Designed by James P. Kennison, Public Works Department architect under the supervision of Edwin Evan Smith, Chief Architect, the building has been the centre of educational life at Bungaree for 91 years and it is the only operating school in the area. It is valued by the local community for the key role it has and continues to play in the cultural development of school children in the area. Although altered, the historical significance of the school building is embodied in the surviving original fabric that represents a once frequent architectural type for interwar State School designs. This fabric includes the composition of the gabled roof forms, brick wall construction, window and other detailing, and the chimney. The Bungaree Primary School is one of the few known surviving and continuously operating interwar Bungalow school buildings designed by James P. Kennison of the Public Works Department to a standard design type of the 1920s and 1930.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site at 348 Bungaree Wallace Road as shown on the following aerial image:



Source of aerial image: Moorabool Shire Council.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Bungaree State Primary No. 1960

Place No. BRE025

ADDRESS: 348 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

DESCRIPTION:

The Bungaree Primary School No. 1960, 348 Bungaree Wallace Road, is situated on a large irregular shaped-allotment on the south side of the road at the east end of the Bungaree township. The front has an early manicured hedge with an open grassed area and concrete footpaths behind. There are trees on the east and west sides that extend towards the rear of the school site. The original school building is situated at the front of the setback with a modest front setback. There are introduced school buildings to the south-east and south-west of the early building, together with a playground, basketball court and grassed sports ground.

The asymmetrical, single storey, face brick, interwar era school building has a main broad gabled roof form and a minor gabled roofed wing at the front. The front gabled post-supported porch has been introduced, as has the narrow skillion addition (with corrugated Colorbond wall cladding) on the west side. The roofs are clad in introduced corrugated sheet metal.

In addition to the main gabled roofs and brick wall construction, the early features of the design include the face brick chimney on the west side, broad eaves with exposed timber rafters, timber brackets under the front gables, shingles and timber ventilators in the front gable ends, paired timber framed multi-paned double hung windows with upper hopper sashes in the front façade of the main gabled wing, and possibly the window openings on the east side.

More recent alterations and additions have altered the original character and appearance of the building as viewed from Bungaree Wallace Road. These additions include the front post-supported porch, brick wall construction (including the projecting parapeted wall on the west side) and double hung window under the front minor projecting gabled wing, and the side skillion wing.

Overall, the Bungaree Primary School building is in good condition and but its integrity has been undermined by the alterations and additions at the front.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

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known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Bungaree Primary School No. 1960

First School at Bungaree⁸

The first school at Bungaree was the Church of England School (later Common School No. 944) established in 1867. Seven years later on 29 September 1875, the Minister for Education in the Victorian Government acquired part of Crown allotment 5 of Section 7 in the Parish of Warrenheip (the subject site) for the purpose of establishing a State School. This resulted from the overcrowding at the Common School. It was not capable of accommodating more than 50 pupils and there were 97 scholars at the school at this time.

The First Bungaree State School No. 1960⁹

The first Bungaree State School No. 1960 was constructed of bluestone in 1877 as a 100-Type school building to the north-west of the existing school site at 323 Bungaree Wallace Road. This building served as a state school for the next 47 years until it fell into disrepair. The Department of Education subsequently decided to erect a new school building and a teacher's residence on a new site at Bungaree. The old school building is now the home of the Bungaree and District Historical Society and is owned by the Moorabool Shire Council. See heritage citation for BRE021 for further details.

Building Bungaree Primary School No. 1960

By late August 1922, the Victorian Education Department had selected and acquired a site for a new school building to the east of the Bungaree township on the south side of the Old Melbourne Road (now the Bungaree Wallace Road).¹⁰ The land was previously been part of the much larger 70 acre landholdings comprising Crown Allotment 2 of Section 8 in the Parish of Warrenheip, first acquired by

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

7 *The Star*, 24 January 1863, p.1.

8 See heritage citation for the former Bungaree School (BRE021) for further details.

9 Ibid.

10 Plans of Part Allotment 5, Section 7, Parish of Warrenheip in 'State School No. 1960 Bungaree, public building field, VPRS 242/PO Unit 51 PROV.

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Joseph Smith of Warrenheip in late 1866.¹¹ The new school site was surveyed on 31 August 1922 and comprised 2 acres and 2 roods.

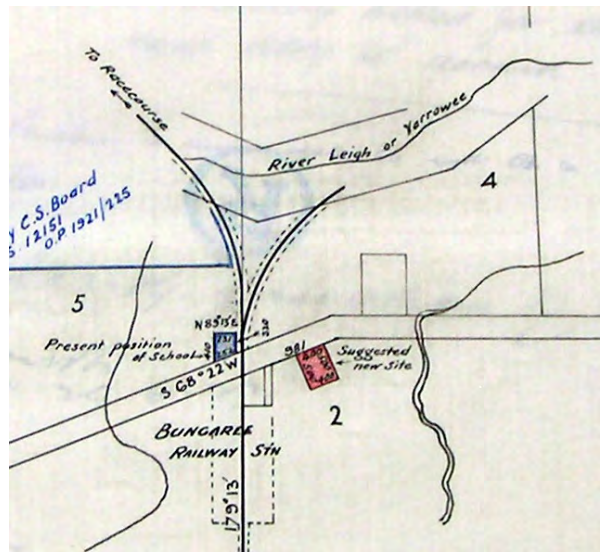


Figure 1: Location showing suggested new school site, 1922.
Source: VPRS 242/P0 Unit 51 PROV

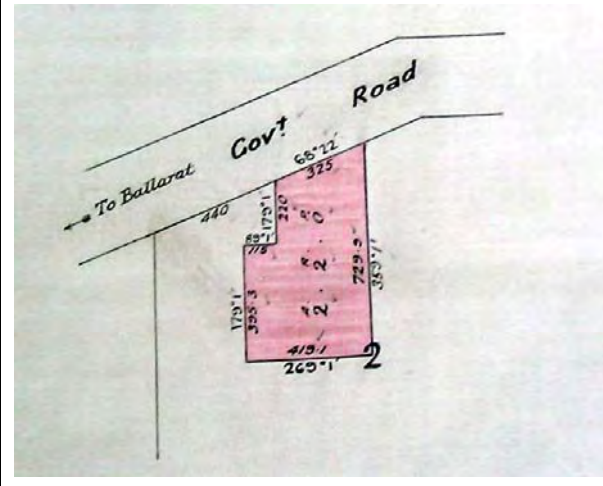


Figure 2: Surveyed site for new school, 1922.
VPRS 242/P0 Unit 51 PROV.

The Bungaree State School Committee took exception to the newly-surveyed land. In December 1922, the Committee's correspondent, W. Pearse, wrote to H.M. Bottoms, Secretary of the Public Works Department, outlining the Committee's concerns:

I have been instructed to inform you that our Committee are not favourably impressed with the survey of the site which has not, according to all reports, been carried out according to the plan submitted. The block as it is now surveyed is altogether unsuitable for a school-ground being too long and too narrow ... Mr Smith, the owner of the land wrote to your dept re; this matter directly after the survey was made as it was not the block sold by him and would absolutely spoil the rest of his paddock and be unsuitable for a play-ground as well. We would also urge your dept to secure an additional half acre of same land to build a teachers residence on, as your Mr Dyke considered the house adjoining and offered for sale for Mrs Smith's daughter, although too dear and stated that it would be much more satisfactory to purchase the half acre promised by Miss Smith and building a new residence thereon.¹²

The Committee's concerns fell on deaf ears as Title was prepared for the surveyed land on 26 June 1923.¹³

Meanwhile, the initial proposal of the Education and Public Works Departments was to relocate 'a portion of State School No. 1719, Broomfield' to the newly-acquired state school site at Bungaree.¹⁴ An expenditure of £718 had been approved and the matter was 'in the hands of the P.W.D.' This proposal was not to eventuate.

¹¹ Certificate of Title, vol. 186 fol. 056.

¹² Secretary of School Committee, W. Pearse, to M.H. Bottoms, Secretary Public Works Department, 4 December 1922, 'State School No. 1960 Bungaree', op.cit.

¹³ Certificate of Title vol. 4726 fol. 130.

¹⁴ File note, n.d. [early 1923] in 'State School No. 1960', op.cit.

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The design of the new Bungaree State School building had been prepared by early June 1923, by J.P. Kennison, architectural draftsman, under the supervision of Evan Smith, Chief Architect of the Public Works Department.¹⁵ Writing to E.J. Hogan, M.L.A., the Secretary of the Public Works Department declared:

With reference to the matter of the new school building, I have been informed by the architect today that the plans and estimate of the cost are being submitted to this Department during the week. The plans will of course have to be approved by the Acting Director before the case will finally come before as for authorization of the necessary expenditure.¹⁶

Evan Smith approved the final design of the new school building on 1 August 1923.¹⁷ A few months later on 4 October, a contract for its construction was let to McIver Brothers for £1193/12/9.¹⁸ Work on the school soon commenced and the building was completed the following year. The opening ceremony took place on 25 July 1924 with a social held in the evening at the Parish Hall.¹⁹ The brick school building comprising one large classroom with a cloak room and entrance doors at the front. Externally, the classroom was identified by a main gabled roof, the modest gable at the front comprising the cloak room and a small storeroom. The classroom was lit by a series of timber framed multi-paned windows on the east and north sides, the cloak room featuring two small six paned timber framed windows. The new building had a domestic Bungalow appearance, with corrugated sheet metal roof cladding, wide eaves and timber shingles and ventilators in the gable ends.

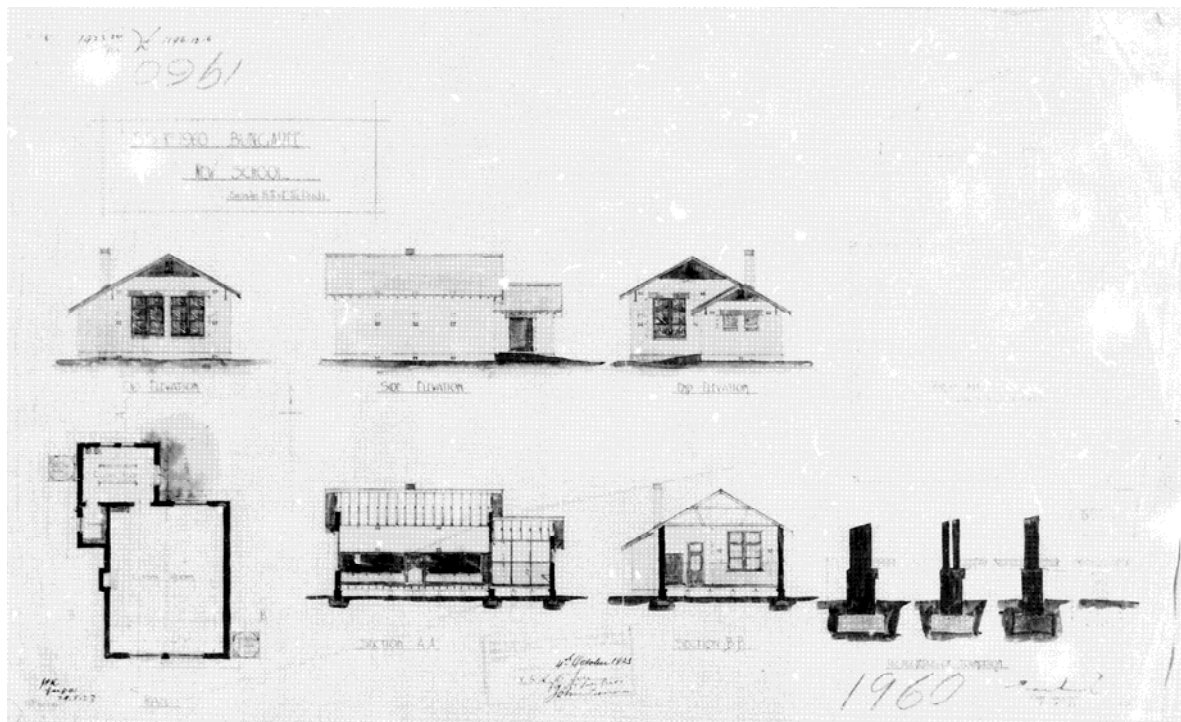


Figure 3: 'SS No. 1960 Bungaree New School', plan, elevations, sections, 4 October 1923.

Source: Victorian Public Works Department (Building Services Agency) Plan SS1960 PROV.

- 15 Kennison's initials appear on the drawing, along with Evan Smith's – see 'SS No. 1960 Bungaree New School', plan, elevations, sections, 4 October 1923, Victorian Public Works Department (Building Services Agency) Plan SS1960 PROV.
- 16 Secretary [Public Works Department?] to E.J. Hogan, M.L.A., 7 June 1923 in 'State School No. 1960', op.cit.
- 17 'SS No. 1960 Bungaree New School', op.cit.
- 18 Ibid.
- 19 H. Trigg, 'Bungaree Primary School No. 1960: Celebrating 125 years of education 1877-2002', Bungaree Primary School, 2002, p.14.

Trees were soon planted in the school grounds, having been obtained from the Water Commission Nursery at the Moorabool Reservoir.²⁰ A flower garden was also established at the front and in 1932 the school won the A.N.A. prize for the most improved school ground.²¹



Figure 4: New completed Bungaree State No. 1960, 1924. Source: H. Trigg, 'Bungaree Primary School No. 1960'.

The first permanent Head Teacher of the new Bungaree State School was Louise V. Kenney.²² He remained at Bungaree until the end of 1929 when he transferred to Timor.²³ Clarice L. Cox was head teacher between January and April 1933, before David W.Q. Clark took up the position, with Miss Evie Geddes as sewing mistress. Colin V. Sinclair took up the appointment as Head Teacher in 1937 and he remained until 1941.²⁴ His successors included Reginald B. Broben (1941-43) and Robert J. Keddie (1944-53).²⁵ Other teachers and assistants were also employed. After the Second World War, numerous teaching staff was appointed at the Bungaree State School.²⁶

The centenary of the Bungaree State School was celebrated in 1977.²⁷ The celebrations commenced with church services amid large crowds of former students, teachers, and official guests including Bungaree Shire Council representatives (including the president, C. W. Neil), Jim Short, M.P., Robert Knowles, M.L.C., W. Stephen, M.L.A., Cr. D. Slater, shire president of the Buninyong Council and the district inspector, R. Verso.²⁸ Members of the centenary organising committee were dressed in period

20 Ibid.

21 Ibid. Several years later in 1985, the school received a State Garden Award – see Trigg, op.cit., p.20.

22 Ibid., p.43.

23 *The Argus*, 28 December 1929.

24 Trigg, op.cit.

25 Ibid.

26 Ibid., pp.43-44.

27 Ibid., p.17.

28 Ibid., sourcing newspaper clipping (newspaper not given).

costume.²⁹ The school children planted a mahogany tree in the school grounds. Each student was given a book mark from the Mothers' Club.³⁰ A centenary cake was baked by Mrs Lavinia Steele (nee Trigg) following a buffet luncheon and an afternoon tea.³¹



Figure 5: Tree planting by school students to mark the School's centenary in 1977.

Source: Newspaper clipping in H. Trigg, 'Bungaree Primary School No. 1960'.

In 1989, a portable classroom from Lakeside Hospital was relocated to the east side of the school building.³² The need for additional classroom space resulted from the transfer of students following the closure of the local St. Michael's Roman Catholic School.³³ More portables were added to the site in 1992 and 1999 following the closure of other schools in the district.³⁴

An important milestone was marked in 2002 when the school celebrated its 125th anniversary.³⁵ Five years later in 2007, two new classrooms, a new toilet block and a multi-purpose gym were constructed in the school grounds, and two of the portable classrooms were removed.³⁶ Before 2009, little change had been made to the school building.

29 Ibid.

30 Ibid.

31 Ibid.

32 Ibid., p.21.

33 Ibid.

34 Ibid.

35 'Bungaree School History, Bungaree Primary School' at <http://www.bungareeps.vic.edu.au/bungaree-school-history.html>

36 Ibid.



Figure 6: Bungaree Primary School, 2009, prior alterations & additions at front. Source: Wendy Jacobs.



Figure 7: Bungaree Primary School, 2009, prior to alterations & additions at front. Source: Wendy Jacobs.

In 2010 with funds from the Commonwealth Government's 'Building the Education Revolution' program, alterations and additions were made to the original school building involving a principal's office, staff room and general office.³⁷ These works included alterations to the front façade, with an extension to the minor projecting gabled wing (which included the removal of the front wall and windows) and the construction of a new front gabled porch. A modest skillion addition was constructed on the west side. The adjacent remaining portable classroom on the site was also converted into an art room.³⁸

Teacher's Residence

Following the acquisition the new school site and preparation of plans for the new school building, consideration was also given to the construction of a five-roomed teacher's residence. To be built on the west side of the school site, the initial estimate for the new dwelling 'was deemed to be too high.'³⁹ By late August 1923, the design of a three bedroom dwelling with sitting room, kitchen, front verandah and rear verandah and bathroom had been prepared by J.P. Kennison (under the supervision of the chief architect, Evan Smith) of the Public Works Department.⁴⁰ The modest single storey timber dwelling was designed in an interwar Bungalow style, featuring a single broad gable roof form with wide eaves. The front verandah was recessed under the main gable roof. The sitting room at the front was lit by two 12 paned timber framed double hung windows, the front bedroom having a pair of similar windows and a bracketed window hood above.

³⁷ See Catherine King, Federal MP for Ballarat, Shadow Minister for Health online, <http://www.catherineking.com.au/achievements/building-the-education-revolution-locally/>, 'Bungaree School History, Bungaree Primary School', op.cit.

³⁸ Ibid.

³⁹ File note, 'State School No. 1960 Bungaree', n.d. [early 1923], op.cit.

⁴⁰ Both Kennison's and Smith's initials appear on the original drawings – see 'Bungaree School 1960 Teacher's Residence' plan, elevations and section, 12 April 1924, Victorian Public Works Department (Building Services Agency) Plan SS1960 PROV.

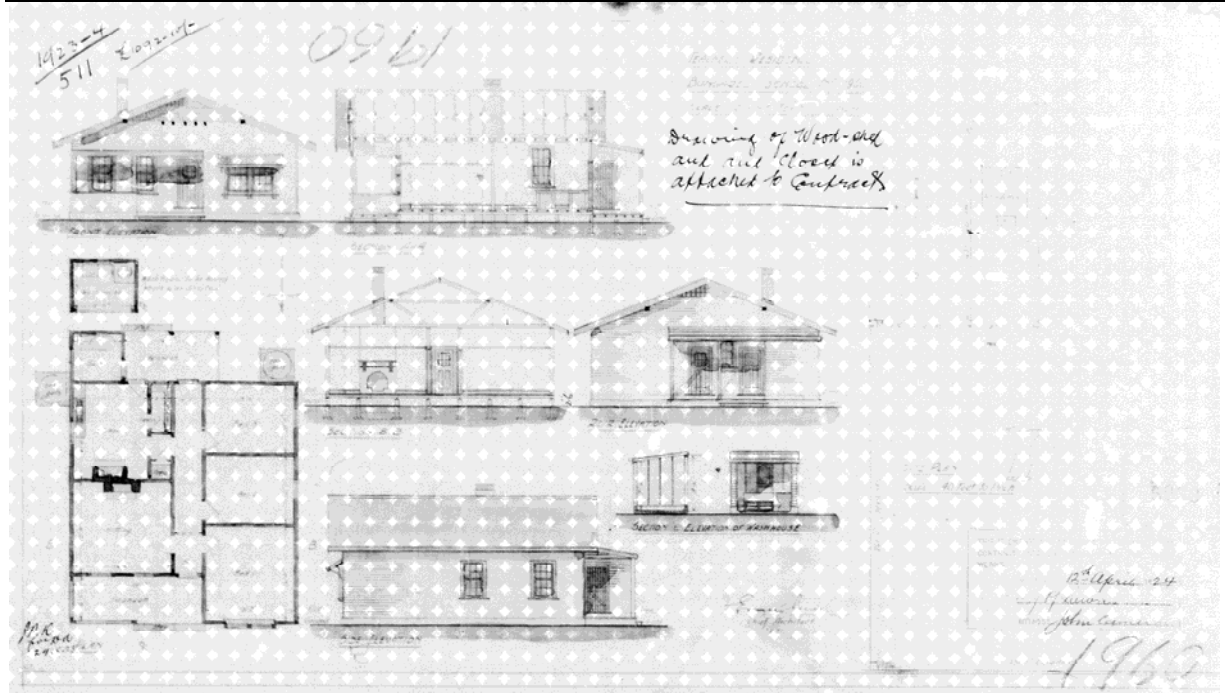


Figure 8: 'Teacher's Residence Bungaree School No. 1960', plan, elevations & sections, 12 April 1924.

Source: Victorian Public Works Department (Building Services Agency) Plan SS1960 PROV.

The teacher's residence served as the home of 11 Head Teachers until 1982 when the government announced that it had 'no intention of retaining the Bungaree School residence of teacher housing accommodation.'⁴¹ The dwelling was subsequently used for educational purposes until 1992 when it was not considered acceptable for this use.⁴² The house was relocated in Dunnolly in 1994.⁴³



Figure 9: Former Teacher's Residence, Bungaree, c.1994. Source: H. Trigg, 'Bungaree Primary School No. 1960'.

41 H. Trigg, 'Brief History of Bungaree State School' in the *Bungaree & District Historical Society Newsletter*, no. 43, November 2002.

42 *Ibid.*

43 *Ibid.*

COMPARATIVE**Contextual Design Background**

According to Richard Peterson in 'Historic Government Schools: A Comparative Study', the gabled single classroom interwar design of the Bungaree State School in 1923 was the 'most frequent design' of its type of the 1900-1940 period.⁴⁴ The design concept emanated from James P. Kennison, architect of the Public Works Department under the charge of Edwin Evan Smith, Chief Architect. Other surviving examples include:

- Former Leongatha State School No. 3251, 7975 Bass Highway, Leongatha South: built in timber in 1926, it has an identical composition as the original design of the Bungaree school.⁴⁵
- Narre Warren Primary School No. 2924, 53 Web Street, Narre Warren: built in timber in 1929.⁴⁶
- Melton South State School No. 3717, 34-36 Exford Road, Melton South: built in 1923, this brick school building is a slightly larger example of the type. Like the Bungaree school, it has been altered and extended at the front and side.⁴⁷
- Former Flynnstead State School No. 2944, Flynns Creek Road, Flynns Creek: built in 1923 in brick, it is almost identical to the original design of the Bungaree school. The former Flynnstead school is now derelict and in poor condition.⁴⁸

The Leongatha and Narre Warren schools appear to be the more intact examples of the type, but they are of timber construction. The former Flynnstead school is a more intact brick example of the type, but it is derelict and no longer serving its original purpose. Although the Bungaree school has been altered and extended, it is a moderately intact example of its type, the original design being clearly discernible.

The Architects:**Edwin Evan Smith: Chief Architect, Victorian Public Works Department⁴⁹**

Edwin Evan Smith was born in 1887 in Montrose, Scotland. He studied at the Montrose Academy where he completed studies in building construction, drawing and geometry. Articled to John Sim, architect of Montrose from 1885, Smith became proficient in 'working out stone details.' Immigrating to Queensland in 1889 with his parents, Smith worked for G.H.M. Addison, architect. After a brief period in private practice, he joined the Queensland Public Works Department as a temporary draftsman in 1898. This was followed by employment with the Commonwealth Department of Works and Railways in Melbourne from 1912. Smith returned to Queensland as State Works Director for the Commonwealth in 1920-22. In 1922, he was appointed chief architect of the Victorian Public Works Department, a position he held until 1929. During this period, he was responsible for the designs of several important public buildings, including the Emily McPherson College, Melbourne (1926). He was influential on the work of the designers under him who were the progenitors of numerous court house, school and other public works throughout Victoria.

44 R. Peterson & Heritage Assets Branch, 'Historic Government Schools: A Comparative Study', Department of Planning & Development, June 1993, p.102.

45 'Former Leongatha State School No. 3251', Victorian Heritage Database online, June 2015.

46 Ibid, 'Narre Warren Primary School No. 2924'.

47 Ibid., 'Melton South Primary School No. 3717'.

48 Context Pty Ltd, 'Latrobe City Heritage Study', prepared for the Latrobe City Council, 2005.

49 Information taken from: J. Willis, 'Smith, E. Evan' in P. Goad & J. Willis, *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p.635 & D. Watson & J. McKay, *Queensland Architects of the 19th Century*, Queensland Museum, Brisbane, 1994, p.164.

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James Prior Kennison: Architect, Victorian Public Works Department

James Prior Kennison was born in 1858 at South Yarra, the second son of James Lamond and Eliza Kennison (nee Ingram).⁵⁰ In 1875 he passed his matriculation at Melbourne University.⁵¹ It is not known where Kennison served his articles but in July 1883 he was elected an associate of the Royal Victorian Institute of Architects.⁵² From this time, he established an architectural practice on his own account and for the remainder of the 19th century he designed numerous houses, shops, warehouses and offices throughout Melbourne. Kennison married Miss Emma Cavenagh at St. Stephen's Church, Richmond.⁵³ An avid sportsman, Kennison was honorary secretary of the Melbourne Road Cycling Club and he was an active member of the St. Kilda Yacht Club in the early 20th century.⁵⁴

In February 1909, Kennison was appointed an architectural draughtsman with the Victorian Public Works Department.⁵⁵ He had been promoted to architect in the following years in the 1920s he appears to have been responsible for the designs of a number of modest gabled state school buildings. In 1924, Kennison had charge of the architectural department 'dealing with the sewerage of all public buildings, and prepares the plans and specifications.'⁵⁶ Kennison died at Armadale on 30 April 1944 at the age of 85 years.⁵⁷

Other Interwar School Buildings in the western region of the Moorabool Shire⁵⁸

In the western region of the Moorabool Shire are three other interwar era brick primary school buildings constructed in brick. All of these other school buildings were built for the Roman Catholic Church and they feature hipped roof forms. They are St. Michael's, Bungaree (built 1925-26), St. Patrick's, Gordon (built 1930) and St. Michael's, Springbank (built 1932).⁵⁹ Bungaree Primary School is therefore the only known surviving interwar era State School building in the western region of the Moorabool Shire.

50 *Victorian Pioneer Index*, Registry of Births, Deaths and Marriages, Melbourne, 1998.

51 *Geelong Advertiser*, 28 December 1875.

52 *The Argus*, 10 July 1883.

53 *Melbourne Punch*, 21 April 1892, p.13.

54 See for example *The Australasian*, 15 August 1885, 1 July 1905, *The Argus*, 24 December 1901 & *Melbourne Punch*, 23 November 1905.

55 *Victoria Government Gazette*, 10 February 1909, p.1294.

56 *Geelong Advertiser*, 14 February 1924, p.6.

57 *The Argus*, 3 May 1944.

58 See other heritage citations for further details unless otherwise referenced.

59 *The Advocate*, 10 March 1932, p.14.

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PLACE NAME: 'Sunny Rise'

Place No. BRE004

ADDRESS: 447 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good (main dwelling)**Integrity:** High**Photograph Date:** 2009 & 2014

2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature Golden Cypress trees and mature exotic trees near main dwelling**Fences &/or Outbuildings of Note? **Yes – original dwelling & associated gabled outbuildings, possibly dry stone walls [to be confirmed with site visit].**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance of the outbuildings and their condition and integrity, and the locations of any early stone walls are determined by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Sunny Rise', 447 Bungaree Wallace Road, Bungaree, has significance as one of the more substantial, elaborate and predominantly intact examples of a rural Federation styled dwelling in the western region of the Moorabool Shire, and one of few properties associated with the establishment of farming in the 1860s following the opening up the land. The main dwelling was constructed in 1906-07 for Albert and Elizabeth Tinney, farmers, following their marriage. It remained occupied by members of the Tinney family until recent times. The significant fabric includes: the main hipped roof form with projecting minor gabled wings at the front and side connected by a return, post-supported verandah having an ogee form roof; corrugated sheet metal roof cladding, timber weatherboard wall cladding modest eaves with paired timber brackets to the hipped roofed portion; broad eaves with timber brackets to the gabled wings; face brick chimneys with cream brick banding; rear skillion wings; stop chamfered timber verandah posts with moulded timber capitals; arched timber fretwork verandah valances on the front (south) façade; cast iron verandah valances and brackets on the east façade; hipped roofed rectangular bay windows with banks of three timber framed casement windows having highlights above (including Art Nouveau stained glass and leadlight with tulip motifs); timber framed casement windows with highlights (and the same decorative stained glass and leadlighting) at the front under the verandah; other timber framed double hung windows; front timber doorway with sidelights and highlights and panelled timber door; moulded timber window and door architraves; timber window sills; and the door opening at the north end of the eastern portion of the verandah.

The property was first established before 1866 by John James and the original hipped roofed dwelling constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding with a projecting post-supported skillion verandah, timber framed doorway, timber framed 12 paned double hung windows and face brick chimney is located to the rear of the main dwelling. It also contributes to the significance of the place. These buildings have particular longstanding associations with John and Jane Tinney, Cornish farmer emigrants who farmed the land from 1869 until their deaths in the early 20th century.

The setting of 'Sunny Rise' is defined by several mature Golden Cypress and other exotic trees nearby the main dwelling, and the rear early elongated gabled outbuildings.

How is it significant?

'Sunny Rise' at 447 Bungaree Wallace Road, Bungaree, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'Sunny Rise', has historical significance for its associations with the unlocking of the land as part of the Amending Land Act of 1865, when John James took up the property in 1866 (Criterion A). The property has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired it in 1869 (Criterion A). They worked the land through cultivation and grazing until their deaths in the early 20th century, with the management of 'Sunny Rise' being taken over by John and Jane Tinney's son, Albert Edward Tinney, by 1906 (Criterion A). Following his marriage to Miss Elizabeth Taylor in 1906, the existing Federation styled dwelling was constructed by C.E. Ludbrook of Ballarat. The property was later farmed and occupied by their son, Albert (Roy) Tinney and it continued to be owned by the Tinney family until recent times.

'Sunny Rise', 447 Bungaree Wallace Road, Bungaree, is aesthetically significant as one of the few rural, substantial, elaborate, predominantly intact examples of the Federation style in the western region of the Moorabool Shire (Criteria D & E). The dwelling demonstrates several original design qualities as identified in the composition of the hipped and gabled roof forms and return verandah, rectangular

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bay windows, and in the construction and detailing. Further contributing to the aesthetic significance of the property are the early outbuildings, including the hipped roofed original timber dwelling, gabled outbuildings and the landscaping of mature Golden Cypress and other exotic mature trees nearby the main house.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:



Source of base aerial: Google Maps.

DESCRIPTION:

'Sunny Rise', 447 Bungaree Wallace Broad, Bungaree, is situated on a large rural farmland allotment, to the east of the Bungaree township. The irregularly-shaped homestead site has a gravelled driveway on the west side that leads to a rear circular driveway and several outbuildings, most with gable roof forms clad in corrugated sheet metal. Those outbuildings of particular historical interest include the original farm dwelling that is located adjacent to the driveway, to the north-west of the main dwelling. The modestly scaled timber weatherboard, Victorian vernacular styled building has a steeply-pitched corrugated sheet metal hipped roof form, central doorway with flanking timber framed 12 paned double hung windows, and a projecting post-supported verandah on the east side. There is an early timber framed double hung window on the north side, the lower sash being boarded up. On the south elevation is an early brick chimney with external chimney breast. The building is in poor condition, with damage to the verandah caused by overhanging tree branches. The weatherboard wall cladding has also deteriorated, especially on the west side where the wall has warped. There also appear to be other early modestly-scaled elongated gable roofed outbuildings to the north of the main and original dwellings. The front setback to the property is dominated by mature Golden cypress trees, other exotic trees and numerous shrubs. There is an introduced, visually permeable horizontal timber paling fence (approximately 1200 mm high) on the front boundary.



Photo 2: 'Sunny Rise', original dwelling, north & east elevations, 2014. Source: Dennis Speilvogel.



Photo 3: 'Sunny Rise', original dwelling, west elevation, 2014. Source: Dennis Speilvogel.

The asymmetrical, single storey, timber weatherboard, Federation styled dwelling is characterised by a main hipped roof form with projecting minor gabled wings at the front and side connected by a return, post-supported verandah with ogee form roof. The roof forms are clad in corrugated sheet metal. There are modest eaves to the hipped roofed portion having paired timber brackets. The gable ends have broad eaves supported by timber brackets. Four original face brick chimneys with cream brick bands adorn the roofline. At the rear are skillion wings.

A feature of the design is the return verandah. It is supported by stop chamfered timber posts with moulded timber capitals. There are early arched timber fretwork valances on the front (south) façade, the eastern façade having early cast iron valances and brackets. The verandah has a tongue and groove timber boarded floor.

Other features of the design include the hipped roofed rectangular bay windows in the gable ends, with banks of three timber framed casement windows having highlights above (the windows also having early Art Nouveau stained glass and leadlight, including tulip motifs), timber framed casement windows with highlights (and the same decorative stained glass and leadlighting) at the front under the verandah, other timber framed double hung windows, front timber doorway with sidelights and highlights and panelled timber door, moulded timber window and door architraves, timber window sills, and the door opening at the north end of the eastern portion of the verandah.



Photo 4: 'Sunny Rise', east and front (south) elevations, 2010. Source: Dennis Speilvogel.



Photo 5: 'Sunny Rise', front (south) elevation, 2010. Source: Dennis Speilvogel.



Photo 6: 'Sunny Rise', front (south) elevation, 2014.
Source: Dennis Speilvogel, Bungaree.



Photo 7: 'Sunny Rise', detail of front gable end, 2014.
Source: Dennis Speilvogel.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

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Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of 'Sunny Rise'

On 31 December 1866, John James purchased the freehold to allotment 3 of Section 7 in the Parish Warrenheip, situated on the north side of the Melbourne Road to the east of the Bungaree Junction.⁸ James appears to have already constructed a dwelling on his 141 acres, 2 roods and 7 perches of land, as his acquisition of the property fell under Section 27 of the Amending Land Act of 1865.⁹ This section of the Act enabled the purchase of agricultural lands where homesteads had already formed 'to have the exclusive right of purchasing the allotment on which such homestead or building is situated.'¹⁰ Traversing the property was the Lal Lal Creek.

On 5 May 1868, James' property was purchased by John Tinney.¹¹ He commenced mixed farming on the property (including hay and grain, sheep, horses, potatoes, pigs, cattle and dairy) which continued into the 20th century.¹² To supplement his income to a substantial degree for several years, Tinney also took up contracts for road metalling for the Bungaree Shire Council (with crushed bluestone being quarried on his property) and fire wood contracts with the Ballarat Orphanage, Flour Mill, Hospital and individuals.¹³

John Tinney was born at Lanivet, Cornwall, England, on 28 December 1834, the son of John and Susannah (nee Coade) Tinney.¹⁴ There, he married Jane Stephens (who was also born at Lanivet, on 5

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

⁷ *The Star*, 24 January 1863, p.1.

⁸ Ibid. & Certificate of Title, vol. 186 fol. 045.

⁹ Details given on the Parish of Warrenheip Plan, op.cit.

¹⁰ *Amending Land Act 1865*, Parliament of Victoria, 23 March 1865, p.40.

¹¹ Certificate of Title, op.cit & vol. 262 fol. 339.

¹² Information taken from Tinney Family, 'Sunny Rise' Farm Ledgers, 1879 to present day, by Dennis Speilvogel, Bungaree & District Historical Society.

¹³ Ibid.

¹⁴ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, 'John Tinney' in 'Bradworthy to Geelong', RootsWeb's WorldConnect Project online, April 2015 at <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=greenthumbs&id=I25151> & 'John Tinney' in 'Pioneer Families in Victoria', Mepnab, April 2015 at <http://mepnab.net.au/t/t06.html>

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August 1840).¹⁵ They emigrated to Ballarat, Victoria in 1864 where the first of their seven children were born: Josiah (born 1865), John Stephen (born 1868), Edith (born 1871) and Josiah Coad (born 1873).¹⁶ Their other three children all appear to have been born at Bungaree: William Henry (1876), Albert Edward (1878) and Ethel Jane (1883).¹⁷

With his sons, John Tinney expanded his farming interests, first with the acquisition of a property at Clarkes Hill and then in c.1898 the purchase of 'Rose Hill' at Bungaree.¹⁸ The property at Clarkes Hill was taken up by John Stephen Tinney, with 'Rose Hill' farmed by William Henry Tinney.¹⁹ By the early 20th century, Albert Edward Tinney had taken over the farming of 'Sunny Rise', the family business being known as John Tinney and Son.²⁰

Albert Tinney married Miss Elizabeth Taylor of Ballarat in c.1906.²¹ In 1906-07, Albert Tinney had a new commodious timber dwelling built at the front of the property by C.E. Ludbrook, contractor of Ballarat.²² The verandah was added in 1908 by James Thistlewaite, the year that Albert and Elizabeth's only child, Albert Roy (known as Roy) was born.²³ The cast iron valance and brackets on the east side was supplied by White's Foundry in 1912 at a cost of £3/12/-.²⁴ Two polished timber mantelpieces for the lounge room and a bedroom were also installed at a cost of £3/7/6d.²⁵ Wallpaper was applied to the interiors over a hessian backing.²⁶ In 1921, three pressed metal ceilings were installed by H. Wardle at a cost of £31/1/6d.²⁷ In 1916, a three-roomed skillion extension was built (comprising a kitchen, vestibule and laundry).²⁸ The pine lining boards amounted to £4/7/-.²⁹ In later years a fernery was added.³⁰

15 Ibid.

16 Ibid.

17 Ibid.

18 Tinney family, op.cit.

19 Ibid.

20 Information in John Tinney, Probate Administration files, 1917, VPRS 28/P3 Unit 773 PROV.

21 Victorian Births, Deaths and Marriages Indexes, op.cit. & Tinney family, op.cit.

22 Ibid.

23 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

24 Tinney family, op.cit.

25 Ibid.

26 Ibid.

27 Ibid.

28 Ibid.

29 Ibid.

30 Ibid.

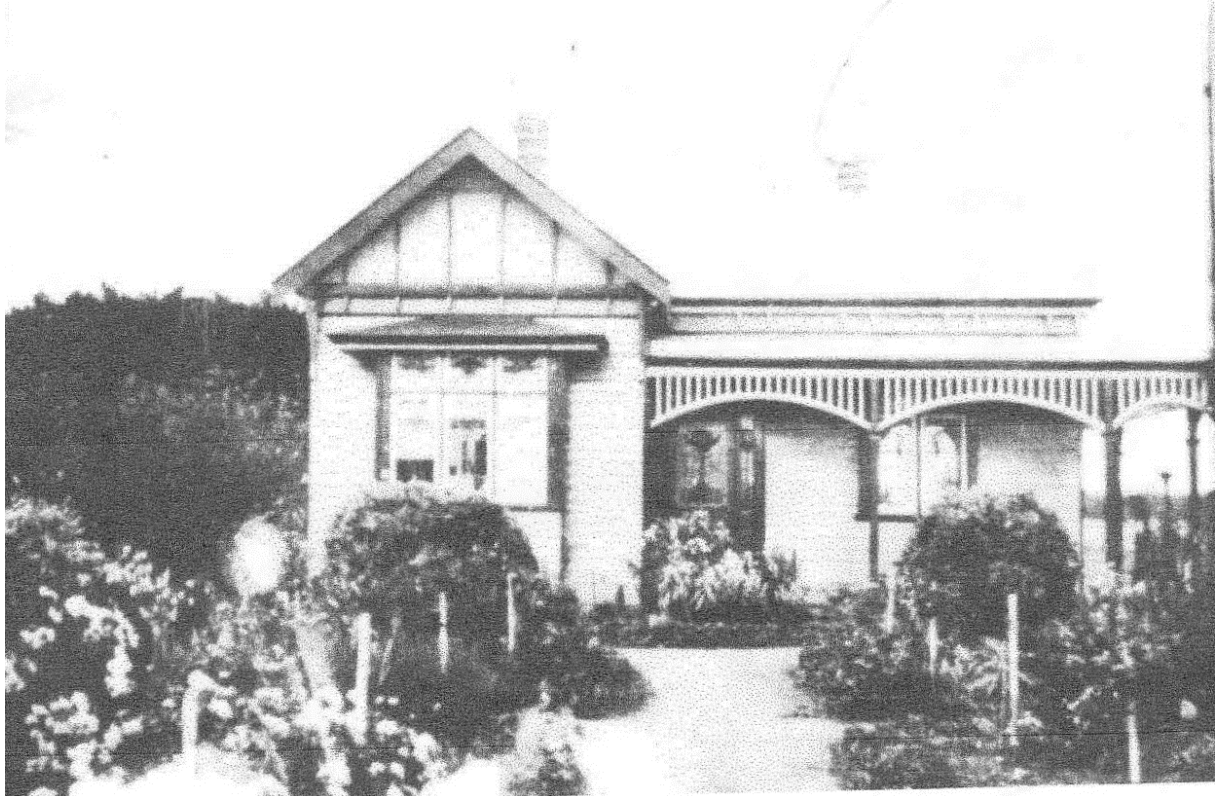


Figure 1: 'Sunny Rise', early 1920s. Source: Roy Tinney via Dennis Spielvogel, Bungaree.

The patriarch of the family, John Tinney, died on 11 October 1917.³¹ He had been regarded in high esteem, as outlined in the *Ballarat Courier*:

The funeral of the late John Tinney, of Bungaree, was held on Saturday and was very largely attended, over 56 vehicles followed the hearse to the place of interment, the Ballarat New Cemetery. The deceased was well-known in the district. He was of a kind and charitable disposition and was highly respected. He came from Cornwall 60 years ago, and for a number of years was connected with the Bible Christian and Lydiard Street Methodist Churches. He removed to Bungaree 44 years ago, and settled on the land. He was one of the founders of the Millbrook Methodist Church 40 years ago, and he had been a faithful adherent ever since. The coffin bearers were Messrs J.J. Downey, W. Chapman, J. Pinkerton son in-law, W. Tinney, nephew of deceased.³²

At the time of John Tinney's death, 'Sunny Rise' was described as follows:

All that piece of land being Allotment 3 of Section 7 Parish of Warrenheip County of Grant containing 141 acres 2 roods 7 perches, the improvements on which consist of 5 roomed W.B. dwellinghouse, 7 roomed W.B. dwellinghouse, W.B. dairy, Barn, Stable, Men's Hut, Waggon shed, chaffhouse, cow shed and Piggery. It is subdivided into 7 paddocks of post and wire fences, stone walls or live hedges. The property is used for cultivation and grazing by John Tinney and Son, of which firm the deceased was a partner. The annual Shire valuation is £130 and it is valued with improvement at £20 an acre.³³

31 John Tinney, op.cit.

32 *Ballarat Courier*, 18 October 1917, p.4.

33 John Tinney, op.cit.

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The overall value of 'Sunny Rise' in 1917 was £2830/17/6.³⁴ It was also in 1917 when the farm at Clarkes Hill was sold and John Stephen Tinney relocated to Lunan Avenue, Drumcondra, Geelong.³⁵

Further improvements were made at 'Sunny Rise' in the ensuing years. A chip bath heater was installed in 1921 at a cost of £5/10/- (plus £4/5/- plumbing/pipe costs) while white ceramic door knobs were purchased in 1922 from Eyre Brothers at a cost of 3/-.³⁶ In 1947, electricity was connected with Mr John carrying out the electrical wiring and lighting.³⁷ An electric hot water system and pipes were installed by F.P. Carroll.³⁸

In 1939, Roy Tinney married Miss Iva Ray Grigg.³⁹ Following the death of Albert Tinney in 1958,⁴⁰ Title to 'Sunny Rise' was transferred to Roy Tinney in 1960.⁴¹ In recent years the property was sold outside the Tinney family.

COMPARATIVE⁴²

Historically, 'Sunny Rise' represents one of a small number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace areas in the 1860s. Other properties include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.
- 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree: established by George Dibbs in c.1869, the existing dwelling having been relocated to the site in the early 1890s.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911.

34 Ibid.

35 Ibid. For the sale of the J.S. Tinney's property at Clarke's Hill, see the *Ballarat Courier*, 10 March 1917, p.10.

36 Tinney family, op.cit.

37 Ibid.

38 Ibid.

39 Victorian Births, Deaths and Marriages Indexes, op.cit.

40 Albert Roy Tinney, Probate Administration files, 1958, VPRS 28/P15 Unit 154 PROV.

41 Certificate of Title, vol. 262 fol. 339.

42 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.⁴³

Architecturally, a number of dwellings were constructed in the western region of the Moorabool Shire in the late 19th and very 20th centuries including:

- 'Stirling Park', 27 Shaws Road, Ballan, built in c.1917. Like 'Sunny Rise', 'Stirling Park' is predominantly intact and has mature Cypress trees as part of the setting. It is directly comparable compositionally to 'Sunny Rise'.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan, built in c.1896. While more Late Victorian in design, the dwelling has a steeply pitched gabled roof form that traverses the site and a projecting gabled at the front. The return verandah has been introduced and rear double hipped wings have been extended. 'Sunny Rise' has higher integrity.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal, built in 1911. The large house has complex gabled roof forms, the front feature projecting gables connected by post-supported verandahs. It is constructed of brick and one of the more substantial Federation era rural dwellings in the Moorabool Shire.
- Dwelling, 18 Duncan Street, Ballan, built in 1902. The dwelling has a principal gambrel roof form with a projecting gabled wing at the front, and a return post-supported verandah. It is marginally comparable to the design of 'Sunny Rise'.
- Dwelling, 20 Fiske Street, Ballan, built in 1910. The dwelling has a main gambrel roof form, with minor gables that project at the front and side linked by a return post-supported verandah. It is comparable to 'Sunny Rise' in composition, although the roof tiles have been introduced.
- Dwelling 79 Inglis Street, Ballan, built in 1894. The dwelling has a main hipped roof form with a projecting minor hipped wing at the front, and a front post-supported verandah. Constructed with a corrugated sheet metal roof and timber weatherboard wall cladding, there is an introduced skillion bay in the front wing. The dwelling is not directly comparable to 'Sunny Rise'.
- Dwelling, Blackswamp Road, Bullarook, built c.1915. This dwelling appears to be substantially intact although it lacks the elaboration identified on 'Sunny Rise'.
- St. Michael's Presbytery, 186 Bungaree Wallace Road, Bungaree, built in 1910. This substantial elevated single storey dwelling has a double gabled roof form at the front, with a post-supported return verandah having cast iron decoration. There is a central gabled verandah portico on the front elevation. The dwelling is constructed of brick. Stylistically, the Federation Picturesque Gothic design is not directly comparable to 'Sunny Rise'.
- St. Patrick's Roman Catholic Presbytery, 10 Careys Road, Gordon, built in 1913. The brick hipped roofed dwelling with return post-supported verandah has an unusual timber lattice verandah fretwork valance. Although substantially intact, the design is not directly comparable to 'Sunny Rise'.
- Dwelling, 40 Old Western Highway, Pykes Creek Weir, built in c.1910. This dwelling appears to be directly comparable to 'Sunny Rise' (in composition and construction) and is substantially intact.

⁴³ Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

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- Dwelling, Ormond Road, Springbank (SPR03), possibly built c.1905. The dwelling is substantially intact and directly comparable to 'Sunny Rise' in composition and construction.

Overall, the 'Sunny Rise' is one of the more substantial, elaborate and intact examples of the rural Federation styled dwellings in the western region of the Moorabool Shire.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwellings

Place No. BRE026

ADDRESS: 535-537 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016, Updated 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Substantially intact (535 Bungaree-Wallace Rd)

Moderate integrity (437 Bungaree Wallace Rd)

Photograph Date: 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – Canary Island Palm & Cypress at rear of dwellings**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from the Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 535 Bungaree Wallace Road, Bungaree, has significance for its association with the Grigg family, and particularly as a legacy of the second and third generations of this farming family. It epitomizes the progress and success of crop farming throughout the first half of the 20th century, and is therefore comparable to a number of farming properties at Bungaree with similar associations. The land at 535-537 Bungaree Wallace Road was first acquired by the English immigrant, William Grigg and his sons, David and Arthur, in 1908. William Grigg had earlier taken up land at nearby Bullarook in 1866, following at least four years as a local sawyer. The dwelling at 535 Bungaree Wallace Road also has significance as a representative example of a Late Victorian style, having been built in c.1912 for David Grigg. He farmed the land with his brother, Arthur, who lived in a neighbouring dwelling on the property. Known as the Grigg brothers, their farming enterprise continued until 1950 when the partnership was dissolved. David Grigg's half of the farm was then shared with his son, David Ernest Grigg, who had the Victorian dwelling at 537 Bungaree Wallace Road relocated there after the Second World War prior to his marriage in 1949. This dwelling is one of a number of timber Victorian dwellings relocated in the Bungaree and nearby areas in the first half of the 20th century. It has historical interest (conservation desirable heritage status) only.

The significant fabric of the dwelling at 535 Bungaree Wallace Road includes: single storey height, hipped roof forms, post-supported hipped bullnosed verandah at the front with cast iron brackets and valances, narrow eaves with paired timber brackets and roundels on the front façade, face red brick chimney with a corbelled top, galvanised corrugated steel roof cladding, timber weatherboard wall cladding, timber verandah floor, timber framed front door opening with a four panelled timber door and sidelights and highlights, timber framed double hung windows, moulded timber architraves and timber window sills.

The mature Canary Island Palm tree and Cypress tree at the rear of the properties contribute to the significance of the setting.

How is it significant?

The dwelling at 535 Bungaree Wallace Road, Bungaree, has historic and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 535 Bungaree Wallace Road has historical significance as a tangible legacy of the evolution and development of a successful second generation farm which, with other farms with similar associations with second generation farmers of pioneer families, formed part of the hallmark of the ongoing progress of Bungaree as an agricultural centre throughout the early 20th century (Criterion A). In particular, this property has associations with the enduring crop farming enterprises of David and Arthur Grigg throughout the first half of the 20th century. With their father, William, they purchased the land in 1908 and in c.1912 they built the dwelling at 535 Bungaree Wallace Road for David Grigg. It was to become his family home until his death in 1957. With Arthur, David Grigg farmed the property until the partnership was dissolved in 1950. David Grigg's son, David Ernest Grigg, then part-owned and farmed the land, having had the Victorian dwellings at 537 Bungaree Wallace Road relocated to the site prior to his marriage in 1949. He lived there until 1972. The historical significance of the property is embodied in the timber dwelling at 535 Bungaree Wallace Road (the dwelling at 537 Bungaree Wallace Road having historical interest only).

The dwelling at 535 Bungaree Wallace Road has aesthetic significance as an intact and representative example of a Late Victorian style (Criterion D). It demonstrates original Late Victorian design qualities in the hipped roof forms, post-supported bullnosed verandah with decorative cast iron brackets and

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PLACE NAME: Dwellings

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verandah, red brick chimney, composition of the front façade and detailing. It is directly comparable to 'Clare Place', 64 Torpys Road, and 'Mayfield', 196 Lesters Road, other intact Late Victorian styled farm dwellings at Bungaree. It is also comparable to the dwelling at 634 Bungaree Wallace Road, Bungaree, which is a more substantial and elaborate example. The mature Canary Island Palm tree and Cypress tree at the rear of the dwellings at 535-537 Bungaree Wallace Road also contributes to the aesthetic values of the place.

Significance of Components

Local Significance

This fabric is considered to be of sufficient integrity and meet the local significance threshold historically and architecturally:

- 535 Bungaree Wallace Road – Victorian dwelling.

Contributory Significance

This fabric makes an important contribution to the setting of the place:

- 535-537 Bungaree Wallace Road – Canary Island Palm tree and Cypress tree at rear.

Conservation Desirable

This fabric has been relocated to the site and is not associated with the original development on the site:

- 537 Bungaree Wallace Road – Victorian dwelling.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwellings

Place No. BRE026

ADDRESS: 535-537 Bungaree Wallace Road, Bungaree

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The dwellings at 535-537 Bungaree Wallace Road, Bungaree, are located on a large rural allotment on the north side of the road. At the front and sides of the dwellings are open grassed areas with perimeter garden beds and shrubs. Gravelled driveways are also located between the dwellings. Behind the dwelling at 535 Bungaree Wallace Road (between the dwelling and an outbuilding) is a mature Canary Island Palm tree while centrally located at the rear of both dwellings is a mature Cypress tree. There are other outbuildings at the rear of the dwellings, while to the west and recessive from Bungaree Wallace Road are large introduced metal sheds with an open grassed paddock in front.

At 535 Bungaree Wallace Road is a single storey, timber weatherboard, Late Victorian styled dwelling. It is the earliest dwelling on the site. It has a hipped roof form at the front with rear double hipped wings. The rear wing on the west side has been extended with a hipped roof addition. There is a skillion wing that projects at the rear of the east wing. At the front is a post-supported, hipped bullnosed verandah. These roof forms are clad in galvanised corrugated steel. There are narrow eaves that are accentuated with paired timber brackets and roundels on the front façade. The roofline also has an early face red brick chimney with a corbelled top on the east side. The front façade is symmetrical as defined by the early timber framed doorway with an early four panelled timber door and sidelights and highlights (there is also an introduced timber framed flywire door) and flanking timber framed double hung windows. The moulded timber architraves and the window sills are early. On the sides are other early timber framed double hung windows. On the west side the windows have bracketed timber hoods. A feature of the design is the front verandah which has a timber floor. It is supported by square timber posts that appear to have replaced the original stop-chamfered square timber posts with moulded timber capitals (early verandah pilasters survive at the junction of the verandah with the front wall). The decorative cast iron verandah valance and brackets are early.



Dwelling, 535 Bungaree Wallace Road, 2009.



Dwelling, 535 Bungaree Wallace Road, 2014.

At 537 Bungaree Wallace Road is another single storey timber weatherboard Victorian styled dwelling that has been relocated to the site. It is of similar design and construction as the dwelling at 535 Bungaree Wallace Road, and is a more modest example. It has a hipped roof form at the front and double hipped roofs at the rear (which represent the original fabric), along with a gabled and skillion addition. At the front is a post-supported convex verandah, possibly following the original design. There are narrow eaves with timber brackets. The face red brick chimneys have soldier coursed cappings and they have been introduced at the time the dwelling was relocated to the site. The roofs are clad in corrugated galvanised steel. The front is symmetrical, with an early timber framed central doorway (with an late interwar/early postwar era timber and glazed door) and flanking timber framed double hung windows with moulded timber architraves and sills. There are also early moulded timber architraves to the front door opening. The flywire door and the flyscreens to the windows have been introduced.



Dwelling, 537 Bungaree Wallace Road, 2009.



Dwelling, 537 Bungaree Wallace Road, 2014.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to ‘unlock the land’ for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the ‘north’ road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of “The Junction” near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and ‘an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)’ was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1

¹ Taken from D. Rowe, ‘Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire’, draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham’s store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at “The Junction”. See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

⁷ *The Star*, 24 January 1863, p.1.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwellings

Place No. BRE026

ADDRESS: 535-537 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016, Updated 2016

August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Dwellings at 535-537 Bungaree Wallace Road

The Early Years

Possibly as early as the 1860s, W.J.T. Clarke acquired 163 acres, 1 rood and 26 perches comprising allotment 6 of Section 10 in the Parish of Warrenheip.⁸ The land was subsequently sold to Alfred Mitchell and Arthur Horatio Nevett, Ballarat solicitors, in 1879.⁹ In 1882, Nevett became the sole owner of the land but in 1903 he leased it to David and James Alexander Mitchell.¹⁰ It seems that a timber dwelling and farm outbuildings had been built on the property by this time. On 9 March 1908, Nevett sold the land to William Grigg and his sons, David and Arthur.¹¹ William and David Grigg were farmers of Bullarook, and Arthur James Grigg had been a carpenter at Marshalltown near Geelong and had returned to farm at Bullarook.¹² It appears to have been at this time when William and his two sons formed a co-partnership known as William Grigg and Sons.¹³ This partnership was not legally formalised.¹⁴

William Grigg was born on 28 August 1837 at Littleham by Bideford, Devon, England, the son of John and Margaret (nee Lord).¹⁵ At the age of 18 years he emigrated to Victoria with his father and sister, Elizabeth, on the "Champion of the Seas".¹⁶ On arrival, they were contracted to work land at Geelong.¹⁷ Soon after, William Grigg had relocated to Halls Gap and then to Bullarook where he worked as a sawyer.¹⁸ He married Mrs Elizabeth Gourlay (nee Ching) on 3 April 1862.¹⁹ At this time, Elizabeth was pregnant with her first child to her first husband, William Gourlay, whom she had married in March 1861.²⁰ A carter, Gourlay died in a dray accident on 10 June 1861.²¹ Elizabeth's son, William, was born on 10 October 1861.²² He was brought up as a Grigg and on his death he was buried as

8 Warrenheip Parish Plan, sheet 1, July 1952, VPRS 16171 PROV.

9 Certificate of Title, vol. 1118 fol. 590.

10 Ibid. & vol. 1340 fol. 836.

11 Ibid.

12 Ibid.

13 The Statement of Assets in William Grigg's Probate of 1909 states that William, Arthur and David Grigg were in co-partnership in equal shares 'under the style or firm of "William Grigg and Sons".' See William Grigg, Probate Administration files, 1909, VPRS 28/P3 Unit 53 PROV.

14 Ibid.

15 H.Trigg, 'Family History of William & Elizabeth Grigg, manuscript prepared in conjunction with the opening of the heritage all built by the Dungaree & District Historical Society, 26 January 2009, Bungaree & District Historical Society collection.

16 Ibid. & H. Trigg, Notes on a Talk on the Grigg Family, n.d., Bungaree & District Historical Society collection.

17 Trigg, 'Family History of William & Elizabeth Grigg', op.cit...

18 Ibid.

19 Ibid.

20 Ibid.

21 Ibid.

22 Ibid. & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

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William Michael Grigg.²³ William (senior) and Elizabeth Grigg had 10 additional children that were all born at Bullarook: Mary Elizabeth (born 1863), Richard John (born 1865), Anne (born 1868), Francis William (Born 1870), Ernest Albert (born 1873), Arthur James (born 1876), David (born 1878), Ruth Marion (born 1880), Iva Grace (born 1886) and Thomas Ching (Born 1889).²⁴

In March 1866, William Grigg made application under the 42nd section of the Amending Land Act for a license to occupy two 20 acres of land on allotment 7 of section 19 in the Parish of Bungaree.²⁵ William soon constructed a cottage on the site.²⁶ It was here where William cleared and farmed the land, and with Elizabeth, raised his children.

In 1908, the Grigg family relocated to the farm at Bungaree. William Grigg died 12 months later on 26 June 1909 and the property – valued at £2675.1.3 - was described as follows:

All that piece of land being part of Crown allotment 6 section 10 parish of Warrenheip County of Grant and containing 162 acres and 20 perches or thereabouts together with the improvements thereon consisting of a 4 roomed weatherboard dwelling house with iron roof 4 stall weatherboard stable with shingle roof weatherboard Implement shed with iron roof weatherboard Men's' Hut with iron roof and fences of posts and 4 wires all in fair repair.²⁷

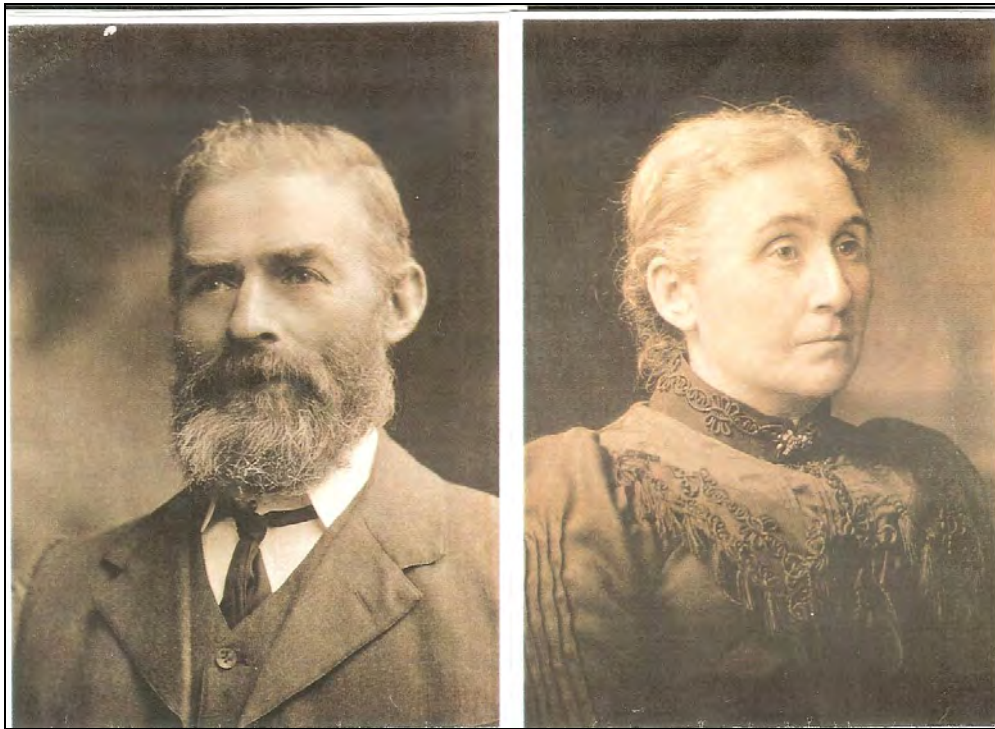


Figure 1: William and Elizabeth Grigg. Source: Heather Trigg, Bungaree.

23 Trigg, op.cit.

24 Ibid.

25 *The Ballarat Star*, 21 March 1866, p.4.

26 Trigg, op.cit.

27 William Trigg, op.cit.

David and Arthur Grigg Era

With the death of William Grigg senior in 1909, his share of the 162 acre property at Bungaree passed to his sons, David and Arthur.²⁸ Both sons had spent time away from the Bullarook area, with Arthur having gone to New Zealand for a few years before living at Marshalltown and recently returning to Bullarook.²⁹ In c.1912, they built the timber dwelling at 535 Bungaree Wallace Road for David Grigg.³⁰ Arthur lived in the family home on the property that was west of David Grigg's house.³¹

From this time until the mid 20th century, Arthur and David Grigg worked the family farm as the partnership known as the Grigg Brothers. The farming enterprise has been described by a descendant, Heather Trigg, as follows:

They had a mixed farm growing grain crops, a few potatoes, milked half a dozen cows and raised pigs. Farming work was very laborious in those days. After rising at 5.30 a.m., Dave & Arthur would feed the horses by lantern before they had breakfast. Mostly a team of four horses were groomed and harnessed ready for work by about 7 a.m. and worked till days end when the horses would be again fed and then bedded. Foals were bred as replacement horses and would often follow the plough when young, to ease the work of breaking in.

The binder would be used in early December and the sheaves stooked soon after being cut. The binder would cut up to twelve acres a day. The sheaves would be carted in by horse and wagon early in the new year and stacked in craftsman like constructions. Arthur was the stack builder – it was a real art. Everyone would help him build the stack, but if anyone laid a sheaf the wrong way – oh the language – and a poke with the pitch fork too. No-one would ever do it wrong the second time.

One of Dad's favourite jobs was gathering firewood from Korweinguboora about 10 miles away. The woodcutters would have the wood all cut and stacked so the wood wagon would just have to be driven over to collect it. It would take up to five clydesdales to pull the wagon. Dad would leave home at about 6.30 a.m. as the trip took 3 hours each way. A hundred ton of firewood would be hauled with the horses each year which was enough to keep the two brothers homes warm for the winter.³²



Figure 2: Grigg brothers, threshing day 1936.
Source: Heather Trigg, Bungaree.



Figure 3: Haystack by Arthur & David Grigg, n.d.
Source: Heather Trigg, Bungaree.

28 Formal ownership of the property by David and Arthur Grigg did not occur until 1920 - see Certificate of Title, op.cit. This seems to have been due to the co-partnership being a verbal agree and not a formal deed of partnership – see William Grigg, op.cit.

29 Trigg, 'Notes on a Talk on the Grigg Family, op.cit. & Certificate of Title, op.cit.

30 Ibid. The dwelling appears to have been built in 1912 as David Grigg's Probate in 1957 described the dwelling as being 45 years old. See David Grigg, Probate Administration files, 1957, VPRS 28/P4 Unit 1416 PROV.

31 Trigg, op.cit. Heather Trigg states that this house as the old family home and that Arthur Grigg extended it.

32 Ibid.



Figure 4: David Grigg with a load of wood carted from the Moorabool, n.d. Source: Heather Trigg, Bungaree.



Figure 5: David Grigg with binder & horses, n.d. Source: Heather Trigg, Bungaree.

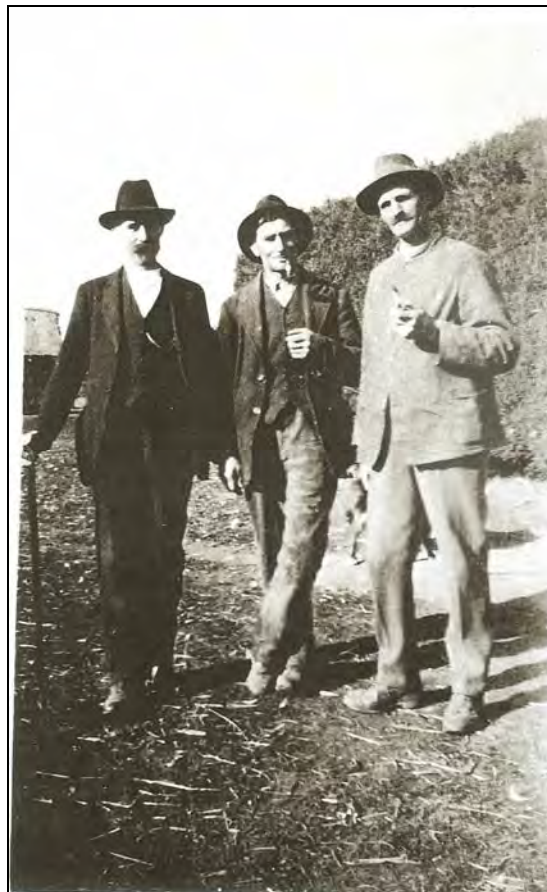


Figure 6: Richard Grigg (left), David Grigg (centre) & Arthur Grigg (right) at Bungaree, n.d. Source: Heather Trigg, Bungaree.

Arthur Grigg married Miss Rachel Osborne in 1910.³³ They lived in the old Grigg family home next to David Grigg's house. Arthur and Rachel had two daughters: Ruth Muriel (born 1911) and Iva Ray (born 1916).³⁴

David Grigg married Fanny Regina Trigg at St. John's Anglican Church, Bungaree, on 18 March 1914.³⁵ They continued to live at 535 Bungaree Wallace Road where they had three sons: Herbert David (born

³³ Trigg, 'Family History of William & Elizabeth Grigg', op.cit.

³⁴ Ibid.

³⁵ Ibid.

1915), William Charles (born 1918) and David Ernest (born 1926).³⁶ The youngest son, David, had the existing timber dwelling at 537 relocated there soon after the Second World War. The third relocation of the house, it was transported from Macklin's property at Mollonghip by Brown's House removalist.³⁷ The dwelling was renovated by David Grigg junior with assistance from his uncle, Arthur.³⁸ This dwelling became the David Grigg junior's family home following his marriage to Miss Vera Winifred Osborne in 1949.³⁹

A year later 1950, Arthur and David Grigg dissolved their partnership and the farm was legally subdivided into two properties in 1953.⁴⁰ It was at this time when David Grigg's son, David junior, became joint proprietor of the eastern portion of the property which he farmed.⁴¹ David senior died on 3 March 1957.⁴² His half share of the property was valued at £3356.10.0 and it was described as:

All that piece of land held as tenants in common by deceased and David Ernest Grigg containing 83 acres 3 roods and 23 perches being part of Crown Allotment 6 Section 10 Parish of Warrenheip County of Grant being part of the land described in Certificate of Title Volume 1340 Folio 836. Improvements consist of the homestead, a five roomed weatherboard dwelling with galvanised iron roof, 45 years old in fair repair, also a four-roomed house, very old, moved on to the property and standing on blocks. Also an implement shed, cowshed, garage and Hayshed. The four-roomed cottage is owned by David Ernest Grigg who has the right to remove same from the property.⁴³

The property remained owned by David Grigg junior until 1972 when he relocated to Ballarat.⁴⁴ The property was purchased by other members of the Grigg family.

COMPARATIVE⁴⁵

Historically, the dwelling at 535 Bungaree Wallace Road represents one of a number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace by second generation farmers of pioneer families to the area. The dwelling at 537 Bungaree Wallace Road is a legacy of third generation farming in the area. Other properties that are also associated with second generation farmers of pioneers to the area include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer. Stylistically, 'Stirling Park' is not directly comparable to the dwellings at 535-537 Bungaree Wallace Road.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the

36 Ibid.

37 Heather Trigg, email to the author, February 2015.

38 Ibid.

39 Trigg, 'Family History of William & Elizabeth Grigg', op.cit.

40 Certificate of Title, vol. 8154 fol. 667.

41 Ibid.

42 Grigg, Probate Administration files, op.cit.

43 Ibid.

44 Ibid. & Trigg, 'Notes on a Talk on the Grigg Family', op.cit.

45 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively. Stylistically, 'Summerhill' is not directly comparable to the dwellings at 535-537 Bungaree Wallace Road.

- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896. The design of 'Llandeilo' is not comparable to the designs of the dwellings at 535-537 Bungaree Wallace Road.
- 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree: The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has several similar characteristics as the dwellings at 535-537 Bungaree Wallace Road, particularly the hipped roof forms, post supported verandah and timber construction.
- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and the existing Federation styled timber dwelling was built in 1907. 'Sunny Rise' is not comparable stylistically to the dwellings at 535-537 Bungaree Wallace Road.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911. It is not directly comparable to the dwellings at 535-537 Bungaree Wallace Road.
- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869. Stylistically, this property is not directly comparable to the dwellings at 535-537 Bungaree Wallace Road.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.⁴⁶ The dwelling at 'Lal Lal Gardens' is comparable stylistically to the dwellings at 535-537 Bungaree Wallace Road.
- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. Stylistically, the hipped roofed dwelling with a post-supported verandah is comparable to the dwellings at 535-537 Bungaree Wallace Road.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. It is comparable stylistically to the dwellings at 535-537 Bungaree Wallace Road.
- 'Mayfield', 196 Lesters Road, Bungaree: this property was established by the English Quaker, Robert Lester in 1866. A dwelling had been constructed by 1869 but the existing dwelling appears to have been constructed later (it was extant by 1890) and was possibly relocated to the site. The hipped roof forms and post-supported verandah, together with its timber construction, are directly comparable to the dwellings at 535-537 Bungaree Wallace Road.

⁴⁶ 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwellings

Place No. BRE026

ADDRESS: 535-537 Bungaree Wallace Road, Bungaree

Assessment Date: Feb 2016, Updated 2016

- Dwelling, 100 Murphys Road, Bungaree: built in c.1899 for Charles Trigg, son of the pioneer farmer, John Trigg. Charles worked his farm until 1928 when it was taken over by his son, Albert. Charles' brother, William, owned an adjoining farm and his other brother, Frederick, assisted Charles' son on the farm in the 1920s. The hipped roof forms, post-supported verandahs and construction of the dwellings at 535-537 Murphys Road are comparable with the design of the dwelling at 100 Murphys Road.
- Dwelling, 634 Bungaree Wallace Road, built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century. This dwelling is one of the most comparable with the dwelling at 535 Bungaree Wallace Road, in the similar main hipped roof forms, eaves detailing, and decorative cast iron valances and brackets. However, side portion of the verandahy at 634 Bungaree Wallace Road appears to have been introduced.

Architecturally as a type, Victorian and Late Victorian styled dwellings were ubiquitous at Bungaree. There are a number of these dwellings at Bungaree of similar design as 'the dwellings at 535-537 Bungaree Wallace Road:

- 'Hawthorn Farm', 145 Bungaree Wallace Road.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 634 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Dwelling, 100 Murphys Road.
- Clare Place, 64 Torpys Road.

The dwellings at 535-537 Bungaree Wallace Road are representative examples of their type. The dwelling at 535 Bungaree Wallace Road is original to the site and more elaborate, being most comparable with 'Mayfield' at 196 Lesters Road, 'Clare Place', 64 Torpys Road and the dwelling at 634 Bungaree Wallace Road (the latter being more substantial and elaborate).

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Mayfield'

Place No. BRE031

ADDRESS: 196 Lesters Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good (main dwelling)**Integrity:** Moderate (main dwelling)**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature exotic trees in front garden and along driveway**Fences &/or Outbuildings of Note? **No.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance of the outbuildings and garden, and their condition and integrity are determined by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Lesters Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Mayfield', 196 Lesters Road, has significance as a moderately intact example of a Victorian style and a tangible legacy of pioneering farming developments at Bungaree from the 1860s. Acquired by the English Quaker, Robert Lester in 1866, he transformed the once heavily treed land for cultivation. A dwelling had been constructed by 1869 and the existing dwelling was constructed before 1890. With his wife, Mary, Robert Lester continued to farm and live at 'Mayfield' for 40 years, relinquishing the property in 1917. It was sold to John Glenane, a farmer of Bullarook. Although 'Mayfield' has been altered and extended, the original design is clearly discernible. The significant fabric includes: main front hipped roof form and rear double hipped roofed wings, single storey height, symmetrical front façade defined by the central timber framed doorway and flanking early timber framed double hung windows, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber architraves, timber window sills, brick chimney on the north side, and the front portion of the convex verandah including the corrugated sheet metal roof cladding, square stop-chamfered timber posts having moulded timber capitals and the cast iron valances and brackets.

How is it significant?

'Mayfield' at 196 Lesters Road, Bungaree, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'Mayfield', has historical significance for its associations with the earliest farming developments at Bungaree in the 1860s, following the heights of the nearby Ballarat goldrush and the unlocking of the land that was taken up by immigrant gold diggers (Criterion A). In particular, the property is associated with Robert Lester, an English Quaker who, after working in transport at the Ballarat goldfields, took up the land in 1866 (Criterion H). Like his neighbours, Lester transformed the once heavily treed land to exploit the rich chocolate soil for cultivation. A dwelling had been constructed by 1869 following his marriage to Miss Margaret (Mary) Rankine in 1868 and the existing dwelling had been built or relocated to its current position by 1890. There, Robert and Mary Lester raised their children and farmed the land for approximately 40 years, during which time Robert Lester was highly regarded by his neighbours. Lesters Road was named after Robert Lester who also maintained his strong associations with the Society of Friends as Clerk of the Preparative Meeting at Ballarat for many years. In 1913, Lester sold 'Mayfield' to John Glenane, farmer of Bullarook.

'Mayfield', 196 Lesters Road, Bungaree, is aesthetically significant as a representative example of a Victorian style (Criterion D). Although the dwelling has been altered and extended, the early fabric is clearly discernible in the front hipped roof forms, single storey height, front portion of the convex verandah supported on timber posts with cast iron valances and brackets, front central doorway and flanking windows, timber weatherboard wall cladding, corrugated sheet metal roof cladding and the brick chimney. It is a tangible legacy of farming dwelling developing during the key phase of the transformation of the once heavily treed Bungaree area into open paddocks for cultivation. The mature exotic trees forming the front garden setting, also contribute to the aesthetic values of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of 'Mayfield' as shown in the following aerial image:



Source of base aerial: GoogleMaps.

DESCRIPTION:

'Mayfield', 196 Lesters Road, Bungaree, is situated in a landscaped setting on a large rural site. There is a substantial front setback dominated by Cypress and other exotic trees, perimeter garden beds and grassed areas. At the front is a post and rail fence. There is a gravelled driveway on the north side that leads to the rear yard that has further trees and grassed areas, as well as at least 6 gabled and skillion outbuildings. One of these outbuildings may have been built from materials of the former Bungaree Mechanics' Institute. The gabled outbuilding has a skillion wing to one side. These roofs are clad in corrugated sheet metal. The outbuilding is clad in timber weatherboards and there are door openings at each end as well as timber framed window openings in the gable ends. The outbuilding is in poor condition.

The single storey, timber weatherboard, Victorian styled dwelling has a main front hipped roof form with double hipped wings projecting at the rear. A single storey gabled addition projects on the diagonal from the north side of the rear wing and there are other extensions along the rear facade. These roof forms are clad in corrugated sheet metal and there are narrow eaves. There is an early brick chimney with corbelled top (now overpainted) on the north side. The front façade is symmetrical as defined by the early timber framed doorway (with an introduced timber door) and flanking early timber framed double hung windows. Other windows on the north side of the dwelling have been introduced.

A feature of the design is the post-supported convex verandah. The front portion is original, as are the square stop-chamfered timber posts with moulded timber capitals, and the cast iron valances and brackets. The returns of the verandah on the north and south sides of the dwelling represent introduced fabric.

Overall, 'Mayfield' appears to be in good condition and of moderate integrity.



Photo 2: 'Mayfield', front façade from Lesters Road, 2009.



Photo 3: 'Mayfield', front façade, 2009.
Source: Bungaree & District Historical Society.



Photo 4: 'Mayfield', side façade showing additions, 2009.
Source: Bungaree & District Historical Society.



Photo 5: Outbuilding at 'Mayfield' possibly the remnants of a meeting room attached to the former Bungaree Mechanics' Institute, 2014. Source: Dennis Spielvogel.



Photo 6: Outbuilding at 'Mayfield' possibly the remnants of a meeting room attached to the former Bungaree Mechanics' Institute, 2014. Source: Dennis Spielvogel.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *Victoria Government Gazette*, no. 135, 23 August 1859.

3 Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

4 *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

5 The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

6 Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

7 *The Star*, 24 January 1863, p.1.

History of 'Mayfield'

On 3 March 1866, John and Robert Lester, English settler brothers, purchased allotment 2 of Section 4A in the Parish of Warrenheip comprising 103 acres and 2 roods.⁸ Seven months later on 6 October 1866, the land was transferred into the sole ownership of Robert Lester.⁹ The third son to John and Elizabeth Lester of Chelmsford, Essex, England, Robert Lester was born in October 1832.¹⁰ Raised as a Quaker, Lester was educated at the Friends' School, Croydon, between 1843 and 1847.¹¹ He emigrated to Melbourne on the ship, "Luconia", arriving on 23 June 1854.¹² After a short visit to New Zealand, he engaged in transport work to the Victoria diggings during the time of the Eureka stockade.¹³ He was afterwards in partnership with his brother, John, as farmers at Ascot.¹⁴ Following his purchase of land at Bungaree, Robert Lester married Miss Margaret "Mary" Rankine (born c.1837, Falkirk, Scotland) in 1868.¹⁵ They had seven children: William (born and died, 1870, Warrenheip,¹⁶), Elizabeth (born 1872, Bungaree), Edith (born 1873, Ballarat), Amy (born 1875, Warrenheip), Mabel (born 1877, Warrenheip), Ethel (born 1878, Warrenheip), and Alfred (born 1880, Warrenheip).¹⁷

By 1869, Lester had established a tenement on his land (which he named 'Mayfield') following his marriage to Mary Rankine.¹⁸ The earliest dwelling may have been a small gabled timber cottage with a projecting post-supported skillion verandah.¹⁹ It was also from the late 1860s when Lester commenced 'years of hard work' clearing the heavily timbered land for cultivation.²⁰ The road outside their property was named after Robert Lester. In 1882, he acquired a further 48 acres of land for farming near Wallace (now 634 Bungaree Wallace Road).²¹ It might have been about this time when Lester either had the existing dwelling constructed or relocated to the site. It was in existence on the site by 1890, as it is shown in a photograph at this time and in 1910 as a hipped roofed timber weatherboard Victorian dwelling with a hipped front concave verandah supported by stop-chamfered timber posts with cast iron valances and brackets. The elevated nature of the verandah and the exposed chimney on the north side are indicators that the dwelling might have been relocated to the site.

8 Ibid. & Certificate of Title, vol. 175 fol. 884.

9 Ibid.

10 'Lester, Robert', obituary, 1917, unknown newspaper clipping, Bungaree & District Historical Society, *Ballan Times*, 23 August 1917, p.2 & 'Lester, Robert', Australian Quaker Biographies online, June 2015, at <http://www.bios.quakers.org.au/>

11 Ibid.

12 Ibid.

13 Ibid.

14 Ibid.

15 Ibid., Victorian Births, Deaths & Marriages Indexes, Department of Justice, Melbourne & Ballarat Cemeteries & Crematorium: Indexed transcripts of memorials and burial and cremation registers, Genealogical Society of Victoria and Ballarat & District Genealogical Society Inc, 2006.

16 The location of Warrenheip was probably Bungaree, as Bungaree was also referred to Warrenheip Junction and Warrenheip in the early years.

17 Victorian Births, Deaths & Marriages Indexes, op.cit. & <http://www.geni.com/profile/600000005250156248/events/600000005250156189>

18 Buninyong Shire Rate Book, 1869, VPRS 13490/P1 Unit 2 PROV (Ballarat).

19 This cottage is shown in the background of Figures 1 and 2.

20 'Lester, Robert', op.cit.

21 See heritage citation WAL03: 634 Bungaree Wallace Road for further details.



Figure 1: 'Mayfield', 1890, with Robert and Mary Lesters and children outside the dwelling that survives today.
Source: Webster family, Bungaree.



Figure 2: 'Mayfield', 1910, showing the existing hipped roofed dwelling (left) that had been built and relocated to the site before 1890, and possibly the original gabled dwelling at the rear (right). Source: Webster family, Bungaree.

Robert and Mary Lester continued to live and farm 'Mayfield' until the death of Mary in 1909.²² Robert Lester continued at 'Mayfield' until 1913 when he sold it to John and Michael Glenane, farmer brothers of Bullarook.²³ Robert Lester died at the residence of his son in law, L. Westcott, Dana Street, Ballarat in 1917.²⁴ His involvement with the Quakers and the high regard he was held at Bungaree was outlined in his obituary:

²² *The Argus*, 23 August 1909.

²³ Certificate of Title vol. 3689 fol. 698.

²⁴ Ballan Times, op.cit.

For many years he was Clerk of the Preparative Meeting at Ballarat, and very frequently attended with his family the Meetings for Workshop there, although it entailed a drive of 20 miles there and back. One felt him to be a man of deep religious experience, and sincerely attached to the principles of the Society of Friends, yet with a broad tolerance for those holding different views. Whilst highly respected by his neighbours, it was in his family life and amongst near friends that the excellence of his character particularly shone forth; his loving and cheerful nature was very attractive to children, and he delighted to have his grandchildren around him. His hospitality and kindness to visitors were unbounded, his manner and conversation showed education and refinement, yet he could constantly take part with the younger members of the family in innocent fun and merriment. He did his duty in his day, truly and fearlessly ...²⁵

In 1920, John Glenane became sole owner of 'Mayfield'.²⁶ Born in Ireland in c.1865 to Irish Catholic parents, Patrick and Ellen (nee Hennessy), John Glenane had emigrated to Victoria with his parents by c.1870 as it was at this time when his sister, Alice, was born at Melton.²⁷ The Glenane family had settled at Warrenheip by 1874 as John Glenane's brother, James, was born there, as well his other 8 siblings in future years.²⁸ In 1906, Glenane married Miss Margaret Frances Ryan, daughter of William and Mary (nee Lamb).²⁹

John and Margaret Glenane continued to farm 'Mayfield' in the ensuing years as well as contributing to community life. In 1917, during World War One, they hosted a Queen Carnival fundraiser that was reported in the *Gordon, Egerton and Ballan Advertiser*:

A social evening was held at the residence of Mr J. Glenane recently, and very enjoyable time was spent by all present ... Mr Matt Ryan supplied the music, and a collection was taken by the Queen Carnival committee for past expenses ...³⁰

Following the cyclone that devastated parts of Bungaree in 1927, materials from a meeting room previously attached to the destroyed Bungaree Mechanics' Institute appear to have been salvaged and used to build an outbuilding at the rear of 'Mayfield'.³¹

25 'Lester, Robert', op.cit.

26 Certificate of Title, op.cit.

27 Victorian Births, Deaths and Marriages Indexes, op.cit.

28 Ibid.

29 Ibid.

30 *Gordon, Egerton & Ballan Advertiser*, 20 April 1917, p.4.

31 Interview with Kevin Hanrahan, Bungaree, 12 November 2014 & *Bungaree & District Historical Society Newsletter*, no. 23, November 1996. The available historical photographs suggest that both the Mechanics' Institute and Hibernian Hall were completely destroyed. Dennis Speilvogel, in discussion with current owners, indicated that the timber floor had seating.



Figure 3: Mechanics' Institute, Bungaree Wallace Road, 1927, substantially damaged by a cyclone.
Source: Bungaree History Walk at <http://www.bungareehistorywalk.com/a-cyclone-destroys-the-hall.html> .

On the death of John Glenane in 1946, 'Mayfield' was valued at £3304/2/6 and was described as:

... containing 100 acres and 22 perches or thereabouts ... on which is erected a six roomed W.B. Dwelling detached wash-house, stable, cowshed, barn, implement shed and hut.³²

In 1947, 'Mayfield' was sold to Mrs Katherine Mary Lang of Smythesdale.³³

COMPARATIVE³⁴

Historically, 'Mayfield' represents one of a small number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace areas in the 1860s, a number having been further developed by second generation family owners. Other properties include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.

³² John Glenane, Probate Administration files, 1946, VPRS 28/P3 Unit 4398 PROV.

³³ Certificate of Title, vol. 4358 fol. 502.

³⁴ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Mayfield'

Place No. BRE031

ADDRESS: 196 Lesters Road, Bungaree

Assessment Date: Feb 2016

- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911.
- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.³⁵
- Dwelling, 91 Ryans Road, Millbrook: built in c.1906 for P.J. Ryan, an experimental potato farmer.
- Dwelling, 634 Bungaree Wallace Road, built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century.

Architecturally, the hipped roofed form with projecting return verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung tripartite windows) comprising the original portion of the 'Mayfield' dwelling represents typical design characteristics identified on a number of Victorian and Late Victorian styled dwellings at Bungaree. Other surviving examples include:

- 'Hawthorn Farm', 145 Bungaree Wallace Road. The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Dwelling, 100 Murphys Road.
- 'Clare Place', 64 Torpys Road.
- Dwelling, 634 Bungaree Wallace Road, Wallace.

Overall, 'Mayfield' at 196 Lesters Road is a moderately intact example of the surviving Victorian and Late Victorian styled farm dwellings associated with settler farmers in the Bungaree area. Although the dwelling has been altered and extended, the original Victorian design is clearly discernible. It may also be another example of a relocated dwelling and therefore be comparable to a small number of other surviving relocated 19th century timber dwellings at Bungaree, including 'Hawthorn Farm', 145 Bungaree Wallace Road, and the dwellings at 18 and 20 Lesters Road. Other similar dwellings have been altered include the dwelling at 634 Bungaree Wallace Road, Wallace, but like 'Mayfield', the Late Victorian design of this dwelling is clearly discernible.

³⁵ 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. BRE036

ADDRESS: 100 Murphys Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register: No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Murphys Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 100 Murphys Road, Bungaree, has significance for its associations with the progress of second generation farming in the area and as a representative local example of the Late Victorian style. The dwelling is a legacy of the success of crop farming in the first half of the 20th century. The property is comparable to a number of farming properties at Bungaree, both with longstanding associations with second generation farmers to the area, and stylistically with the surviving Victorian and Late Victorian styled farm dwellings. The property at 100 Murphys Road was acquired by Charles Trigg in 1899 and the dwelling appears to have been built about this time. Charles Trigg was the son of John and Sarah Trigg, pioneer English farmers. He lived at and farmed the property with his wife, Mary, until 1928 when it was taken over by their son, Albert Trigg. The significant fabric includes: single storey height, hipped roof forms, return post-supported bullnosed verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves (and the decorative timber eaves brackets on the front façade), red brick chimneys with corbelled tops and cream brick banding, front central timber framed doorway with sidelights and highlights, rear timber framed doorway on the south side of the return verandah, timber framed double hung windows, moulded timber architraves and timber window sills.

How is it significant?

The dwelling at 100 Murphys Road, Bungaree, has historic and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 100 Murphys Road, Bungaree, has historical significance as a physical legacy of the evolution and development of a successful second generation farm which, with other farms with similar associations with second generation farmers of pioneer families, formed part of the hallmark of the ongoing progress of Bungaree as an agricultural centre throughout the early 20th century (Criterion A). The property was established by Charles Trigg in 1899, a second generation farmer of a local pioneering farming family. Trigg appears to have built the existing dwelling around 1899 and he continued to farm the land until the 1920s when it was taken over by his son, Albert Trigg. He initially worked the land with assistance from his uncle, Frederick Trigg. The property is one of a small number of crop farms at Bungaree established or carried on by second generation family members that provides an understanding into the development of the land in the first half of the 20th century.

The dwelling at 100 Murphys Road has aesthetic significance as an intact and representative example of a Late Victorian style (Criterion D). It demonstrates original Late Victorian design qualities in the hipped roof forms, return post-supported bullnosed verandah, brick chimneys and overall construction. It is comparable to a number of similarly-designed and constructed farm dwellings of the late 19th and early 20th centuries at Bungaree, all of which express the progress of their farmer-owners for the period.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:



Source of base aerial: GoogleMaps.

DESCRIPTION:

The dwelling at 100 Murphys Road, Bungaree, is situated on a large rectangular rural allotment. The dwelling has a large open grassed front setting with some trees and a perimeter garden bed near the front verandah, and an introduced, low, timber post and rail fence on the front boundary. A similar fence forms a northern boundary to the gravelled driveway that leads to the rear. At the rear are two early gabled outbuildings having corrugated sheet metal roof and wall cladding. They are located to the rear, north-west of the dwelling. Immediately north of these outbuildings is a large galvanised steel shed. Another elongated gabled outbuilding is located at the rear, to the west of the dwelling. On the west side of the dwelling is a wide setback with mature trees and other plantings.

The single storey, asymmetrical, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form at the front, three hipped roofed wings at the rear (the southern wings being stepped with the larger of these wings projecting beyond the southern wall plane of the front wing) and a return post-supported bullnosed verandah. There is also an addition at the rear. These roof forms are clad in corrugated sheet metal. There are narrow eaves and the front eaves also feature decorative timber brackets. The roof has two early face red brick chimneys and multi-corbelled tops with cream brick bands. Other early features of the design include the front central timber framed doorway with sidelights and highlights and the flanking timber framed double hung windows, timber framed doorway with highlight at the rear of the return verandah on the south side, moulded timber architraves, and timber window sills. The turned timber verandah posts appear to be recent, possibly having replaced similar original posts. The leadlight and glazed glass panel in the front door may also have been introduced.



Photo 2: Dwelling, 100 Murphys Road, 2009.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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PLACE NAME: Dwelling

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influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of the Dwelling at 100 Murphys Road

On 8 October 1866, William Smith a farmer of Warrenheip purchased 124 acres, 3 roods and 28 perches comprising Crown Allotment 4A of Section 8 in the Parish of Warrenheip.⁸ He retained ownership until 1874 when the land passed to Joseph Smith, farmer.⁹ He held the land for the next 25 years.

On 3 February 1899, Smith's land was subdivided into two, with the northern half (comprising 93 acres 2 roods and 32 perches) sold to William Trigg and the southern half (comprising 93 acres 2 roods and 7 perches) purchased by Charles Trigg, younger brother of William Trigg.¹⁰ It appears to have been about this time when Charles Trigg had the existing dwelling constructed at 100 Murphys Road. The dwelling was in existence by 1909-10 as Trigg was listed in the Buninyong Shire Rate Book as the owner of a dwelling on 90 acres of land.¹¹

Charles Trigg was born on 24 July 1858 at Duneed (Geelong).¹² He was the third child of John (1832-1913) and Sarah (1832-1897) Trigg, both of Cambridgeshire, England, who emigrated to Australia on 16 June 1853 on the "Childe Harold".¹³ John and Sarah (nee Linsdell) Trigg first settled at Duneed with John's cousins, James and John Gamby Trigg and their families.¹⁴ They worked as agricultural labourers.¹⁵ After 6-7 years, John and Sarah Trigg and the first of their three children: Emma (born 1853), William (born 1856) and Charles; relocated to Black Hill, Gordon.¹⁶ There, they took up farming. During this time, John and Sarah had three daughters: Sarah (born 1860, Gordon), Fanny (born 1862, Ballarat) and Ellen (Born 1864, Egerton).¹⁷ In 1866, John Trigg was successful in his application for land at Bungaree under the 42nd clause of the Land Act.¹⁸ The family settled at Bungaree and commenced

7 *The Star*, 24 January 1863, p.1.

8 Parish of Warrenheip Plan, op.cit. & Certificate of Title, vol. 186 fol. 036.

9 Ibid.

10 Ibid. & Certificates of Title, vol. 672 fol. 182 & vol. 2739, fol. 707.

11 Buninyong Shire Rate Book, 1909-10, VPRS 13490/P2 Unit 1 PROV (Ballarat). Charles Trigg's land was described as being on lot 4A of Section 8 and had a net annual value of £85.

12 H. Trigg, 'Family History of John Trigg (1832-1913) and Sarah Linsdell (1832-1897)', illustrated manuscript, Bungaree & District Historical Society collection and personal collection of Heather Trigg, Bungaree.

13 Ibid.

14 Ibid.

15 Ibid.

16 Ibid.

17 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

18 *The Ballarat Star*, 3 March 1866, p.4. Trigg also applied for another 8 acres of land in 1869 – see *The Ballarat Star*, 9 October 1869, p.3.

farming pursuits, and it was here where the remainder of John and Sarah's children were born: Annie (born 1867), Mary Ann (born 1869), John (born 1873) and Priscilla (born 1875).¹⁹

Charles Trigg followed his father and brother, William, in taking up farming. He was a member of the Bungaree branch of the Victorian Farmers' Union in 1879.²⁰ In 1882, he married Miss Mary Finlayson and in 1883 their first child, Elizabeth, was born.²¹ Her birth was registered at Warrenheip, as was the births of the following two children: Sarah (born 1885) and Fanny (born 1887).²² The birth of the fourth child, Annie (born 1889), was registered at Millbrook and the fifth child, Elsie (born 1893) was registered at Dean.²³ The sixth child, Albert Charles, was born in 1898 and his birth was registered at Warrenheip.²⁴



Figure 1: Charles and Mary Trigg, n.d. Source: H. Trigg, 'Family History of John Trigg and Sarah Linsdell', p.17.

From 1899, following his purchase of the land and building of the family home, Charles Trigg continued to farm his property throughout the early 20th century. He was a regular seller at the Ballarat Pig Markets.²⁵ Between 1916 and 1922, Charles Trigg took into partnership his only son, Albert, in farming the property.²⁶ In 1928, ownership of Charles Trigg's property was transferred to Albert Trigg.²⁷ Albert

19 Victorian Births, Deaths and Marriages Indexes, op.cit. & Trigg, op.cit.

20 *The Australasian*, 18 October 1879.

21 Victorian Births, Deaths and Marriages Indexes, op.cit. & Trigg, op.cit.

22 Ibid.

23 Ibid.

24 Ibid.

25 *The Ballarat Star*, numerous articles 1915-1917.

26 The Buninyong Shire Rate Book, op.cit., for 1916 listed only Charles Trigg as owner of the property. Both Charles and Albert were listed as owners in the Rate Book for 1922. This indicates that Albert Trigg had taken up farming with his father between 1916 and 1922.

27 Certificate of Title, op.cit.

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was assisted on the farm by his uncle, Frederick, a long-time local farmer.²⁸ Charles Trigg died in 1938.²⁹ Albert Trigg continued to own the property at 100 Murphys Road until 1968.³⁰

COMPARATIVE³¹

Historically, the dwelling at 100 Murphys Road represents one of a number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace district by second generation farmers of pioneer families to the area. Other properties that are also associated with second generation farmers of pioneers to the area include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer. Stylistically, 'Stirling Park' is not directly comparable to the dwelling at 100 Murphys Road.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively. Stylistically, 'Summerhill' is not directly comparable to the dwelling at 100 Murphys Road.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896. The design of 'Llandeilo' is not comparable to the dwelling at 100 Murphys Road.
- 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree: The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has several similar characteristics as the dwelling at 100 Murphys Road, particularly the hipped roof forms, post supported verandah and timber construction.
- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and the existing Federation styled timber dwelling was built in 1907. 'Sunny Rise' is not comparable stylistically to the dwelling at 100 Murphys Road.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911. It is not directly comparable to the dwelling at 100 Murphys Road.

²⁸ Frederick Trigg was listed individually as a farm in the *Sands and McDougall Directory* for 1912 and 1920. He was listed with Albert Trigg in 1928.

²⁹ Victorian Births, Deaths & Marriages Indexes, op.cit. & Trigg, op.cit.

³⁰ Certificate of Title, op.cit.

³¹ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

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- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869. Stylistically, this property is not directly comparable to the dwelling at 100 Murphys Road.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.³² The dwelling at 'Lal Lal Gardens' is comparable architecturally to the dwellings at 535-537 Bungaree Wallace Road.
- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. Stylistically, the hipped roofed dwelling with a post-supported verandah is comparable to the dwelling at 100 Murphys Road. The dwelling at 91 Ryans Road appears to have a more intact verandah.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. It is comparable architecturally to the dwelling at 100 Murphys Road.
- 'Mayfield', 196 Lesters Road, Bungaree: this property was established by the English Quaker, Robert Lester in 1866. A dwelling had been constructed by 1869 but the existing dwelling appears to have been constructed later (it was extant by 1890) and was possibly relocated to the site. The hipped roof forms and post-supported verandah, together with its timber construction, are directly comparable to the dwelling at 100 Murphys Road.
- Dwelling, 535 Bungaree Wallace Road, built c.1912 for David Grigg who worked the farm in partnership with his brother, Arthur until the 1950s. The hipped roof dwelling of timber construction with a projecting post-supported verandah is directly comparable to the dwelling at 100 Murphys Road.
- Dwelling, 634 Bungaree Wallace Road, built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century. This dwelling is one of the most comparable with the dwelling at 100 Murphys Road, in the similar main hipped roof forms, eaves detailing, and post-supported bullnosed verandah with decorative cast iron valances and brackets. The return verandah at 100 Murphys Road is original but the side portion of the verandah at 634 Bungaree Wallace Road appears to have been introduced.

Architecturally as a type, Victorian and Late Victorian styled dwellings were ubiquitous at Bungaree. There are a number of these dwellings at Bungaree of similar design as 'the dwellings at 535-537 Bungaree Wallace Road:

- 'Hawthorn Farm', 145 Bungaree Wallace Road.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- Dwelling, 634 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- 'Clare Place', 64 Torpys Road.

The dwelling at 100 Murphys Road is a representative example the type.

³² Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** 'Clare Place'

Place No. BRE039

ADDRESS: 64 Torpys Road, Bungaree

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good (main dwelling)

Ruinous (original homestead further south of 'Clare Place')

Integrity: Substantially intact (Clare Place)**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – hedges to front and side boundaries to 'Clare Place' and original homestead ruin.**Fences &/or Outbuildings of Note? **Yes – original timber homestead ruin further south of 'Clare Place', fronting Torpys Road.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance of the outbuildings, and any surviving dry stone walls, and their condition and integrity are determined by a site visit (with permission from the owner).

The ruinous original timber homestead further south of 'Clare Place' fronting Torpys Road forms an important historical marker. However, there is no expectation for the building to be restored.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Torpys Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Clare Place', 64 Torpys Road, is a predominantly intact and elaborate example of a Late Victorian style associated with a second generation Irish Catholic farming family. First established in the mid-late 1860s by John Torpy, an Irish farmer who took part in the Eureka uprising at Ballarat in 1854, the family farming property was continued by his sons. Torpy's son, Thomas Francis Torpy was bequeathed the central portion of the original property and it was here in 1908 where he had the existing dwelling, 'Clare Place', built. Presumably, it was named after his parents' birth place, County Clare, Ireland. The significant fabric includes: single storey hipped roof forms and return post-supported verandah clad in green-painted corrugated sheet metal, narrow eaves with timber brackets and decorative panelling between, two brick chimneys with multi-corbelled tops and terra cotta pots, timber weatherboard wall cladding, elaborate central timber framed doorway with a five panelled timber door having sidelights and highlights featuring Art Nouveau tulip motifs, timber framed double hung tripartite windows with decorative timber architraves, other timber framed double hung windows, timber window sills, turned timber verandah posts with decorative cast iron valances and brackets, and the timber verandah floor on a brick base. The front and side boundary Hawthorn hedges to 'Clare Place', and the ruinous original timber homestead and front and side hedges further south of 'Clare Place' fronting Torpys Road also contribute to the significance of the place.

How is it significant?

'Clare Place' at 64 Torpys Road, Bungaree, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'Clare Place', has historical significance for its associations farming and horse training and racing developments at Bungaree by a second generation of the pioneer Irish Catholic Torpy family, Thomas Francis Torpy and his brother Daniel, (Criteria A & H). The dwelling was built in 1908, following the death of the family patriarch, immigrant settler and participant in the Eureka Rebellion at Ballarat, John Torpy. With his wife, Bridget, John Torpy took up land at Bungaree in 1863 and continued farming until his senior years. It was continued by his sons and from 1943 following the death of J.F. Torpy, his grandson, John Gallagher Torpy. The Torpy family contributed much to farming and horse racing in the Bungaree area for over 100 years. The historical significance is embodied in the timber villa, ruinous original homestead further south of 'Clare Place' and in the boundary hedges.

'Clare Place', 64 Torpys Road, Bungaree, is aesthetically significant as one of a small number of predominantly intact, elaborate examples of the Late Victorian style in the area (Criteria D & E). The dwelling demonstrates many original design qualities as especially identified in the hipped roof forms, return post-supported verandah, brick chimneys, front door and windows and construction materials and details. The boundary hedges make an important contribution to the setting of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portions of the properties as shown in the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

'Clare Place', 64 Torpys Road, Bungaree, is set on a contextually modest homestead yard surrounded at the front and sides by mature Hawthorn hedges. There is a metal pedestrian gate and a chain mesh vehicular gate (with the name plate "Clare Place") at the front. Behind the front hedge is a modest front setback that includes an open grassed area with perimeter garden beds and an introduced central brick-paved pedestrian path. From the vehicular gates at the southern end of the front hedge is a gravelled driveway that leads to an early, steeply-pitched, gabled outbuilding with skillion wings that appear to have been introduced. It is constructed of galvanised corrugated steel roof cladding and timber weatherboard wall cladding. Another small gabled outbuilding is located towards the rear of the dwelling on the north side. The rear has an open grassed setting with some mature trees in the north-west corner. To the south of the homestead yard is another gabled outbuilding with a flat-roofed carport. This outbuilding appears to have been introduced in the second half of the 20th century.

The single storey, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form at the front, rear double hipped roofed wings, a minor hipped wing that projects on the south side, rear skillion wings and a return post-supported bullnosed verandah. The hipped roof forms and the return verandah appear to be original. They are clad in green-painted corrugated sheet metal. There are narrow eaves with timber brackets having decorative panelling between. Two brick chimneys with multi-corbelled tops (now overpainted) and terra cotta pots adorn the roofline.

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A feature of the design is the front façade. It has an elaborate central timber framed doorway with a five panelled timber door with sidelights and highlights featuring Art Nouveau tulip motifs typical of the very early 20th century. Flanking the front doorway are timber framed double hung tripartite windows with decorative timber architraves, and timber window sills. Another early feature is the return verandah. It is supported by turned timber posts and has decorative cast iron valances and brackets. There is a brick base to the timber verandah floor. There appears to be early timber framed double hung windows at the sides.



Photo 2: 'Clare Place, front driveway entry, 2014.

Considerably south of the homestead yard partially screened by mature hedges (and outside the current Title boundary of 'Clare Place') is an early ruinous dwelling. This modestly scaled, single storey, hipped roofed, Victorian vernacular styled dwelling has an original window and door openings at the front (east), but the windows have been removed. The galvanised corrugated steel roof cladding and timber weatherboard wall cladding have deteriorated substantially. There is an early brick chimney above the roofline and a freestanding (and ruinous) double fireplace and chimney breast at the rear of the dwelling. This fabric appears to represent the original homestead of John Torpy, established in c.1863.



Photo 3: Original homestead further south, as viewed from Torpys Road, 2009.

HISTORY:

Early History of Bungaree¹

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.² Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).³ He had been successful in obtaining a rural store licence.⁴ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.⁵ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.⁶ It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² *Victoria Government Gazette*, no. 135, 23 August 1859.

³ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

⁴ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

⁵ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See *The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870*, Bungaree & District Historical Society.

⁶ Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

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influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.⁷ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, saw mill and railway station.

History of 'Clare Place' and the Torpy Family

On 17 August, 1863, John Torpy, an Irish Catholic settler, purchased 95 acres, 1 rood and 20 perches of freehold land at Bungaree comprising allotment 7 of Section 1A in the Parish of Warrenheip.⁸ Born in County Clare, Ireland, in c.1827, he had married Miss Bridget Hogan who was also born in County Clare in c.1832.⁹ They had both emigrated to Melbourne in 1853 as it was at this time when the first of their 11 children, Michael, was born (he died in 1859).¹⁰ Lured to the goldfields at Ballarat, Torpy took part in the Eureka Stockade in 1854.¹¹ It was about this time when his son, Patrick William was born.¹² Six other children were later born at Ballarat: John (c.1856, died 1859), James (c.1857-58, died 1859), Michael Henry (born 1860, died 1862), Mary Ann (born 1863), Andrew (born 1864, died 1890 at the Ballarat Asylum), and Catherine (born 1866).¹³

John and Bridget Torpy and their children appear to have relocated to their farm at Bungaree between 1866 and 1867 as their son, Daniel Joseph, was born there in 1867.¹⁴ John Torpy had built a timber dwelling and commenced what became a highly successful crop farm. His method of tilling the land was described in later years:

MR JOHN TORPY, BUNGAREE

Area cultivated, 34 acres; stubble ground is fallowed, scarified, harrowed and rolled. About 20 dray-loads farm-yard manure used to the acre on portion of the crop. Plant early crop in September, main crop November. About 8cwt seed, cut, used to the acre. Beauty of Hebron, best early variety, and redskin, New Zealand pink-eye, Excelsior, and Snowflake all good for main crop.¹⁵

7 *The Star*, 24 January 1863, p.1.

8 *Ibid.* & Certificate of Title, vol. 42, fol. 267.

9 *Geelong Advertiser*, 13 July 1907, Victorian Births, Deaths & Marriages Indexes, Department of Justice, Melbourne, *Ballarat Cemeteries and Crematorium*, CD compiled & transcribed by The Genealogical Society of Victoria Inc. & Ballarat & District Genealogical Society Inc., The Genealogical Society of Victoria Inc., Melbourne, 2006, & Rootsweb online, April 2015 at <http://wc.rootsweb.ancestry.com/>

10 *Ibid.*

11 *Geelong Advertiser*, 13 July 1907.

12 Victorian Births, Deaths & Marriages Indexes, op.cit., *Ballarat Cemeteries and Crematorium*, op.cit. & Rootsweb, op.cit.

13 *Ibid.*

14 *Ibid.*

15 *The North Western Advocate & The Emu Bay Times* (Tasmania), 14 June 1905, p.4.

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At the family farm, two other children were born: Bridget Maria Theresa (1869) and Thomas Francis (1871).¹⁶ In 1882, Torpy's farm was the location of the annual Bungaree ploughing match 'where there was a large attendance.'¹⁷

John Torpy continued to farm his property until wearied by age and ill-health. In the latter years of his life the farm was work by his two sons, Daniel Joseph and Thomas Francis. John Torpy died on 12 July 1907 at the age of 80 years.¹⁸ He was described as 'an old and respected resident of Warrenheip ... where he carried out farming pursuits and was acknowledged as one of the keenest judges of stock in the district.'¹⁹ His death was reported as being due to 'senile decay'.²⁰

John Torpy left an Estate worth £2024²¹ which was described as follows:

All that piece of land being allotment seven of section one A Parish of Warrenheip County of Grant containing 95 acres 1 rood 21 perches or thereabouts. The only improvements of which consist of a seven room weatherboard dwelling house with iron roof, 4 stall wood and iron stable with iron roof, wood cow shed with iron roof, 4 loose boxes, wagon and implement sheds, dairy, all constructed of wood with iron roofs, post and rails (two and three) and stone fences and live hedge all in fair repair.²²

In accordance with Torpy's Will, his farm property was bequeathed in equal portions to his sons, Patrick William (a miner of Newtown/Scarsdale), Daniel Joseph and Thomas Francis.²³ The northern third of the property was given to Patrick, the centre portion to Thomas and Daniel the southern portion where Torpy's homestead stood.²⁴ His daughters were 'to have use of their rooms as long as they remain unmarried.'²⁵ All three sons were appointed Executors of John Torpy's Estate and the farm remained jointly owned in the ensuing years.²⁶

Daniel and Thomas Torpy continued operating the family farm after their father's death. In the early months of 1908, Thomas Torpy had a new 'villa residence' constructed on the central portion of the farm bequeathed to him.²⁷ Named 'Clare Place' (presumably after the birthplace of his parents, County Clare, Ireland), the dwelling was the scene of a house party for the 'Bungaree Queen' in 1916.²⁸ However, the villa had more enduring associations as the family home of Thomas Torpy, following his marriage to Miss Johanna Kelly in 1904.²⁹ They had one son, John Gallagher Torpy, who was born at Ballarat East in 1904.³⁰ From the early 20th century, Thomas Torpy also combined farming with training

16 Victorian Births, Deaths & Marriages Indexes, op.cit. & *Ballarat Cemeteries and Crematorium*, op.cit.

17 *The Argus*, 1 September 1882, p.6.

18 John Torpy, Probate Administration files, 1907, VPRS 28/P2 Unit 824 PROV.

19 *Geelong Advertiser*, 13 July 1907.

20 *Ibid.*

21 *Ibid.*, 15 November 1907.

22 John Torpy, op.cit.

23 John Torpy, Will in Probate Administration files, 21 December 1906, VPRS 7591/P2 Unit 415 PROV.

24 *Ibid.*

25 *Ibid.*

26 Certificate of Title, op.cit.

27 R. Huggins, Transcript of the *Gordon Advertiser*, 17 July 1908, in Bungaree and District Historical Society Newsletter, no. 67, August 2011.

28 *Gordon, Egerton and Ballan Advertiser*, 13 October 1916, p.4.

29 Victorian Births, Deaths and Marriages Indexes, op.cit.

30 *Ibid.*

horses, 'making occasional trips to the city and travelling long distances interstate, from Broken Hill to Hobart, and rarely failing to return home to his farm without winning.'³¹

Thomas Torpy's brother, Patrick, returned to Bungaree after his father's death, presumably to farm the northern portion of the land bequeathed to his in 1908. He had married Miss Mary Ann Agnes Rice in 1889.³² Patrick's life was cut short in 1918 when he died suddenly, as reported in the *Gordon Advertiser*:

Mr. Patrick William Torpy, a well known Bungaree farmer, died very suddenly at his home on Sunday morning last. The deceased was in his usual state of good health last week and he was present at the tug-of-war carnival in the Alfred Hall on Saturday night, and he returned home apparently in the best of health. He called one of his family as usual, when he did not appear himself a little later, his daughter went to his room to ascertain the cause, and found that her father had passed away. The circumstances are rendered the more sorrowful by the fact that deceased's wife was away on a visit to some friends at Echuca. The deceased leaves a widow and family of 3 daughters viz: Mrs.Green of Melbourne, Kathleen and Mary, 2 sons Thomas and John. Mrs. Torpy was conveyed home on Sunday night from Echuca in Mr. W. Burke's motor car. The deceased who was a native of Bungaree was connected with all branches of sport. The funeral moved from the Catholic Church Bungaree (where office for the dead was celebrated) to the place of internment, the Ballarat Old Cemetery.³³

John Torpy's other son, Daniel, continued to reside in the original family farm house (now the timber ruins fronting Torpys Road).³⁴ With his brother, Thomas, they operated a successful farm during the early decades of the 20th century.³⁵ It was in 1920 when separate Titles were created for the three portions of the original family farm, following the wishes of John Torpy.³⁶ The late Patrick Torpy's widow, Mary Ann Torpy, held title of the northern portion.³⁷ In February 1938, Daniel Torpy died unmarried at the age of 63 years.³⁸ He was described as 'a well known horse-owner and trainer.'³⁹ His property on Torpys Road was outlined as follows:

... all that piece of land ... containing Thirty-one acres Three roods and Seven perches or thereabouts being part of Crown Allotment 7 Section OneA Parish of Warrenheip County of Grant.

The Improvements thereon consist of five roomed dwelling house in which deceased lived with his sister, weatherboard and iron roof. Usual farm outbuildings comprising four stall stable, four loose boxes, barn, machinery shed, cow shed, all hardwood weatherboard and iron roof, pigsty, dairy, cow yard, &c. Water supply – Well and Windmill and rain water tanks. Boundary Fences – Post and wire, three plain and three barb and partly five barb. Subdivided into five paddocks, post and wire fences⁴⁰

31 'The Torpys of Bungaree' in *Sporting Globe*, 29 April 1953, p.12.

32 Ibid.

33 Huggins, *op.cit.*, 7 June 1918.

34 See Daniel Torpy, Probate Administration files, 1938, VPRS 28/P3 Unit 3099 PROV.

35 *Sporting Globe*, *op.cit.*

36 See Certificates of Title, vol. 4315, fol. 876, vol. 4315, fol. 877 & vol. 4315 fol. 878.

37 Certificate of Title, vol. 4315, fol. 877.

38 *The Argus*, 25 February 1938.

39 *Ibid.*

40 Daniel Torpy, *op.cit.*

Thomas Francis Torpy continued to reside at 'Clare Place' with his wife and son until his death on 7 October 1943.⁴¹ At this time, 'Clare Place' was valued at £794/16/10 and described as:

... all that piece of land ... containing Thirty-one acres Three roods and Seven perches or thereabouts being part of Crown Allotment Seven Section OneA Parish of Warrenheip County of Grant.

The Improvements thereon consist of a five roomed Weatherboard dwelling house with iron roof in fair repair, detached wash house and wood shed, fowl pens &c., (Stables used by deceased not on his land but belong to a nephew). Only other Improvements boundary and subdivisions fences, post and wire. Well and pump and underground drains.⁴²

In 1944, ownership of 'Clare Place' at 64 Torpys Road was transferred to Thomas Torpy's son, John Gallagher Torpy.⁴³

COMPARATIVE⁴⁴

Historically, 'Clare Place' represents one of a small number of surviving farm properties established in the Ballan, Bungaree, Millbrook and Wallace areas in the 1860s, a number having been further developed by second generation family owners. Other properties include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- 'Lal Lal' Homestead, 313 Yendon Egerton Road, Lal Lal: first established in 1840 by Blackney and Airey, it was acquired by Peter Inglis in c.1843 who placed his nephew, Archibald Fiskin in charge. Possibly after Fiskin took ownership of the property in 1854, a two storey homestead of unusual design, together with stables and other buildings were constructed. The original homestead was replaced with the existing dwelling in 1911.
- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former Lal Lal Gardens established on 154 acres in 1861 by Isaac Westcott.⁴⁵

41 Thomas Francis Torpy, Probate Administration files, 1943, VPRS 28/P3 Unit 3891 PROV.

42 Ibid.

43 Certificate of Title, vol. 4315 fol. 876.

44 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Clare Place'

Place No. BRE039

ADDRESS: 64 Torpys Road, Bungaree

Assessment Date: Feb 2016

- Dwelling, 91 Ryans Road, Millbrook: built in c.1906 for P.J. Ryan, experimental potato farmer. This property shares a similar history with 'Clare Place', having been established by an Irish Catholic farmer settler, John Ryan, with his brother, Patrick, in the early 1860s.
- Dwelling, 634 Bungaree Wallace, Road, Wallace. This dwelling was built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century.

Architecturally, the hipped roofed form with projecting return verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung tripartite windows) comprising 'Clare Place' at 64 Torpys Road, represents typical design characteristics identified on a number of Victorian and Late Victorian styled dwellings at Bungaree. Other surviving examples include:

- 'Hawthorn Farm', 145 Bungaree Wallace Road. The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has several similar characteristics as 'Clare Place', but it is a more altered example.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Dwelling, 100 Murphys Road.
- Dwelling, 634 Bungaree Wallace Road, Wallace.
- 'Wellwood', 97 Westcotts Road, Wallace.

Overall, 'Clare Place' at 64 Torpys Road is a predominantly intact and elaborate example of the surviving Victorian and Late Victorian styled farm dwellings associated with Irish Catholic settlers and their children in the Bungaree area. Historically, it is one of the few examples of a farm property further developed by a second generation of the original farming family, and where physical evidence survives of the pioneering years of settlement in the area.

45 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Summerhill'

Place No. GOR026

ADDRESS: 55 Boundary Road, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: To be confirmed with site visit**Integrity:** To be confirmed with site visit**Photograph Date:** 2009 & 2015

2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Local Significance (to be confirmed with site visit)****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No (subject to confirmation after site visit)**Fences &/or Outbuildings of Note? **No.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the significance, condition and integrity of 'Summerhill' are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Boundary Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Summerhill', 55 Boundary Road, Gordon, has significance as one of the earliest surviving farm dwellings in the Gordon area. Built in c.1864 for Peter Grant, he named the property 'Glenavon Farm' after his birthplace in Banff, Scotland. At 'Glenovan Farm', Grant established an agricultural and grazing farm, winning prizes for his crops in the late 1860s. He increased his landholdings which totaled 200 acres on his death in 1891. The property was sold to Mrs Mary Clifford, wife of the local baker, Timothy Clifford. Mrs Clifford was a local entrepreneur, acquiring a number of properties in the Gordon area from the late 19th century. It was during the ownership of Mrs Clifford when the property was named 'Glengariff'. The property was rented to her son, Hubert Jeremiah Clifford from c.1914, and it became his family home following his marriage to Miss Eileen Clifford in 1917. Ownership of the property passed to Hubert in 1924 and it may have been at this time when it was named 'Summerhill'. Hubert and Eileen Clifford lived and farmed the property until their deaths in 1960 and 1959 respectively. The significance of 'Summerhill' is embodied in the evolution of change in the existing fabric: the triple-gabled single storey roof forms, corrugated sheet metal roof cladding, timber weatherboard wall cladding, modest eaves, and the rendered and face brick chimneys. [Further details to be determined after a site visit].

How is it significant?

'Summerhill' at 55 Boundary Road, Gordon has historical significance at a LOCAL level. [Aesthetic significance might be ascribed following a site visit if permission is given by the owner]

Why is it significant?

'Summerhill', 55 Boundary Road, has historical significance for its associations with the earliest establishment of freehold farm properties in the Gordon area following the Land Acts of the early 1860s that sought to open land selection for the small farmer settlers (Criterion A). Historically, 'Summerhill' is one of very few surviving properties at Gordon established in the 1860s as embodied in the existing farm dwelling. It was built in c.1864 for Peter Grant, an emigrant Scottish farmer who took up several allotments until 1872. Having cleared the land, he established a 200 acre agricultural and grazing property called 'Glenavon Farm' after his birthplace in Banff, Scotland. On his death in 1891, the property was sold in 1897 to the local entrepreneur, Mrs Mary Clifford, wife of the local baker, Timothy Clifford (Criterion H). It seems to have been at this time when the property was named 'Glengariff'. It was leased to Mary Clifford's son, Hubert Jeremiah Clifford, in the following years and it became his family home after his marriage to Miss Eileen Ryan in 1917 (Criterion H). It may have been when Hubert Clifford acquired Title to the property when it was called 'Summerhill'. Hubert Clifford contributed to community life in Gordon, serving as a local Councillor with the Ballan Shire Council from 1918. He and his wife, Eileen, continued to live and farm 'Summerhill' until their deaths in 1960 and 1959 respectively. The historical significance of 'Summerhill' as a rare, early surviving farm dwelling of the 1860s at Gordon is embodied in the Victorian vernacular styled fabric.

[Any aesthetic significance to be determined following a site visit]

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the 'Summerhill' property as shown in the following aerial image (as the dwelling is not highly visible from Boundary Road, extending the heritage overlay to the Boundary Road boundary is not considered to be necessary):



Source of base aerial: Moorabool Shire.

DESCRIPTION:

'Summerhill', 55 Boundary Road, Gordon, is located on a large rural rectangular site on the east side of the road. The dwelling has a substantial setback from the road, at the end of a long gravelled, tree-lined driveway. It is surrounded by mature and young native and exotic trees. There is a gabled outbuilding to the rear (south) of the dwelling, as well as smaller outbuilding to the east.

The single storey, timber weatherboard, Victorian vernacular styled dwelling is characterised by a double gabled roof form and a small gabled and skillion wing at the rear. These roof forms are clad in red painted corrugated sheet metal. There is a return post-supported verandah that has been introduced. The northern-most gabled wing has an original rendered brick chimney. This wing appears to represent the original portion of the dwelling. The red brick chimneys on the west side to the two rear gabled wings suggest that these wings were added in the early 20th century.

On-site investigations are required to clarify surviving original fabric and the condition and integrity of the dwelling.

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Summerhill'

Place No. GOR026

ADDRESS: 55 Boundary Road, Gordon

Assessment Date: Feb 2016

new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, the Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the greatest land settlement in the Moorabool Shire.

History of 'Summerhill'

Between the mid 1850s and early 1860s, land immediately west and south-west of the goldfields township of Gordons was 'unlocked' into smaller allotment for private sale. On 23 September 1864, Peter Grant, a farmer emigrant from Scotland, purchased 16 acres, 2 roods and 11 perches comprising Crown allotment 6 of Section 12 in the Parish of Kerrit Bareet.² He also acquired allotment 6A (17 acres, 1 rood and 30 perches) at this time, and he had previously purchased adjoining allotment 7 (31 acres and 23 perches) and allotment 7 of Section 6 (51 acres, 3 roods and 8 perches) on 3 March 1864.³

Grant soon set about clearing his heavily wooded land and established a farm where he grew crops and ran sheep and a small number of cattle.⁴ He named the property 'Glenavon Farm', presumably after the place at Banff, Scotland, where he was born in c.1831 to Peter and Penuel (nee Hendry) Grant.⁵ The northern portion of the existing dwelling appears to have been built soon after he had acquired allotment 6.⁶ Farming success was almost immediate as in 1868 Grant won a prize for his barley crop at the Ballarat Grain Show and prizes at the Ballarat Agricultural and Pastoral Show for short oats and carrots.⁷ In the ensuing years, Grant increased his landholdings with the purchase of adjoining allotments 5 and 7 of Section 12 (approximately 37 acres) in 1871 and allotments 9 and 10 of Section (approximately 51 acres) in 1872.⁸

On 28 September 1876, Peter Grant married Miss Jessie McKeddie, the second daughter of Mrs Isabella and the late Mr George McKeddie of Geelong.⁹ They had seven children: Isabella Penuel (born 1877, Egerton), Jessie (born 1879, Gordon), William Henry (born 1880, Gordon), Henrietta (born 1885, died 1890), John Alexander (born 1887), Christina (born 1890), and Peter George (possibly born 1891).¹⁰

Throughout the 1870s and 1880s, Grant consolidated his farming interests with mixed success, depending on the markets, rainfall and other natural causes. In 1880, his farm was described in the *Bacchus Marsh Express*:

Mr. Peter Grant, of Glenavon Farm, owns 200 acres, half of which is very fine land, being one side of the Black-hill itself. The rest on the flat is in parts of medium quality, ironstone and ironstone gravel cropping out in places. The difference between pieces of land situated within half a chain of each

² See Parish Plan of Kerrit Bareet, 1944, VPRS 16171 PROV & Certificate of Title vol. 127 fol. 386.

³ Parish Plan of Kerrit Bareet, op.cit.

⁴ *The Australasian*, 3 April 1880, p.24.

⁵ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne

⁶ Grant was listed as owner of a 'tenement and lands' having a net annual value of £80 in 1869. See Buninyong Shire Rate Book for 1869, VPRS 13490/P1 Unit 2 PROV (Ballarat).

⁷ *Ballarat Star*, 20 March 1868 & 24 April 1868.

⁸ Parish Plan of Kerrit Bareet, op.cit.

⁹ *Geelong Advertiser*, 3 October 1876, p.2.

¹⁰ Victorian Births, Deaths and Marriages Indexes, op.cit. & *Gordon, Egerton & Ballan Advertiser*, 22 November 1918.

other is surprising. The deep chocolate on the hill and also on the spurs which jut out from it is now worth and has been sold at £40 per acre...Mr. Grant has grown no wheat this year. He had 24 acres of English barley, more than half of which was destroyed by the caterpillars, and only averaged 30 bushels, while a small lot of Cape barley alongside gave 65 bushels; 48 acres of oats were slightly damaged, and the return was 60 bushels to the acre. He had 17 acres of grey peas and one acre of white; the former averaged 75 bushels per acres, the latter 40. In spite of this enormous return, the crop will hardly pay for harvesting and carting at the present low price of 2s. per bushels; and oats being also so low this year, the usual demand for peas as horse-feed is not so great. Mr Grant has obtained over 12 tons to the acre from his potatoes in former years, and has 17 acres which now promise a similar, if not a larger, return. The rest of his property is used as pasture land, and sown with English grass, on which are at present feeding some 16 cattle and 100 Lincoln sheep.¹¹

Given the large scale of his farm, Grant also employed labourers.¹² This was also due to Grant's failing health. On 13 November 1891, the *Gordon Advertiser* reported on Peter Grant's death:

On the 12 November at Glenavon, Gordon, Peter Grant, the dearly beloved husband of Jessie Grant. A sufferer at rest. For the past 11 years has been suffering from an abscess on the hip and for several months past, the disease having assumed a more acute form he has been confined to his bed. He was one of our early pioneers coming to Gordon about 28 years ago. He purchased land, heavily timbered at the time but since almost entirely cleared. From time to time he added to his estate and at the time of his death held about 200 acres, 100 acres of which is the pick of Black Hill. Leaves a widow and 6 children.¹³

At the time of his death, Grant's property totalled 240 acres and was valued at £3306.¹⁴ He held a mortgage of £3477 from John Philip Murray, a gentleman of Sturt Street, Ballarat, for the principal and interest in the freehold land.¹⁵ Such a large mortgage forced Mrs Grant in March 1892 to sell 40 acres of agricultural and grazing land that were 'securely fenced, well-watered, thoroughly cleared', and which had a large frontage to Russell Street.¹⁶ On the land were two bluestone quarries that were described by the *Gordon Advertiser*:

There are two magnificent bluestone quarries opened up on the land, fronting the Egerton road, upon which the Ballan shire Council have got to place about 1000 cubic yards of metal annually. The quarries are full of a never ending supply of water, from which the inhabitants of Russell Street obtain their supply.¹⁷

As the sale of the land in Russell Street only raised a little over £200,¹⁸ John Murray called in the mortgage and sold 'Glenavon Farm' to Mrs Mary Clifford in early 1897.¹⁹ The sale included 200 acres with the homestead at £13.2.6 per acre.²⁰ Born in Tipperary, Ireland, in 1852, Mrs Clifford (nee Hogan) married Timothy Clifford (1846-1921), a baker, in c.1870, the year that Timothy Clifford acquired land in

11 *Bacchus Marsh Express*, 10 April 1880.

12 The *Gordon Advertiser* reported on an accident in Russell Street, Gordon 'to one of Mr Grants labourers.' See R. Huggins, Transcript of the *Gordon Advertiser*, 7 May 1891.

13 *Ibid.*, 13 November 1891.

14 Peter Grant, Probate Administration files, 1891, VPRS 28/P2 Unit 326 PROV.

15 *Ibid.*

16 Huggins, *op.cit.*, 25 March 1892.

17 *Ibid.*

18 *Ibid.*

19 Certificate of Title, *op.cit.* & vol. 2645 fol. 836, 2 April 1897.

20 Huggins, *op.cit.*, 26 February 1897.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Summerhill'

Place No. GOR026

ADDRESS: 55 Boundary Road, Gordon

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Main Street, Gordon to establish a bakery.²¹ They had seven children: Johanna (born 1871), Michael (born 1874, died of cerebral apoplexy in 1905), Catherine (born 1875), Timothy (Thomas) (born 1878), Mary (born 1880), William Gerald (born 1882) and Herbert Jeremiah (born 1886).²²

In the following years, Mary Clifford became a local entrepreneur as she acquired a number of properties in the Gordon area from the late 19th century. It is unclear whether Mrs Clifford had received a substantial inheritance or whether she had had success on the goldfields, but the extent and type of properties she acquired required considerable means, particularly given that no mortgages were taken out to pay for them. The neighbouring farm, 'Oakvale', with the largest house in the district, was purchased by Mrs Clifford and her son, William, from the McDowell family in 1910.²³ Other properties included a 51 acre paddock (known as the Black Hill paddock) in the Shire of Buninyong, 'Mar's paddock near the Church of England and land known as 'Summer Hill'.²⁴

It seems that the Clifford family remained at the bakery and dwelling at 82 Main Street after Mary Clifford purchased 'Glenavon Farm'. It appears that Mary and Timothy Clifford and members of the family had relocated to the farm by 1914 as it was at this time when the bakery was operated and occupied solely by Thomas Clifford (Mary and Timothy's son).²⁵ They renamed the farm, 'Glengariff'.²⁶

By 1916, the farm was rented to Mary Clifford's son, Hubert.²⁷ At this time, he appeared before the Exemption Court at Ballan seeking exemption from serving in World War One because he claimed to be the 'only remaining son, and had his father, mother and two sisters to support' given that he had two married brothers. Conditional exemption was granted.²⁸ In 1917, Hubert Clifford married Miss Eileen Ryan, eldest daughter of Mr and Mrs Thomas Ryan of 'Mount View', Gordon.²⁹ Hubert's brother, William (who lived at the nearby 'Oakvale' homestead), had married Eileen Ryan's sister, Mary Helena, the year before in 1916.³⁰ Hubert and Eileen Clifford established a tennis court at 'Glengariff'.³¹ Hubert Clifford contributed to community life by being elected a Councillor of the Ballan Shire Council in 1918.³² In 1925, Hubert, along with his brother William, and E.P. Ryan, won the Victorian championship in the 'Forty-Fives' card competition'.³³ Hubert and Eileen were also members of St. Patrick's Catholic Church, Gordon. In 1927, Hubert acted as sponsor for the boys at the Sacrament of Confirmation in 1927.³⁴

21 See heritage citation for 82 Main Street.

22 Victorian Births, Deaths and Marriages Indexes, op.cit.

23 See heritage citation for 'Oakvale', 179 Donnellans Road.

24 Details of Mary Clifford's properties are given in Mary Clifford, Probate Administration files, 1938, VPRS 28/P3 Unit 2342, PROV.

25 Huggins, *op.cit.*, 2 October 1914.

26 See for example the *Gordon, Egerton & Ballan Advertiser*, 11 August 1916, p.4, where the property name, 'Glengariff' is given in associated with Mrs Clifford.

27 *Ballan Times*, 19 October 1916, p.3.

28 *Ibid.*

29 *Ibid.*, 10 August 1917, p.4.

30 M. Davenport, 'Clifford/Hogan family', family history notes, Canberra, supplied to David Rowe, February 2015.

31 *Ibid.*

32 Huggins, *op.cit.*, 6 September 1918.

33 *The Advocate*, 21 May 1925, p.35.

34 *Ibid.*, 27 October 1927, p.23.

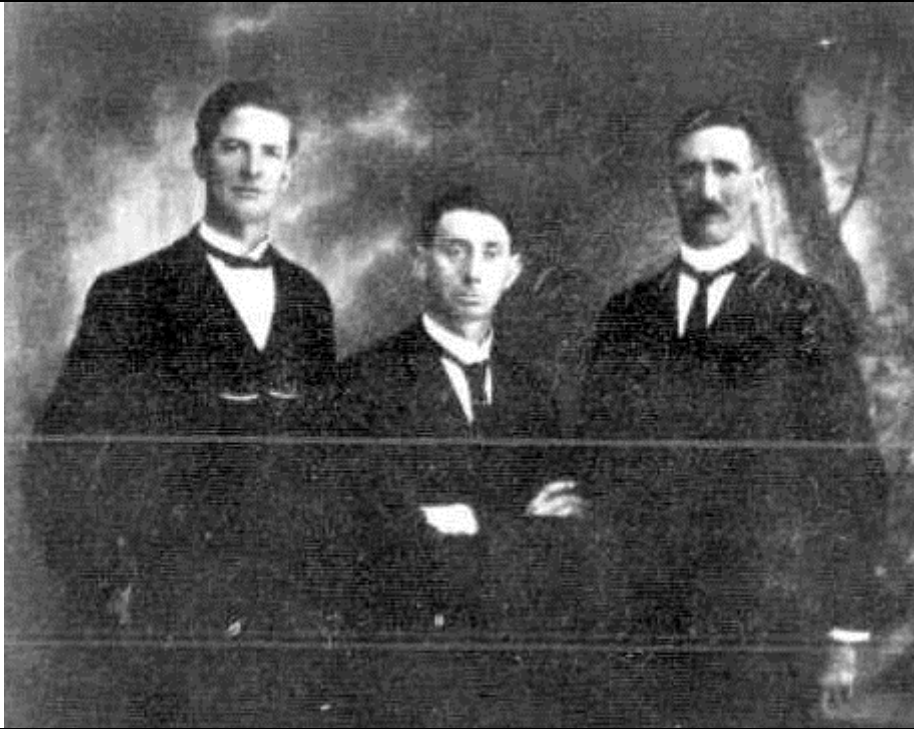


Figure 1: E.P. Ryan (left), Hubert Clifford (centre) and William Clifford (right), winners of the Victorian championship 'Forty-Fives Competition' in 1925. E.P. Ryan was the brother in law of Hubert & William Clifford.

Source: *The Advocate*, 21 May 1925, p.35.

At 'Glengariff', ownership passed to Hubert Jeremiah Clifford in 1924.³⁵ It might have been at this time when the property was named 'Summerhill' (which had been the name of land previously owned by his mother).³⁶ With Eileen, he continued to live and farm the property until Eileen's death in 1959 and Hubert's death in 1960.³⁷ At this time, the property was described as:

All that piece of land containing 171 acs. 0 rd. 14 per. or thereabouts being Crown Allots. 1A, 2, 4, 5, 6, 7 & 8 and parts of Crown Allotments 6A, 9 & 10 Section 12 Parish of Kerit Bare3et comprised in Certificates of Title Vol. 686 Fol. 114, Vol. 4861 Fol. 197 & Vol. 5983 Fol. 510 being farming property situated at Gordon and known as "Glengariff" together with improvements consisting of old weatherboard residence and outbuildings.³⁸

The property was valued at £8892.0.0.³⁹ As Hubert and Eileen had no children, the property was bequeathed to their nephews, Thomas Francis Clifford, Gerald William Clifford and Cornelius Joseph Clifford in equal shares.⁴⁰

³⁵ Certificate of Title, op.cit. Hubert Clifford obtained freehold to all except allotment 7 of Section 6, which was acquired by his brother, Thomas.

³⁶ The property was still named 'Glengariff' in the Statement of Assets in Hubert Clifford's Probate Administration files, 1960, VPRS 28/P4 Unit 2304 PROV, but as 'Summerhill' in his Will.

³⁷ Ibid. & Eileen Clifford, Probate Administration files, 1959, VPRS 28/P4 Unit 1911 PROV.

³⁸ Hubert Clifford, op.cit.

³⁹ Ibid.

⁴⁰ Ibid.

COMPARATIVE⁴¹

Historically, 'Summerhill' is one of a small number of surviving properties associated with the earliest farm developments in the wider Gordon area in the 1860s. Other properties include:

- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.⁴²

Architecturally, the modestly-scaled, Victorian vernacular design of 'Summerhill', with its gabled roof forms clad in corrugated sheet metal and timber weatherboard wall cladding, has an affinity with the design, scale and form of a number of dwellings built during the second phase of gold mining activity in the late 1860s to the 1880s in the Gordon township, including the following:

- 35 Main Street: built in 1880 for William and Mary Robinson. William Robinson was a carpenter for Parker's United Mining Company.
- 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner.
- 39 Main Street.
- 46 Main Street: built in c.1875 for Charles Henry Blair, miner.
- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
- 32 Russell Street: built in 1883 for Philip Henry Watkinson. The double gabled timber building served as a shop and dwelling, the store wing having flanking parapeted skillion wings.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.⁴³

Overall, 'Summerhill' is a representative example of a modestly-scaled, gabled, Victorian vernacular dwelling, but one of the earliest-surviving farm dwellings in the Gordon area.

⁴¹ All information is taken from the heritage citations prepared for the properties outlined, unless otherwise referenced.

⁴² 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

⁴³ Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former St. Mark's Anglican Church

Place No. GOR027

ADDRESS: 55 Brougham Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Condition: Good**Integrity:** High**Photograph Date:** 2009 & 2014

2009

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature Cypress tree in the south-east corner of the site**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Old Melbourne Road or Brougham Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The former St. Mark's Anglican Church, 55 Brougham Street, has significance for its associations with the life and witness of the Church of England at Gordon from 1937 until 1999, as one of only two interwar era surviving church buildings in the western region of the Moorabool Shire, and the only known surviving example of plastered expanded metal construction for a church building in the Shire. Built in 1937 to an interwar Gothic design by the Ballarat architects, P.S. and G.S. Richards (following

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PLACE NAME: Former St. Mark's Anglican Church

Place No. GOR027

ADDRESS: 55 Brougham Street, Gordon

Assessment Date: Feb 2016

the destruction of an earlier timber church building in 1936), the significant fabric includes: the elevated, steeply-pitched gabled roof form comprising the nave, stepped rectangular bay at the east end (comprising the former sanctuary), side gabled porch on the north elevation near the north-west corner, projecting gabled vestry on the south elevation in the south-east corner, plastered expanded metal wall construction, tiled roof cladding, face clinker brick buttress-like piers with rendered concrete cappings which extend beyond the eaves, clinker brick building base, clinker brick chimney, broad eaves overhangs with exposed timber rafters, timber framed stained glass and diamond leadlight windows and the point-arched timber porch doorway and timber doors. The mature cypress tree in the front (north-east) corner of the site also contributes to the significance of the place.

How is it significant?

The former St. Mark's Anglican Church, 55 Brougham Street, Gordon, is historically, aesthetically, socially and scientifically significant at a LOCAL level.

Why is it significant?

The former St. Mark's Anglican Church, 55 Brougham Street, is historically significant for its associations with the progress and development of the Church of England faith in Gordon from 1937, when it was constructed following the destruction by fire of an earlier timber church built in c.1876 (Criterion A). St. Mark's Church was designed by P.S. and G.S. Richards of Ballarat and built by G. Ludbrook and Sons (Criterion H). The building served the local Anglican congregation until its closure in 1999.

The former St. Mark's Anglican Church, 55 Brougham Street, is aesthetically significant as one of few intact and unusual examples of interwar Gothic design by the architects, P.S. and G.S. Richards, and for its landmark qualities at a prominent corner site in Gordon (Criteria D & E). The distinctive elevated gabled, stepped rectangular sanctuary at the east end, projecting side porch and vestry, and particularly the contrast between the lightweight plastered walls and the heavy clinker brick piers and tiled roof are more unusual and intact design features. While the Church of England at Minyip was a precursor to the design of St. Mark's (in the use of the projecting faceted bay at the end of the nave and the substantial brick piers that project above the eaves lines), the interwar Gothic design of St. Mark's is distinctive and a unique example of modest church architecture of the 1930s in the western region of the Moorabool Shire. The mature Cypress tree in the north-east corner of the site also contributes to the aesthetic significance of the setting.

The former St. Mark's Anglican Church, 55 Brougham Street, is scientifically significant as a very rare, known example of plastered expanded metal wall construction for a church building of the 1930s in the western regional of the Moorabool Shire (Criterion F). While this construction method appears to have been wide spread from the late 19th century for its fire resistance qualities, it seems to have largely been employed in residential and industrial buildings in Victoria. No other example of this type of construction for a church building has been identified in Victoria.

The former St. Mark's Anglican Church, 55 Brougham Street, is socially significant as a physical legacy of Anglican faith and faith education at Gordon between 1937 and 1999 (Criterion G). The stained glass window of St. John the Baptist also has commemorative value to the memory of R. Nicholas as a donation by his nephew, Eric Rosenow (Criterion G).

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PLACE NAME: Former St. Mark's Anglican Church

Place No. GOR027

ADDRESS: 55 Brougham Street, Gordon

Assessment Date: Feb 2016

SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold:

- Former St. Mark's Anglican Church.

Contributory Significance

The following fabric is considered to contribute to the significance of the former Church site, as early 20th century development:

- Mature cypress tree in the south-east corner of the site.

Non Contributory

The following fabric is not considered to contribute to the significance of the place:

- Gabled carport fronting Brougham Street.
- Dwelling in the south-west corner of the site.
- Gravelled driveways.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 55 Brougham, Street, Gordon, as shown on the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The Setting

The former St. Mark's Anglican Church, 55 Brougham Street, Gordon, is located on a large corner site, having generous setbacks from Brougham Street and Old Melbourne Road. A mature Cypress tree is located in the front corner and there is a recently landscaped setting characterised by open grassed areas and numerous exotic trees and shrubs and other plantings. On the Old Melbourne Road frontage is a modest freestanding sign advertising the Hat Shoppe: 'Unique Inspired Headwear'.

The site is accessed from a gravelled driveway off Brougham Street, with an open gravelled car park in front (east) of the former church building. There is an introduced, freestanding, single storey gabled carport in the south-east corner of the site, near the Brougham Street boundary. In the south-west corner of the site is an introduced gabled dwelling with gabled attic dormers. This dwelling is hardly visible from Brougham Street and Old Melbourne Road.

Former St. Mark's Anglican Church

The interwar Gothic styled former church building is characterised by an elevated, steeply-pitched gabled roof form comprising the nave, a stepped rectangular bay at the east end (comprising the former sanctuary), modest, side gabled porch on the north elevation near the north-west corner, and a projecting gabled vestry on the south elevation in the south-east corner. The building has original roof tiles and plastered expanded metal wall cladding with a face clinker brick base. Emphasising the building corners and the stepped sanctuary are the face clinker brick piers with rendered concrete cappings which extend beyond the eaves. A foundation stone is located in the front pier. There is a chimney of the same design and construction projecting above the roofline of the vestry. Other original features of the design include the broad eaves overhangs with exposed timber rafters, timber framed stained glass and diamond leadlight windows, point-arched timber porch doorways and timber doors, and the faceted bay at the west end of the nave.



Photo 2: Aerial view of the former St. Mark's Church site, n.d.

Source: Moorabool Shire Council.



Photo 3: Former St. Mark's Anglican Church viewed from Old Melbourne Road, 2014.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in

¹ S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

² *Ibid.*

³ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

⁴ *Ibid.*

⁵ D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

⁶ A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

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gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of St. Mark's Church of England at Gordon

The Early Years of the Anglican Church

The gold rush to the Gordon goldfields in the 1850s led to the establishment of the Church of England in a hewn timber and bark structure in 1857.¹² Used as a chapel school, it appears to have been located along Carton's Lane at the east end of Gordon.¹³ After the decline in the first phase of mining activity, the Church closed in 1862.¹⁴ The closure seems to have been temporary, as 'an elegant tea meeting' was held in August 1868 for 'the double purpose of raising funds to liquidate the amount required for the lining of the Church, and also to present Mr. Scott, the minister of the district, who is about to resign his pastoral charge, with a purse of sovereigns.'¹⁵

In c.1876, a new timber church was erected.¹⁶ Known as St. Mark's, the church had a gabled roof with a rear gabled chancel and a minor projecting gabled porch. According to Sylvia Finlayson:

... for a country church, [it] was comparatively spacious. Most of the furnishings of the church were made of cedar and included a good organ, a well-kept library of music and the usual church furniture and accessories.¹⁷

The last celebration occurred in the timber church on Sunday 17 May 1936, with the wedding of Miss Jean Sterritt (daughter of some of the oldest church members, Mr and Mrs Joseph Sterritt) and Reg Vigor. Just three days later on Wednesday 20 May 1936, the church was destroyed by fire. According to *The Argus*, the church had been 'erected 62 years ago' and 'was a landmark on the Western

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, *op.cit.*

12 S. Finlayson, 'St. Mark's Church, Gordon' in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1848-1999*, Anglican Parochial District of Ballan/Bungaree, Wendouree, p.62 & J. Donegan, *In God's Hands: a history of the Parish of St. Patrick's Gordon, Victoria*, Modotti Press, Ballan, 2011, p.51.

13 Finlayson, *op.cit.*

14 *Ibid.* & Donegan, *op.cit.*

15 *Bacchus Marsh Express*, 1 August 1868.

16 Finlayson, *op.cit.*

17 *Ibid.*

Highway.¹⁸ The building was insured for £450¹⁹ but irreplaceable records and furnishings were lost in the blaze.

The Existing Former St. Mark's Church

Following the loss of the old timber church, the parishioners of St. Mark's Church of England soon set about fundraising for a new building. They had already raised £100 in the 12 months prior to the fire in an effort to repair the footings of the old building.²⁰ This sum formed the basis for raising additional funds, including children's concerts at Ballan, Bungaree and Gordon.²¹

The Ballarat architects, P.S. and G.S. Richards were soon engaged to design a new church building on approximately one acre of land at the corner of the Old Melbourne Road and Clifford's Lane.²² Although the exact position on the site had not been decided in August 1936, a location near the road junction was confirmed in a block plan by the architects in October of that year (Figure 1).²³

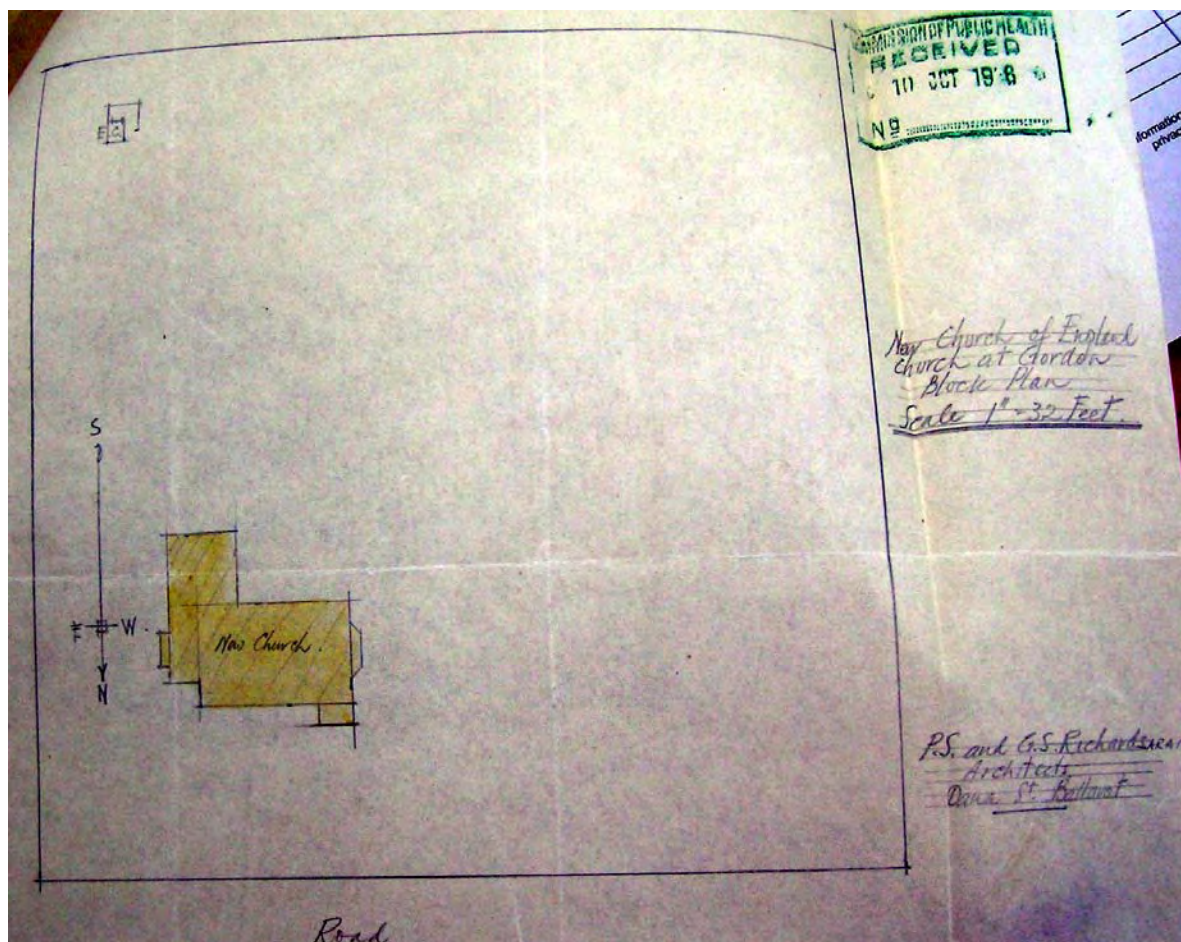


Figure 1: P.S. & G.S. Richards, 'New Church of England Church at Gordon Block Plan', 1936.

Source: VPRS 7882/P1 Unit 976 PROV.

18 *The Argus*, 21 May 1936, p.16.

19 *Ibid.*

20 Finlayson, *op.cit.*, p.63.

21 i.

22 'Extract from Letter dated 14th August 1936 from Messrs. P.S. & G.S. Richards, Ballarat', typescript, VPRS 7882/P1 Unit 976 PROV.

23 *Ibid.* & P.S. & G.S. Richards, Architects, Dana Street, Ballarat, 'New Church of England Church Block Plan', date-stamped 19 October 1936, VPRS 7882/P1 Unit 976 PROV.

The design of the building provided for a nave (to seat approximately 70 people²⁴) having a faceted bay at the west end, and a stepped rectangular sanctuary at the east end (Figure 2). On the north façade fronting the Old Melbourne Road at the west end was an entrance porch, while at the rear (south), accessed from a small corridor to the south of the sanctuary was to be a vestry with a corner fireplace. At the east end of the corridor was another external door.

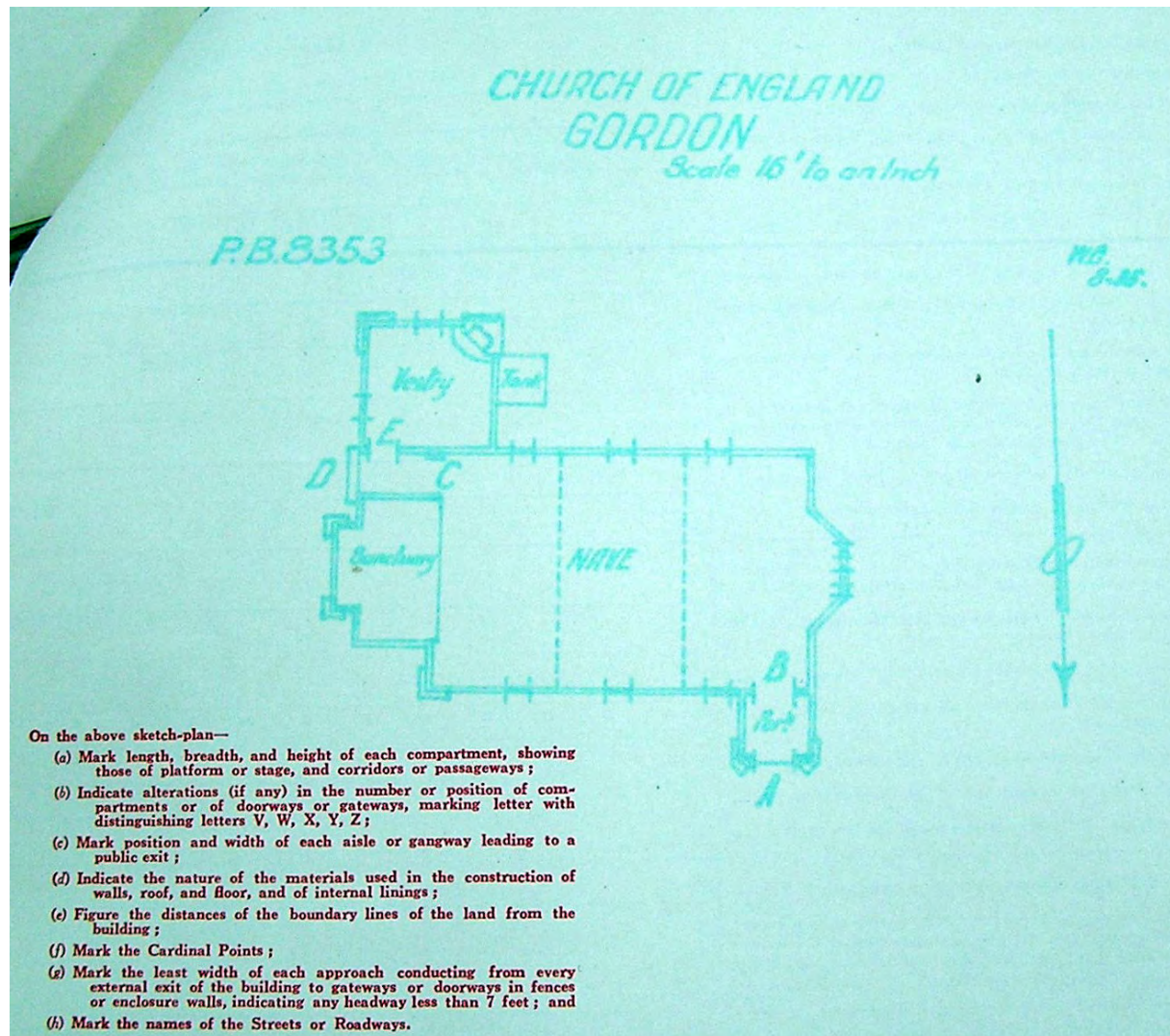


Figure 2: P.S. & G.S. Richards, Floor Plan of St. Mark's Church of England, Gordon, 1936, Public Health Department.

Source: VPRS 7882/P1 Unit 976 PROV.

Nine tenders were submitted for the construction of the building and the firm of G. Ludbrook and Sons was accepted at a cost of £659.²⁵ The foundation stone was laid on 28 November 1936 by the Bishop of Ballarat, the Right Rev. W.A. Johnson in the presence of a large congregation including other clergy: Archdeacon Beast, Rev. L. Cula (St. Mark's, Gordon), Rev. A. Bell (St. Peter's), Rev. R.N. Morrison (St. John's, Mt Egerton), Rev. A.S. Nicholas (Buninyong), Very Rev. C.F. Eggleton (Christ Church Cathedral), Rev. W. Reed (formerly of St. Mark's, Gordon), Rev. W.E. Kaneen (formerly of St. Mark's, Gordon), and the Rev. A.H. Ross (Moderator of the Ballarat Presbytery).²⁶ Work was completed on the new building

²⁴ Finlayson, *op.cit.*, p.74.

²⁵ *Ibid.*, p.63.

²⁶ *Ibid.*, pp.62-63.

by early February 1937. It was illustrated in *The Argus* later that year (Figure 3). The destruction by fire of the old timber church at Gordon had apparently not been lost on the architects, as plastered, expanded metal wall construction had high fire resistance. Internally, the ceiling and walls were clad in fibroplaster.²⁷



Figure 3: St. Mark's Church of England Church, Gordon, 1937.

Source: *The Argus*, 30 September 1937.

The new St. Mark's Church was formally opened on 6 February 1937 by Bishop W.A. Johnson amid a large gathering.²⁸ In addition to congratulating the St. Mark's congregation in their efforts, he also declared:

They all had their homes in which to live, their livelihood to earn, their shops in which to work, but this building stood as something distinct and different from any other building around it. Being on a corner, where thousands of people passed by from Ballarat to Melbourne, it would be seen as a little shrine, and who knows what passerby might be touched.²⁹

Several gifts were donated to furnish and beautify the church. They included an organ from the committee and congregation of St. James' Church, Morrison; altar crosses by R. Nichols; altar vases by R. Grosse, altar rails by the Rev L. and Mrs Cula in memory of their daughter, Maree Jean, altar cloth by Mr and Mrs Shone, wafer box and altar cruets by Mr and Mrs Sterritt, sanctuary window by Mr and Mrs Shone and W.E. Kaneen, and the John the Baptist window by Eric Rosenow in memory of his uncle, R. Nichols.³⁰

In 1948, 10 lights were installed in the church by Widgery and Wilson, electrical contractors of Ballarat.³¹ A detached water closet was also erected on the church site at this time and it was

²⁷ H.C. Jennings, Hon. Secretary, St. Mark's Church, Gordon, 'Application for Erection of a New Church of England Church at Gordon', Commission of Public Health, 25 July 1936, VPRS 7882/P1 Unit 976 PROV.

²⁸ Finlayson, *op.cit.*, p.63.

²⁹ *Ibid.*

³⁰ *Ibid.*

³¹ Widgery & Wilson to Public Health Department, Melbourne, 9 February 1948, VPRS 7882/P1 Unit 976 PROV.

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anticipated that further conveniences would be built when funds permitted.³² Another toilet was installed in 1949, having been donated by the manager of the local E.S. and A. Bank.³³ Such philanthropy led to a contravention of the Health Regulations, as later lamented by the Vicar, the Rev. W.H. Chamberlain, in June 1949:

The Gordon Church as a centre is some 50 to 60 years old, and during that long period has never had a sanitary convenience. Some months ago Mr. C. Webber, Manager of the E.S. & A. Bank at Gordon – while the Bank was being completely renovated – acting on a generous impulse, sent the old closet to the Church, thinking it would serve a useful purpose there, since it was not longer required at the Bank. It did not occur to him that he was committing a breach of Health Regulations and those of the Anglican Diocesan Authorities at Ballarat ... We very much regret the difficulty in which we find ourselves, due to one good man's keen enthusiasm to be of service.³⁴

In order for the relocated water closet to comply with the General Sanitary Regulations, the Health Department requested that the structure was given 'privacy from public view', and to prevent 'access of flies' and 'eliminate odours.'³⁵

In 1968, Title for St. Mark's Church was formerly transferred to the Ballarat Diocese Trustees of Cathedral Buildings, Dana Street, Ballarat.³⁶ About this time, the church was surrounded by open grassed areas with some mature shrubs and trees at the front and rear.



Figure 4: St Mark's Church of England Church, Gordon, c.1967.

Source: Maureen Davenport, Canberra.

The interior of the church was repainted in 1986 and new carpet was laid.³⁷ The furniture was also re-stained. The work was undertaken by parishioners with assistant from the Ballan and Bungaree congregations of the Anglican church, under the guidance of Father Andrew Peters, Rector.³⁸

³² E.K. Sharrock, Secretary, St. Mark's, Gordon, to Secretary, General Health Branch, Department of Health, Melbourne, 9 June 1948, VPRS 7882/P1 Unit 976 PROV.

³³ Rev. W.H. Chamberlain, St. John's Vicarage, Ballan, to the Secretary, General Health Department, Melbourne, 28 June 1949, VPRS 7882/P1 Unit 976 PROV.

³⁴ Ibid.

³⁵ Secretary, General Health Department, to the Rev. W.H. Chamberlain, Vicar, St. John's Vicarage, Ballan, 4 July 1949, VPRS 7882/P1 Unit 976 PROV.

³⁶ Certificate of Title, vol. 8760 fol. 723.

³⁷ Finlayson, *op.cit.*, p.64.

In September 1999, St. Mark's Church of England at Gordon closed.³⁹ The final service drew a large attendance. The pews, organs, tables, reading desks and other furnishings were subsequently auctioned a few months later.⁴⁰ The memorial stained glass windows were retained.

COMPARATIVE

Other interwar era Churches in the western Region of the Moorabool Shire

The former St. Mark's Anglican Church, Gordon, is one of only two interwar era churches in the western region of the Moorabool Shire. The other is the former St. James' Anglican Church, 1153 Tableland Road, Morrisons. It was also designed by P.S. and G.S. Richards, and constructed in 1924.⁴¹ It is a modestly-scaled, face brick, interwar Gothic styled building with a steeply-pitched gabled nave and sanctuary, squat corner tower entrance and recessive side gabled porch, this church is not directly comparable stylistically or constructionally to St. Mark's, Gordon.

P.S. & G.S. Richards and other Contemporary Church Designs

Percival Selwyn Richards was born in Christchurch, New Zealand, on 21 July 1865, the third son of Joseph and Elizabeth (nee Coster) Richards.⁴² P.S. Richards joined the architectural office of Frederick Strout in Christchurch and in 1882 he was offered the position of articled pupil before coming to Australia in c.1887.⁴³ In Melbourne, Richards first took up employment with the architect, John Beswicke until 1892.⁴⁴ In 1893, he took up a position with William Brazenor, architect in Ballarat.⁴⁵ Three years later in 1896, he married Miss Alice Emma Nicholson in 1896 and they had a son, Geoffrey Selwyn Richards, in 1898, the same year of Alice Richards' death.⁴⁶ Richards commenced his own practice in 1901. From this time, Richards 'undertook a diverse portfolio of commissions in Ballarat and the western district.'⁴⁷ H.L. Coburn became a junior partner in 1917.⁴⁸ Between 1918 and 1922 Richards also lectured at the Ballarat School of Mines.⁴⁹ P.S. Richards died in 1952.⁵⁰

Geoffrey Selwyn Richards was educated at the Ballarat School of Mines and Melbourne University.⁵¹ He was articled to his father and in 1922 he became a partner of the firm that was then known as Richards Coburn Richards.⁵² After Coburn's departure in 1932, the practice was known as P.S. and G.S. Richards.⁵³

38 *Ibid.*

39 Newspaper clipping [possibly *The Ballarat Courier*], 'Church closure ends an era in Gordon', 16 September 1999, p.5, kindly provided by Pat Barry, via Maureen Davenport.

40 *Ibid.*

41 N. Backhouse, 'St. James' Church, Morrisons' in Backhouse et.al., *op.cit.*, p.67.

42 A. Ravenscroft, 'Percival Selwyn Richards: 1865-1952, An Architectural Journey from Christchurch (NZ) to Ballarat (AUS), research paper, The University of Melbourne, 2014, p.3. See also G. Sweely, 'Parallel Practices: P.S. Richards and the Architectural Practices with which he was Associates in Australasia', PhD thesis, University of Melbourne, 1998.

43 *Ibid.*

44 *Ibid.*

45 *Ibid.*

46 Ravenscroft, *op.cit.*, p.3.

47 *Ibid.*, p.8.

48 *Ibid.*

49 *Ibid.*

50 *The Ballarat Courier*, 4 June 1952.

51 Ravenscroft, *op.cit.*, p.8.

52 *Ibid.*

53 *Ibid.*, p.9.

Throughout the interwar period, the Richards' architectural practice received a number of commissions from the Church of England and other denominations. They included St. Andrew's Presbyterian Church at Donald in 1923,⁵⁴ St. James' Anglican Church, Morrions, in 1924,⁵⁵ and St. John's Vicarage, Horsham in 1925.⁵⁶ While there are similarities in the designs of St. Andrew's and St. James' churches, they are not directly comparable to the design of St. Mark's, Gordon.

In 1932, they designed a brick Church of England at Minyip.⁵⁷ While the overall composition of this church, with its gabled nave and side wings surmounted by battlemented parapets was different to St. Mark's, Gordon, projecting rectangular buttress-like piers and a faceted bay at the end of the nave, were those design traits that were a precursor to the Richards' design of the church at Gordon.

In 1956, G.S. Richards designed St. John's Church of England at Horsham.⁵⁸ This postwar Gothic building featured a landmark tower and spire with a geometric, streamlined Art Deco like expression. It is not directly comparable to St. Mark's, Gordon.

Other Churches Built of Plastered, Expanded Metal

First employed in the United States and Britain by the Expanded Metal Company,⁵⁹ it was after the company had tested the metal lathing material at its North Melbourne site in April 1891 when it found favour for building construction in Victoria given its fire resistance qualities. As reported in *The Argus*:

A successful test of a fire-resisting substance known as expanded metal lathing took place yesterday afternoon at the works of the Expanded Metal Lathing and Fencing Company Limited, Capel-street, North Melbourne, in the presence of a large number of people directly and indirectly connected with building operations. The building used to test the material was a brick building 7 ft. square and 5 ft. high, with a ceiling plastered upon the fire-proof lathing, in which raged a fierce fire for upwards of three-quarters of an hour. Amongst the visitors were Major Ballenger, Mr. Baston [sic. – Bastow?], chief Government architect, Mr. Hunt, and various insurance companies' managers, and others, and also leading contractors and plasterers; and they at the termination of the test expressed themselves satisfied at the efficiency of the steel lathes as a fire-resister.⁶⁰

Named 'Expamet', the Expanded Metal Company advertised the product until the 1950s.⁶¹ Other companies also sold it, including Messrs. T. Robinson and Co. of Spotswood in 1910.⁶² It seems that the construction of houses and other buildings in plastered expanded metal was ubiquitous throughout Victoria in the early 20th century and particularly during the interwar period⁶³, although it continued to be classed as a special and unique building product. In 1915, the power house at Newport was built of this material⁶⁴ and in rural locations the benefits of expanded metal was extolled as late as 1929 with the construction of a dwelling at Horsham. *The Horsham Times* gave the following report:

54 *The Horsham Times*, 16 January 1923.

55 Backhouse, *op.cit.*

56 *The Horsham Times*, 3 November 1925.

57 *The Argus*, 17 June 1932.

58 *Ibid.*, 8 August 1956.

59 M. Lewis, 'Australian Building: A Cultural Investigation' online, University of Melbourne, Section 7.5 'Cement & Concrete: Expanded Metal', pp.7.05-07-8.

60 *The Argus*, 30 April 1891, p.7.

61 Lewis, *op.cit.*

62 *Williamstown Chronicle*, 15 January 1910, p.2.

63 See 'Ballarat Building Permit Database' 1910-45, Statutory Planning Unit, City of Ballarat.

64 *The Age*, 17 August 1915, p.9.

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Something original in the building line has been adopted by Mr. O. Rentsch, of Kalkee road. From his own design and with the help of another man he has been engaged for about six weeks upon the building. The outside is constructed of English expanding metal, which will be coated with plaster cement to the thickness of 1 ½ inches, while the inside will receive a coat to the thickness of an inch. Mr. Rentsch considers that the building is more substantial than brick; it is fireproof and will not crack.⁶⁵

No other buildings are known to have been built of plastered expanded metal in the western region of the Moorabool Shire. Nearby at Ballarat, at least 23 houses were built of plastered expanded metal in 1916 and between 1935 and 1941.⁶⁶

While the Catholic Church at Lameroo, South Australia, was built of plastered expanded metal in 1911,⁶⁷ the only other known church building proposed of this construction in Victoria was All Saints' Anglican Church, Ballarat, built in 1937.⁶⁸ Intended to be a large building, the fire resistance qualities of the plastered expanded metal construction seems to have influential. As outlined in *The Argus*:

Approval has been expressed by members of All Saints' Anglican for expanded metal type of construction for the proposed new church to take the place of that destroyed by an incendiary some time ago.⁶⁹

65 *The Horsham Times*, 27 August 1929, p.2.

66 'Ballarat Building Permit Database', op.cit.

67 *The Advocate*, 9 September 1911, p.21.

68 *The Argus*, 7 October 1937, p.12.

69 *Ibid.* It is unclear whether this church was construction as no information has been ascertained on the completed building.

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PLACE NAME: St. Patrick's Catholic Church & Presbytery

Place No. GOR012 & 008

ADDRESS: 1550 Old Melbourne Road & 10 Careys Road, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Theme 8.1: Spiritual Life

Condition: Good

Integrity: High

Photograph Date: 2009 & 2014



2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**

Recommended for inclusion in the Victorian Heritage Inventory: **No**

Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes (church & presbytery buildings only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes – Rows of Cypress hedge trees & other Cypress trees
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	No

Other Recommendations

STATEMENT OF SIGNIFICANCE:

What is Significant?

St. Patrick's Catholic Church and Presbytery, 1550 Old Melbourne Road and 10 Careys Road, has significance for their associations with the life and witness of Roman Catholicism in Gordon from 1875 and 1914 respectively. The church building was constructed in 1875 and it is the most substantial Catholic Church building in the western region of the Moorabool Shire. The distinctive Victorian Decorated Gothic Revival design by H.R. Caselli, architect of Ballarat, was a derivative of the "Type B" church design prepared by the English architect and Gothic Revivalist, Charles Hansom, for the Catholic Church at the height of the Victorian gold rush in the 1850s. The significant fabric includes: the steeply-pitched and parapeted gable roof form of the five-bayed nave and the side porch, projecting sanctuary and sacristy with pyramidal roofs at the west end, octagonal tower in the front north-east corner, slate roof cladding with ventilator dormers in the nave roof faces, bluestone wall construction, bluestone buttresses (with freestone cappings), pointed-arched freestone tracery windows, freestone parapet copings and corbelled parapet ends, large freestone freestone tracery window at the east end with an incised freestone cross above and a point-arched door opening with a pair of vertically boarded timber doors below, and the bluestone steps that lead to the main doorway at the east end. The stained glass windows in the sanctuary, installed when the sanctuary was built in 1900, also represent significant fabric as an important addition to the church building. The rows of mature Cypress hedges and trees further contribute to the significance of the church setting.

St. Patrick's Presbytery was built in 1914 to a design by the prolific architects for the Catholic Church, Kempson and Conolly. It is one of the later, more intact examples of the architects' Catholic Presbytery designs. It was the residence of the Parish Priest from this time until 1999. The significant fabric includes: the hipped roof forms, single storey height, corrugated sheet metal roof cladding, face brick wall construction with painted wall bands, return hipped roofed post-supported verandah, three face brick chimneys with rendered tops having projecting cappings and terra cotta pots, modest eaves with exposed timber rafters below which is are stuccoed wall bands, central timber framed door opening at the front (with a panelled timber door and leadlighted sidelight and highlights), timber framed double hung tripartite windows with leadlighted sidelights and highlights, other timber framed double hung windows, rendered window sills, square stop-chamfered timber verandah posts with moulded timber capitals, curved solid timber verandah brackets and timber lattice valances, and the front central shallow-gabled entrance portico surmounted by a Celtic cross. The mature Cypress trees in the north-west corner and adjacent to the presbytery also contribute to the significance of the place.

How is it significant?

St. Patrick's Catholic Church and Presbytery, 1550 Old Melbourne Road and 10 Careys Road, Gordon, are historically, aesthetically and socially significant at a LOCAL level.

Why is it significant?

St. Patrick's Catholic Church, 1550 Old Melbourne Road, is historically significant for its associations with the progress and development of Roman Catholic faith and education in Gordon from 1875, with the church being a physical embodiment of the culmination of a new chapter in the life of the Catholic population after its construction at this time (Criterion A). The building has associations with the well-known architect of Ballarat, Henry Caselli, whose design was derived from the "Type B" concept prepared for the Catholic Church by the English architect and Gothic Revivalist, Charles Hansom, in the 1850s at the height of the Victorian gold rush (Criterion H). The church also has associations with numerous Parish priests who have presided over the life and witness of the Catholic community at Gordon since 1875. Influential in the progress of Roman Catholicism in the district were Father Ellis, the first resident priest of the Gordon Parish in 1875, Father J.P. Cusack, parish

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priest from 1899 until 1917, and Father J.J. Lande, whose lengthy incumbency spanned from 1938 until 1975 (Criterion H).

St. Patrick's Catholic Presbytery, 10 Careys Road, is historically significant as the long-term home of the resident Parish priest to the Gordon Parish from 1914 until 1999 (Criterion A). It is also associated with the prolific architects for the Roman Catholic Church, Kempson and Conolly (Criterion H).

St. Patrick's Catholic Church, 1550 Old Melbourne Road, Gordon, is aesthetically significant as a local and an enduring landmark of the Catholic faith at Gordon, being the most substantial 19th century Catholic Church in the western region of the Moorabool Shire (Criterion D). The Victorian Decorated Gothic Revival design – as characterised in the five-bayed gabled, parapeted nave and octagonal tower in the front north-east corner – is a predominantly intact example a standard Catholic Church design approach by Henry Caselli derived from the "Type B" model of the English architect and Gothic Revivalist, Charles Hansom. Although the tower was never completed to the original design (unlike St. Augustine's, Creswick and St. Patrick's Church, Stawell of the same design type), St. Patrick's Gordon is distinctive with its gabled nave and porch, tower and polygonal sanctuary and sacristy constructed in local bluestone (Criterion E). The stained glass windows in the nave, and those depicting St. Brigid and St. Patrick in the sanctuary, further enhance the visual qualities of the building and represent important additions of 1900-01 (Criterion E). The rows of mature Cypress hedge trees also contribute to the significance of the church setting.

St. Patrick's Catholic Presbytery, 10 Careys Road, Gordon, is aesthetically significant as a highly intact Late Victorian style example of the Roman Catholic Presbytery designs by the architects, Kempson and Conolly (Criteria D & E). It is the most substantial and complete single storey example by these architects, the design being derived from their earlier concepts for the Sacred Heart Presbytery, Yea, in 1891, and St. Brigid's Presbytery, Healesville, in 1900. The mature Cypress trees in the north-west corner and adjacent to the presbytery also contribute to the significance of the place.

St. Patrick's Catholic Church and Presbytery, 1550 Old Melbourne Road and 10 Careys Road, are socially significant as they are recognised and valued by the local Gordon community as physical legacies of the Catholic faith and faith education that has endured since 1875 (Criteria G).

SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold:

- St. Patrick's Catholic Church (built fabric including the stained glass windows).
- St. Patrick's Presbytery.

Contributory Significance

The following fabric is considered to contribute to the significance of the Church and presbytery site, as part of its 19th and early 20th century development:

- Rows of mature Cypress hedge trees.
- Mature Cypress trees in north-west corner of site and adjacent the Presbytery.
- Celtic crosses in the rose gardens at the front of the Church.

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Non Contributory

The following fabric is not considered to contribute to the significance of the place:

- Footpaths and driveways.
- Fencing.
- Outbuildings.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 1550 Old Melbourne Road and 10 Careys Road, Gordon, as shown on the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The Setting

St. Patrick's Roman Catholic Church and Presbytery, 1150 Old Melbourne Road and 10 Careys Road, Gordon, is set on a large triangular allotment bound to the north by Careys Road, to the south by Old Melbourne Road and to the west by Boundary Road. The church building is situated on the eastern half of the site, with the presbytery at the rear of the church on the west side. The buildings have open grassed settings connected by concrete paths. There are rose gardens at the front of the church grounds, with Celtic crosses forming part of these gardens. The northern and southern boundaries of the eastern portion of the site are dominated by mature rows of Poplars, with Cypress and other exotic trees situated between the church and presbytery, to the north of the presbytery, and in the north-west corner of the site.

The presbytery has a large opened grassed front setting punctuated by a concrete pedestrian path. There are perimeter garden beds surrounding the dwelling and smaller trees and shrubs in the front setting. The front (southern) boundary has a steel post and rail and cyclone wire fence and pedestrian gate.



Photo 2: Aerial view of St. Patrick's Church & Presbytery site, n.d.

Source: Moorabool Shire Council.



Photo 3: St. Patrick's Catholic Church, showing perimeter trees from the south-east corner, 2014.

St. Patrick's Catholic Church

The Victorian Decorated Gothic Revival styled church building is constructed of bluestone. It has a steeply-pitched, parapeted gabled nave roof clad in slate, a minor projecting gabled-roofed porch (with a slate roof) on the south side, a faceted sanctuary at the west end and a projecting faceted sacristy on the north side of the sanctuary. The sanctuary and sacristy also have slate roofs with

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decorative ridge cappings and finials. The roof faces of the nave are punctuated by ventilation dormers. There is a skillion entrance porch on the east side of the sacristy. A feature of the design is the squat octagonal tower at the front (north-east) corner of the nave. It is also constructed of bluestone and has an eight-faced pyramidal roof (clad in sheet metal) and a wider octagonal base with an eight-faced painted freestone capping. The nave, southern portion and tower represent original fabric of 1875, while the sanctuary and sacristy reflect the additions of 1900.

The nave is five-bayed as defined by the projecting bluestone buttresses (with freestone cappings) and the pointed-arched freestone tracery windows. Similar windows light the sanctuary and sacristy. The parapet copings and corbelled ends to the nave are also constructed of freestone. A feature of the design is the large painted freestone tracery window at the east end. Above this window is an early, incised, painted freestone cross. The main entrance is also located at the east end, comprising a pointed-arched door opening with a pair of early vertically-boarded timber doors. The doorway is accessed by a series of early bluestone steps with introduced handrails on either side.

Overall, St. Patrick's Church is in good condition when viewed from the road. The building is also predominantly intact when considering that the sanctuary and sacristy additions of 1900 are reflective of the original (1875) design intention.



Photo 4: St. Patrick's Catholic Church, 2009.

Internally, there is timber-lined coved ceiling with exposed timber trusses, rendered walls with ruled lines simulating ashlar blockwork, stations of the cross attached to the walls, a central aisle flanked by early timber pews (on a timber floor with carpet over) and a large chancel arch that leads to the sanctuary. This has a stepped floor and platform with a contextually elaborate ceiling and applied cornice. It is lit by decorative stained glass windows depicting St. Brigid and St. Patrick. There is a timber altar and a timber communion table. Adjacent to the chancel arch is a timber pulpit. Other decorative stained glass windows light the nave.

The Presbytery

The symmetrical, single storey, faced red brick Late Victorian styled presbytery is characterised by a hipped roof form that traverses the site, rear double-hipped roofs (and an elongated rear hipped wing) and a return hipped roofed, post-supported verandah. These roofs are clad in corrugated sheet metal. Three early face brick chimneys with rendered tops, projecting cappings and terra cotta posts adorn the roofline. There are modest eaves with exposed timber rafters, and stuccoed wall bands below. The symmetry of the design is defined by the early central timber framed door opening at the front (with an original panelled timber door and leadlighted sidelight and highlights) and flanking timber framed double hung tripartite windows with leadlighted sidelights and highlights.

An early feature of the design is the return verandah. It is supported by square stop-chamfered timber posts with timber posts and moulded timber capitals which supported curved solid valances above which at timber lattice valances. The solid valances are accentuated by circular cut-outs. At the front, the verandah has a central shallow-gabled entrance portico surmounted by a Celtic cross. There are early bluestone steps with rendered edging.

Other early features of the design include the rendered and painted wall bands and rendered window sills, and the other timber framed double hung windows at the sides and rear.

Overall, the presbytery is in good condition when viewed from the road. It is predominantly intact as it largely reflects its original design and construction.



Photo 5: St. Patrick's Presbytery, 2014.

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HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of St. Patrick's Church

The Early Years of Catholicism in Gordon

The influx of Irish Catholic miners to Gordon in the late 1850s led to the establishment of a Roman Catholic Church. In 1864, allotment 12 of Section 1 in the Township of Gordon fronting the north side of Main Street had been acquired by the Archbishop of Melbourne, J.A. Goold, for church purposes.¹² In December 1864, the Secretary of the Gordon's Roman Catholic Church, Patrick Ryan, called tenders

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 See Plan of the Town of Gordon, 1942, VPRS 16171, PROV.

for the erection of a church.¹³ Plans and specification could be seen 'at Mr Mar's Mount Hope Hotel, Gordons.'¹⁴ A gabled timber structure with a front gabled porch (Figure 1), this building served as both church and school in the ensuing years. The building later became known as St. Patrick's Hall.



Figure 1: Main Street, Gordons, n.d., showing the first timber Catholic Church and school building on the north side of the road. Source: June Huggins, Ballan.

St. Patrick's Church

The original timber church and school building in Main Street proved inadequate by the early 1870s. In October 1871, 1 acre, 1 rood and 37 perches of land comprising allotment 12B of Section 9 in the Parish of Kerrit Bareet was acquired from Frederick Cooke as a transfer of his licensed land under the 42nd Section of the Amending Land Act.¹⁵ It appears that Cooke had taken up the Crown lease in 1864.¹⁶ He built a two-roomed cottage, fernery and made other improvements to the triangular piece of land to the west of the central Gordon township.¹⁷

In 1872, the Right Rev. J.A. Goold, Very Rev. Dean J. Moore, James Kennedy and Patrick Ryan were appointed trustees of the site granted for church purposes.¹⁸ Under the guidance of Father James Moore of Ballarat and the enthusiasm, energy and financial support of locals, the Church engaged Henry R. Caselli, architect of Ballarat, to design a commodious church building on the new site in 1872.

¹³ *The Star*, Ballarat, 7 December 1864, p.3.

¹⁴ *Ibid.*

¹⁵ F. Cooke, 'Application of a Licensee to Transfer License under 42nd Section of Amending Land Act 1865', 11 October 1871, VPRS 627/P0 Unit 152 PROV.

¹⁶ J. Donegan, *In God's Hands: a history of the Parish of St. Patrick's Gordon, Victoria*, Modotti Press, Ballan, 2011, p.52.

¹⁷ Cooke, op.cit.

¹⁸ A Land Certificate was issued on 4 December 1872 with these trustees as joint tenants, VPRS 627/P0 Unit 152 PROV.

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He called tenders for the stonework in late October of that year.¹⁹ Jenkins and Lewis, builders of Melbourne, were awarded the contract.²⁰ Three locals were labourers for the construction: William Papworth, John Mills and Charles McCusker.²¹ On 24 March 1873, the foundation stone for the building was laid, as outlined in the *Bacchus Marsh Express*:

The foundation stone of a Roman Catholic Church to be erected at Gordon was laid by Bishop Goold on Sunday last. It is to be erected of bluestone, to seat 700 people, and will cost £3,000. A contract for £2,000 has been let. The collection realised £100.²²

Works progressed over the following months using stone quarried from a site on the Spargo Creek Road near the Moorabool River.²³ The substantial bluestone building, with a gabled nave and octagonal tower (albeit incomplete) and temporary timber sanctuary was completed in the early months of 1875. Amid a large attendance of worshippers, the church was dedicated on 9 May 1875 by the Archbishop of Melbourne, J.A. Goold. *The Advocate* gave the following account of the celebration and a detailed description of the new edifice:

On Sunday last, 9th May, the above church was solemnly dedicated to the patron saint of Ireland, St. Patrick, by his Grace the Most Rev. Dr. Goold, Archbishop of Melbourne. The weather was most propitious. ... The church was filled, there being about 600 people present. Mass was celebrated by His Grace the Archbishop, assisted by the Rev. Father Sheehy. The choir of St. Patrick's, under their conductor, Mr. R. Wrigley, sang Haydn's Grand Mass, No. 3, adding greatly to the solemnity of the service.

... The church comprises a nave 30ft. broad by 75ft. in length; in connection with which there is a temporary sanctuary and sacristy, the former 12ft. by 16 ft., and the latter 7ft. by 16 ft. The entrances consist of a porch at the side of the nave, and a pair of doors in the front gable, at one corner of which there is octagonal tower with stone staircase and a square base. (The upper portion of the tower is still incomplete.) Beside the above, there is an entrance from the nave to what is proposed to erect in the form of a sacristy. The side walls of the nave are nearly 22ft. in height, of 2ft. 6 in. thick bluestone, and the cross on the apex of the front gable subtends a height of from 58 to 69ft. from the ground, the walls of the gables corresponding in material and substance with the side walls, those of the porch of the same material and lesser dimensions. The sanctuary and sacristy walls and roof are of wood, lath and plastered on the inside to correspond with those of the church. The roofs of the nave and porch are of slate the battens being fixed on deal lining, supported by deal rafters on deal principals, the whole of which timbers are dressed and varnished. The altar and sittings are made after the usual approved styles, the altar being very tastefully and suitable decorated. The style of architecture of the church is Gothic, the principal external feature of which is the tracery of the front gable window, those of the side windows being of a simpler character. It is now only about three years since the foundation stone of the church was laid by his Grace, and it will be a lasting monument to the zeal for the glory of God's house manifested by the Catholics of Gordons and their indefatigable paster Father Ellis. The church, which is situated in the township of Gordons, is built on a piece of gently-sloping ground of about two acres in extent, surrounded by the most magnificent forest scenery, and commanding a view of the Green Hills, Mount Warrenheip, Buninyong, &c., and forms a conspicuous object in the landscape. Over £500 was received by the sale of tickets and the collection in the church. His Grace has lately appointed the Rev. Father Sheehy as assistant clergyman to this important mission. The church was erected under the superintendence of H.R. Caselli, Esq., Ballarat,

19 *The Argus*, 30 October 1872, p.7.

20 History of the Gordon Parish, Catholic Diocese of Ballarat at <http://www.ballarat.catholic.org.au/parishes/default.cfm?loadref=508>, March 2015.

21 Donegan, *op.cit.*, p.48.

22 *Bacchus Marsh Express*, 29 March 1873, p.2.

23 Donegan, *op.cit.*, pp.48-49.

from plans prepared by him, and reflects great credit both upon the architect and the several contractors who carried out the work.²⁴

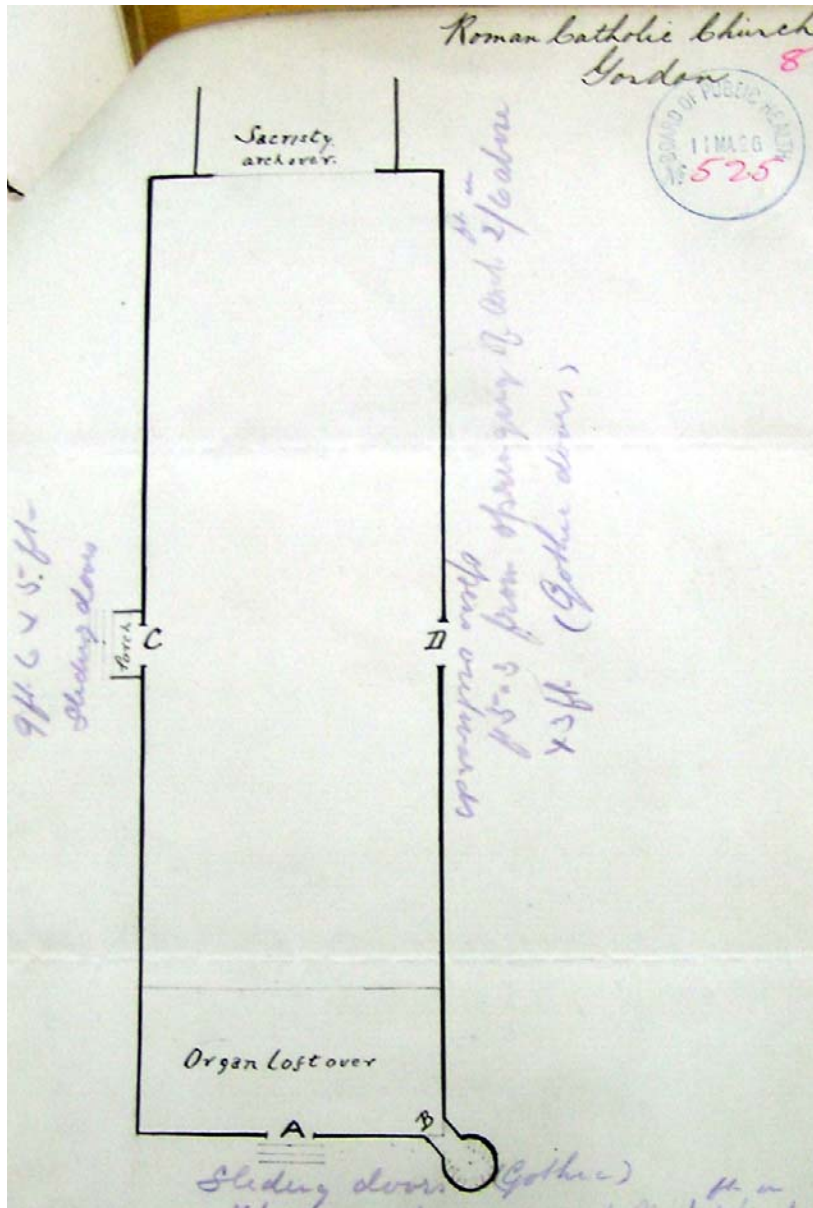


Figure 2: Sketch plan of St. Patrick's Church, 11 May 1896.

Source: Board of Public Health in 'Roman Catholic Church, Gordon', public building file, VPRS 7882/P1 Unit 675 PROV.

From 1875, St. Patrick's Church has served the local Catholic community as a place of worship and faith education. It was also the location of important local events, including weddings, funerals, confirmations and other ceremonies. In 1888, *The Argus* reported on a visit by Archbishop Carr:

Archbishop Carr arrived this afternoon by train, accompanied by several clergymen, and was met at the railway station by 65 of the leading Roman Catholics of Gordons, Ormond, Ballan, and Egerton. A procession of buggies and horsemen was formed, which was supplemented by 70 members of the St. Patrick's Literary Association of Millbrook, on horseback, who acted as a guard of honour. All

24 *The Advocate*, 15 May 1875, p.7.

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the members wore their regalia. The Archbishop was escorted to St. Patrick's Church, where he was presented with an address of welcome from the parishioners.²⁵

In 1894, an organ loft was proposed at the east end of the church. The architect of Ballarat, W.E. Gribble, was engaged to prepare the design and specification (Figure 3).²⁶ By November of that year, the loft had been completed and a reed organ with 15 stops was procured from Story and Clark of Chicago, U.S.A., having been supplied by Messrs. Samuel and Co. of Little Collins Street, Melbourne.²⁷ The *Gordon Advertiser* claimed that it was 'the largest reed organ in the district ... and has the most recent mechanical improvements.'²⁸ The *Gordon Advertiser* also gave the following description of the completed loft:

In connection with the important ceremonial at St. Patrick's R.C. Church, Gordon, on Sunday next, the following technical description of the new organ gallery will be interesting to numbers of our readers. The design is the decorated Gothic style and is keeping in strict accordance with the architecture of the church. The whole is constructed of kauri pine and all the dressed work is polished. All the mouldings have been specially prepared by hand from full sized detail drawings supplied by the architect. The columns with their nicely undercut and rounded caps, braces, neckings and bands are turned out of the solid and carved on fine axed bluestone blocks. The balustrading is pierced with pointed chamfered openings, with a moulding cut in at base, and is apportioned off with chamfered moulded newells and furnished on top with a moulded handrail. The columns and balustrading are connected with a bold spring cap and cornice mould. The exposed framing is dressed and chamfered and divides the ceiling by returning a bold spring mould round same into three parts, and each part is artistically formed into panels with mouldings and finished with kauri v jointed and diagonally laid. The architect was Mr W.E. Gribble, of Ballarat.²⁹

The organ loft and organ were officially opened on 16 December 1894, drawing a large congregation from Gordon and the surrounding districts of Egerton, Ballan, Greendale, Bungaree, Wallace and Springbank.³⁰ According to *The Age*:

The Rev. J. Rooney, S.J., was the preacher, and gave two eloquent sermons both morning and evening. The choir, under Professor Bateman, performed for the first time at St. Patrick's in a very satisfactory manner. The Rev. P. O'Hanlon was the celebrant. The Missa Cantata was celebrated.³¹

25 *The Argus*, 26 May 1888, p.12.

26 W.E. Gribble, letter to the Public Board of Health re: organ loft, 27 December 1894 in 'Roman Catholic Church, Gordon', public building file, VPRS 7882/P1 Unit 675 PROV.

27 See R. Huggins, Transcript of the *Gordon Advertiser*, 16 November 1894 & 21 December 1894. The Story and Clark Piano & Organ Company first opened in Burlington, Vermont, U.S.A., in 1859 when Hampton L. Store opened a music store. In 1862, a Mr. Powers joined Story, the firm becoming Story and Powers. Taking up the famous Estey Organ Agency of the Midwestern states in the late 1860s, Story relocated his business to Chicago where he was joined by Isaac Camp. With the retirement of H.L. Story in 1884, he formed the well-known firm of Story and Clark with his son, Edward Story and Melville Clark. The company first produced a number of reed organs and later pianos. Such as the success of the company that in the 1880s they opened new factories in Chicago, London and Berlin. Organ production was discontinued in the first decade of the 20th century. See <http://antiquepianoshop.com/online-museum/story-clark/>, March 2015.

28 Huggins, *op.cit.*, 21 December 1894.

29 *Ibid.*, 14 December 1894.

30 *The Age*, 18 December 1894.

31 *Ibid.*

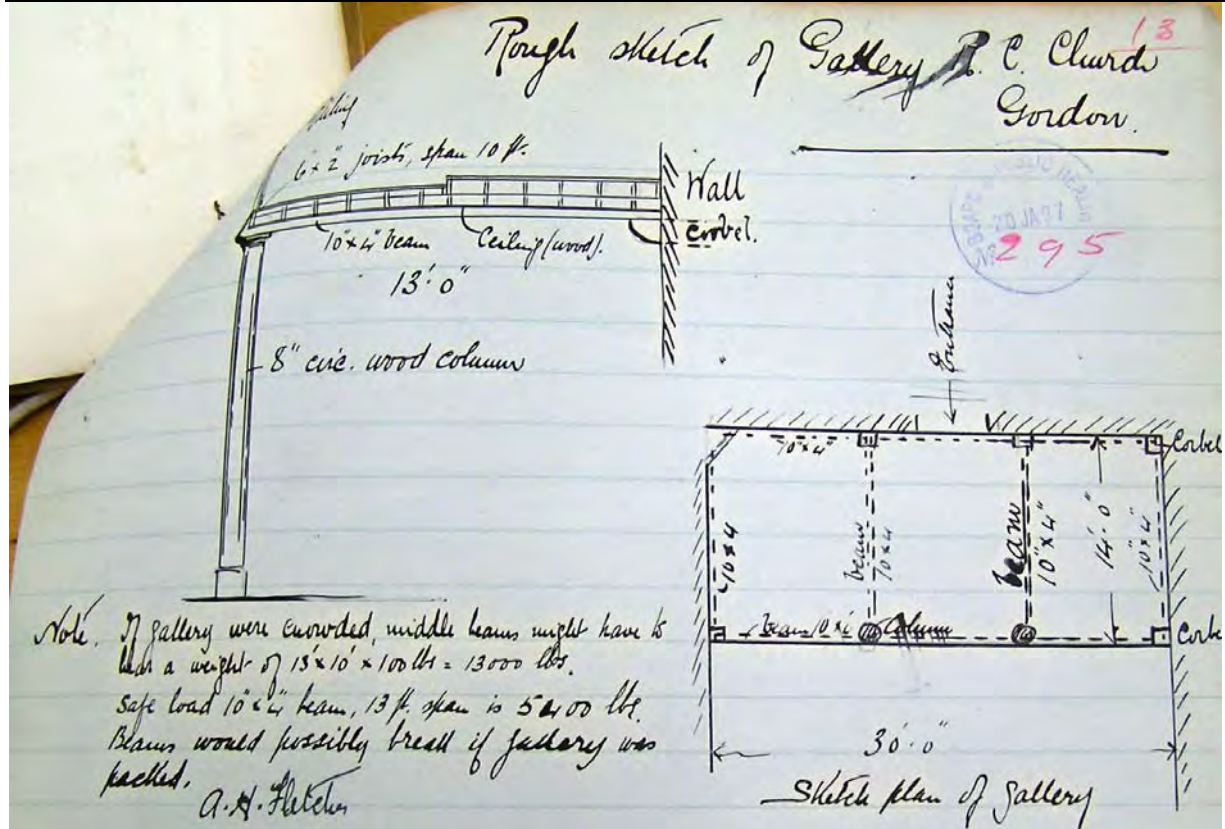


Figure 3: Rough sketch of gallery, 1897.

Source: Board of Public Health in 'Roman Catholic Church, Gordon', public building file, VPRS 7882/P1 Unit 675 PROV.

In June 1900, the Catholic architect, T.A. Payne, sought tenders for bluestone additions to St. Patrick's Church at a cost of £1,500.³² The works involved the construction of a sanctuary and sacristy at the west end (Figure 4), to complete the original design intended by H.R. Caselli in 1875. Stone was carried from Ballarat by rail.³³ Stained glass windows were also added and repairs were made to the roof of the existing building.³⁴ The church was opened and blessed on Sunday 17 February 1901 by the Rev. Dean Phelan of Melbourne, assisted by Rev. J.J. Cusack, parish priest, and the Revs. M.A. Vaughan and W. Mangin, and Messrs. Gury and Walsh (sub-deacons of Manly College).³⁵ The sermon was preached by Father Malone, of Daylesford.³⁶ The total of cost of the original building and the additions amounted to £6,000.³⁷

32 *Cazaly's Contractor Reporter*, 5 June 1900, p.85 & 12 June 1900, p.87.

33 *History of the Gordon Parish*, op.cit.

34 *Ibid.*

35 *The Argus*, 20 February 1901, p.7.

36 *Ibid.*

37 *Ibid.*

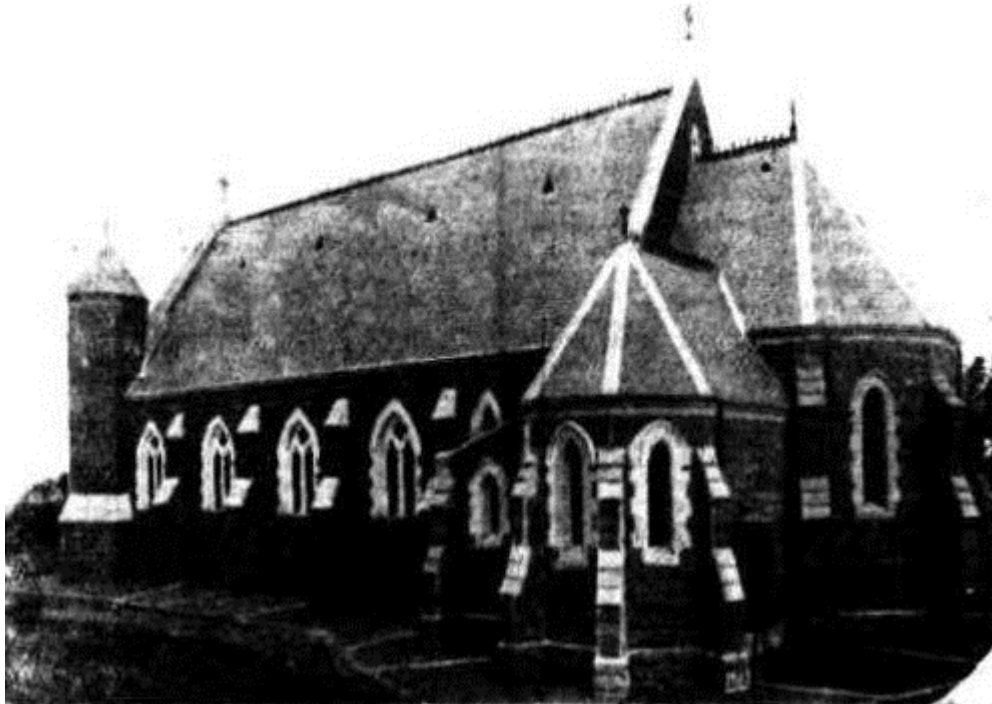


Figure 4: St. Patrick's Church showing sanctuary and sacristy additions, 1912. Source: *The Advocate*, 8 June 1912.

In 1927, further renovations were carried out to the church. *The Advocate* gave the following account:

The renovation of St. Patrick's Church, Gordon, is now well advanced. The inside walls have been replastered with cement, and the church is now receiving its final touches. Various outside facings have been renewed.³⁸

Ten years later in 1937, the uncle of Joe Donegan of Wallace donated the pulpit in the church (it has subsequently been lowered).³⁹

In April 1975, St. Patrick's Church celebrated its centenary. As part of the celebrations, Walter Thomas Tudor was ordained by Archbishop Frank Little.⁴⁰ He was the first and only priest to be ordained in the Gordon parish.⁴¹

³⁸ *The Advocate*, 13 January 1927, p.30.

³⁹ J. Donegan, *Pa Joe: not the average bloke – stories of people, pioneers, poverty and progress*, Joe Donegan, Wallace, 2009.

⁴⁰ History of the Gordon Parish, op.cit.

⁴¹ Ibid.



Figure 5: St. Patrick's Church, Gordon, 1968-81.

Source: J.T.Collins, La Trobe Picture collection, State Library of Victoria, image jc008641.

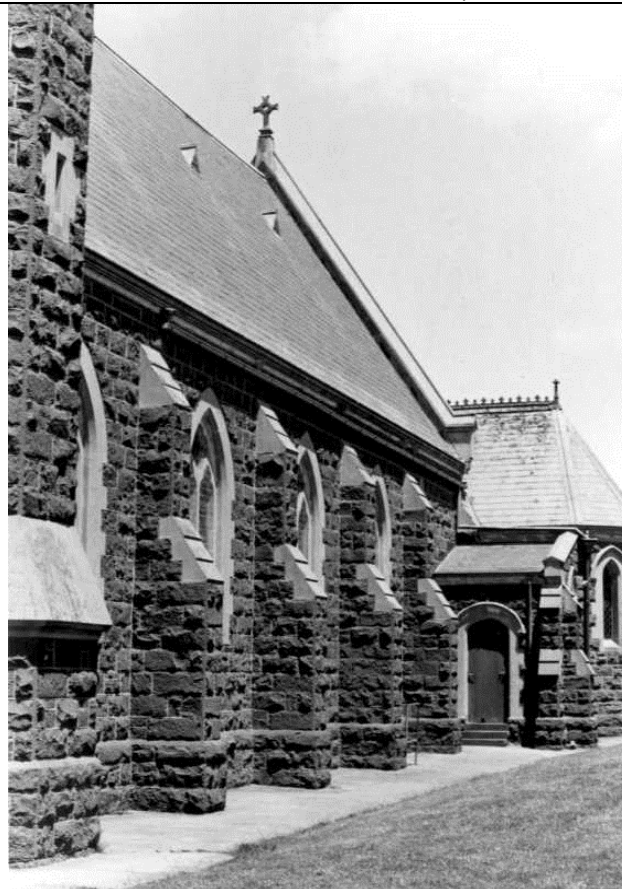


Figure 6: St. Patrick's Church, Gordon, showing north portion of sacristy, 1968-81.

Source: J.T.Collins, La Trobe Picture collection, State Library of Victoria, image jc008642.

The Early Clergy

In August 1868, the *Bacchus Marsh Express* and *The Advocate* reported that 'we understand that the Roman Catholics of Ballan, Gordons and Blackwood are very warmly agitating at present for a priest to come to reside with them.'⁴² However, it was not until 1875 when the Gordon Parish was formed (which then comprised Gordon, Ballan, Mt Egerton, Mt Blackwood, Baccus Marsh and Ormond [now known as Springbank]) and the Rev. Father Ellis was first appointed to take charge.⁴³ He continued until 1883 during which time he was responsible for one of the largest parishes in the Archdiocese and was successful in the building of churches.⁴⁴ The *Gordon Advertiser* gave the following the obituary on his death in 1888:

It is with infeigned feelings of regret that we have to chronicle the death of the Rev. Father Ellis, who died on Friday the 31st ult., at the Ballarat hospital, from dropsy and jaundice. The deceased gentleman, who was universally respected in this and the Ballarat districts, was born near Killaloe, in Tipperary, Ireland, educated at All Hallows' College, and resided in this country about 23 years. Previous to his appointment to Gordon, he was at Belfast [Port Fairy], in the western district, and afterwards at Ballarat where he earned a high reputation as an administrator. He was most successful in collecting subscriptions, and it is in a great measure due to his energy and tact that St. Alipius' Church in Ballareat East, was freed from debt. During the visit of Dr. Moore, then Dean of Ballarat, to Rome, with the late Archbishop Goold, in 1873, and prior to Ballarat being raised to a bishopric, Father Ellis had charge of Ballarat and district, and so gratified was the Archbishop with the success of Father Ellis's efforts that on his return he appointed him early in 1875 to the Gordon mission, then one of the largest and most important parishes in the Archdiocese. For twelve years he labored in this district, and by his gentlemanly demeanor and unobtrusive peity he won the love, not only of his own parishioners, but all others who came in contact with him. He was charitable and liberal to a fault, and any project that was undertaken for the benefit of the district had a staunch supporter in Father Ellis. About four years ago, when his health was in decline he went to New Zealand for a change of air, but, though he received a temporary benefit, he never thoroughly recovered, and was relieved from duty some time after. His funeral being private was attended by only a few freinds and his brother, Inspector Ellis, of Melbourne.⁴⁵

Other parish priests included M. Mullins (1876), D. Nelan (1877-82), G. Byrne (1882-84), M. Ryan (1885), William O'Brien (1886-90), J. Carroll (1887), P. McGee (1888), D. Murpshy (1889-92), Patrick O'Donohue (1890-92), P. O'Hanlan (1892-99), P. Gleeson (1898) and John P. Cusack (1899-1917).⁴⁶ In 1896, John P. Cusack was appointed Curate to the Gordon Parish and three years later in 1899 he became Parish Priest.⁴⁷ It was during Cusack's incumbency when the sanctuary and sacristy additions were made to the church. In 1917, he was called to the Newport Parish and the St. Patrick's Church parishioners of Gordon gave him a presentation prior to his departure:

On Wednesday evening (says the "Gordon Advertiser", 5th inst.) the parishioners of Gordon assembled in large numbers at St. Patrick's Hall, Gordon, for the purpose of making a presentation to the Rev. Fr. Cusack, who, after seventeen and half years' work in the parish, has been transferred to Newport. The departing priest was given a rousing reception.⁴⁸

42 *Bacchus Marsh Express*, 29 August 1868, p.3 & *The Advocate*, 15 August 1868, p.6.

43 *St. Brigid's School, Ballan: A Short History*, St. Brigid's Primary School, Ballan, 2011, p.9.

44 Donegan, *In God's Hands*, *op.cit.*, p.20.

45 Huggins, *op.cit.*, 8 September 1888.

46 Donegan, *In God's Hands*, *op.cit.*, p.83.

47 *Ibid.*

48 *The Advocate*, 13 January 1917, p.11.

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Tragically, Father Cusack's life was cut short only months into his incumbency at Newport in September 1917. According to *The Advocate*, Father Cuasck 'had expired at Newport after a few hours' illness.'⁴⁹

At Gordon, Father Cusack was replaced by Father William O'Dwyer.⁵⁰ Father Gavan Duffy was appointed Parish Priest in 1926, spending ten years there before relocating to Bacchus Marsh in 1936.⁵¹ He was replaced by Father Hoare and subsequently by Father J.J. Lande, who had transferred from Diamond Creek in 1938.⁵² Father Lande's incumbency at the Gordon Parish was long and fulfilling. He retired in 1976 after many accomplishments, as outlined by Joe Donegan:

Father Lande was the Prish Priest of Gordon for thirty eight years (1938-1976). He had full control as Parish Priest for twenty-five years (1938-1963). Right from his first day in the parish he recognized that some things needed improvement. First he saw that the Sisters of St. Joseph were required to walk a fair distnace from the convent to the school in all kinds of Gordon weather. He organized his new community to prepare a site near the St. Patrick's school ...

Next he moved the St. Francis Xavier's Church in Egerton from the top of the hill to easier access in the main street. There were many elderly people in Egerton in 1940 who were grateful to Father Lande.

In 1942 he bought a Ford Prefect van to bring the Catholic children from Egerton to St. Patrick's Gordon. It was Father Lande's twice daily task to pick up the children and return them ...

In all his endeavours Father Lande had the wholehearted support of his Catholic community. He joined with them in seeking support for Catholic schools. Government school children were being provided with buses to convey them to secondary schools in Ballarat. Fr Lande's presence motivated parishioners, but it was some year before the request for a school bus was granted.

Father Lande maintained the fundraising of and for Parish needs. There were monthly dances in St. Patrick's school, special balls at Ballan and Wallace and race meetings at Ballan and Bungaree. He only rarely asked his parishioners for larger sums of money, with just a polite reminder ...

Father Lande's health deteriorated quickly [in the 1970s] and he was moved [from the Presbytery at Gordon] to the Old Priests Home in Melbourne, where he died. His body was brought to Gordon for a farewell Mass. He is buried in Melbourne.⁵³

Building of the Presbytery

With the arrival of Father Ellis in 1875, a presbytery was required and a dwelling was acquired in Main Street, Gordon.⁵⁴ This first presbytery was to be short-lived. In 1886, Father William O'Brien purchased 18 acres, 1 rood and 12 perches of land comprising allotment 2a of Section 11a in the Parish of Kerrit Barreet from Walter Calway.⁵⁵ The property was located on the hillside north of the Gordon township.⁵⁶

In January 1913, the *Gordon Advertiser* announced that 'a new brick presbytery is to be built in the grounds attached to the local Roman Catholic Church' and that some adjoining land had been

49 *Ibid.*, 22 September 1917, p.16.

50 Donegan, *op.cit.*

51 *St. Brigid's School, op.cit.*

52 *Ibid.*

53 Donegan, *In God's Hands, op.cit.*, pp.6-8.

54 *Ibid.*, p.51.

55 *Ibid.*

56 *Ibid.*

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purchased from J.T. Ryan 'for the purpose of erecting stabling, outbuildings thereon for the presbytery horses.'⁵⁷ The well-known Catholic Church architects, Kempson and Conolly, were engaged to design the dwelling. They called tenders and that of J.M. Groves at a cost of £2086/10/- was successful.⁵⁸ To consist of eight rooms including a servant's room and bathroom, *The Advocate* reported on 30 August 1913 that construction was in hand by Mr Groves for the new presbytery.⁵⁹ By October, work was suspended and Kempson and Conolly called fresh tenders for the completion of the work.⁶⁰ Mr Ireland of Malvern was awarded the contract at a cost of £1850.⁶¹ A Mr Watson was appointed Clerk of Works.⁶²

On 17 May 1914, the presbytery was opened by the Rev. Dr. Carr, Archbishop of Melbourne, assisted by the Rev. Dr. Mannix, Coadjutor – Archbishop of Melbourne, and the Rev. Dr. Higgins, Bishop of Ballarat.⁶³ In the presence of a large congregation, a full choir from St. Alipius Church, Ballarat East, under the conductorship of Thomas J. Mackay, performed for the occasion.⁶⁴ Mrs Bloink was the organist.⁶⁵ On 21 May 1914, the *Ballan Times* gave a description of the newly-completed building:

The presbytery is substantially built of brick, and with a large verandah running around the front and sides. There are six commodious rooms, besides a spacious hall opening onto the front verandah, and side passages affording access to the verandahs on both sides. There is also a roomy kitchen, fitted with all the modern conveniences, such as stove, hot and cold water, sink, cupboards etc. It is lighted with gas, and has a good water supply. The architects were Messrs. Kempson and Connolly, and Mr W.G. Ireland carried out the contract very satisfactorily under the superintendence of the clerk of works, Mr G. W. Watson⁶⁶

57 Huggins, *op.cit.*, 10 January 1913.

58 *Ibid.*, 24 January 1913.

59 *The Advocate*, 30 August 1913.

60 *The Argus*, 11 October 1913, p.5 & Huggins, *i.*, 7 November 1913.

61 *Ibid.*

62 *Ibid.*

63 *Ibid.*, 15 May 1914.

64 *Ibid.*

65 *Ibid.*

66 *Ballan Times*, 21 May 1914.



Figure 7: St. Patrick's Presbytery, 1914.
Source: *The Advocate*, 23 May 1914, p.20.

Throughout the 20th century, the presbytery served as the dwelling for the resident priest. The last priest to reside there was Father Michael O'Toole (1994-1999).⁶⁷

COMPARATIVE

Other Catholic Churches in the western Region of the Moorabool Shire

In the western region of the Moorabool Shire, there are 11 Roman Catholic churches built in the 19th and early 20th centuries. In addition to St. Patrick's, Gordon, they are:

- St. Brigid's Church, Ballan: a brick building built in 1912.⁶⁸
- St. Malachy's Catholic Church, Blackwood: a timber building built in 1861.⁶⁹
- St. Michael's Catholic Church, Bungaree: a brick building built in 1910.⁷⁰
- St. Mary's Catholic Church, Clarendon: a rendered brick building built in 1871.⁷¹
- St. Peter's Catholic Church, Clarkes Hill: a brick building built in 1900.⁷²
- St. Brendan's Catholic Church, Dunnstown: a brick building built in 1905.⁷³
- St. Patrick's Catholic Church, Elaine: a timber building built in 1909.⁷⁴
- Our Lady Help of Christians Catholic Church, Korobeit: a brick building built in 1903.⁷⁵
- Former St. Patrick's Catholic Church, Korweinguboora: a timber building (date unknown).
- St. Michael's Catholic Church, Springbank: a brick building built in 1900.⁷⁶

⁶⁷ Donegan, *In God's Hands, op.cit.*, p.84.

⁶⁸ See heritage citation for St. Brigid's Catholic Church.

⁶⁹ See heritage citation for the Prayer Hill Heritage Precinct, Blackwood.

⁷⁰ *The Advocate*, 16 April 1910 & 13 August 1910.

⁷¹ *Ibid.*, 25 September 1869 & 18 November 1871.

⁷² *Ibid.*, 20 January 1900, p.9.

⁷³ *Ibid.*, 29 July 1905 & 25 November 1905.

⁷⁴ *Ibid.*, 4 September 1909 & 23 October 1909.

⁷⁵ *Ibid.*, 17 October 1903, p.17.

⁷⁶ *Bungaree & District Historical Society Newsletter*, no. 38, March 2001, pp.4-5.

Only St. Mary's Church, Clarendon, is partially comparable with St. Patrick's, Gordon, in the Victorian Gothic Revival design as expressed in the steeply-pitched, parapeted gable roof form clad in slate, three bayed composition defined by the pointed-arched windows and projecting buttresses, front pointed arched door opening with tracery window above, and the rear gabled sanctuary and projecting sacristy. The church at Clarendon is a more modest example.

H.R. Caselli & Other Comparable Church Designs

Henry Caselli was born in Falmouth, Cornwall in 1814 and died at Ballarat on 3rd March 1884. He was the son of an Italian gentleman. In the 1840s, Caselli entered the mast-making firm of Ferguson and Co., England.⁷⁷ He made timber masts and he later studied the loads placed on the masts.⁷⁸ As a naval architect, he was responsible for ensuring that the masts manufactured were strong enough for their purpose yet not excessive in size or weight.⁷⁹ He supervised the draftsmen who prepared the necessary drawings and specified materials to be used.⁸⁰ During his employment with Fergusons, he also invented a gun carriage, while in 1852 he also invented 'improvements in the construction of anchors.'⁸¹ However, this second invention was made void when Caselli departed for Geelong.⁸²

In Geelong from 1853 Caselli was employed as the Lloyd's surveyor but resigned sometime in 1854 and went to the Ballarat gold fields. In Ballarat, it appears that Caselli undertook some mining in his first year.⁸³ He continued his mining interests in the area, and through the years he was chairman of the Band of Hope Company, which operated the second biggest gold mine in Victoria.⁸⁴ In 1857, miners were no longer required to actually work their own claims, which enabled Caselli to follow other professional pursuits.⁸⁵ Since Ballarat was an inland city (and thus there was no need for a naval architect), Caselli exploited his naval drafting skills by advertising as an 'architect, surveyor, arbitor and valuer.'⁸⁶ Obviously the urgent need for permanent buildings in Ballarat was a deciding factor, and one on which Caselli was able to capitalise. His first job may have been the design and administration of the construction of rubble bluestone walls, as tenders were advertised in October 1857.⁸⁷ .

Most of the Catholic Church designs that involved Caselli were largely the work of the influential English Gothic Revival architect, Charles Hansom, but executed and slightly altered by Caselli.⁸⁸ Born in York in 1817, Hansom's family was associated with York's Georgian construction trade.⁸⁹ He

77 D. Anderson, *The Tradesmen of Gazelle*, Melbourne [this work was to be privately published in 2000], p.2. See also A.W. Mclvor, 'The Biography of Henry Richard Caselli, Architect', Investigation Project, 1977, School of Architecture, University of Melbourne.

78 Anderson, *op.cit.*, p.3.

79 *Ibid.*

80 *Ibid.*

81 *Ibid.*, pp.4-5.

82 *Ibid.*, p.5.

83 C. Gordon, 'The Fortunes of Glenfine', in the *Investigator: Magazine of the Geelong Historical Society*, vol. 32, no.2, 1997, p.56. Glenfine Homestead at Cape Clear, Victoria, was also designed by Caselli.

84 *Ibid.*

85 Anderson, *op.cit.*

86 *Ibid.*

87 Mclvor, *op.cit.*

88 See B. Andrews, 'The English Benedictine Connection – The Works of Charles Hansom in Australia' in *Journal of the Society of Architectural Historians, Australia & New Zealand*, vol.1 December 1989, pp.48-53 & G.M. Moore, 'Antipodean gothic', Masters Research thesis, Dept. of Fine Arts, The University of Melbourne, 1984, p.78.

89 Andrews, *op.cit.*, p.34.

received his training from his elder brother, Joseph Aloysius Hansom, who was responsible for the design of the Birmingham Town Hall and is most widely known as the inventor of the Hansom cab and founder of the Builder journal.⁹⁰

Charles Hansom's Gothic Revival work commenced in Coventry in 1843.⁹¹ As a parishioner in the Catholic mission, he was commissioned to design a charge for the priest, Father William Bernard Ullathorne, O.S.B., Benedictine monk and later Vicar-General of Australia.⁹² Father Ullathorne was passionately committed to the revival of Gothic architecture. With Ullathorne, Hansom embarked on a tour of the Continent.⁹³ The results of the tour included Hansom's frequent use of turrets in his English designs for several churches.⁹⁴ For most of his designs in the 1840s and 1850s however, Hansom used the Decorated Gothic style in layout, composition and detail.⁹⁵

Between 1851 and 1853, Bishop James Alipius Goold visited South America and Europe.⁹⁶ During his absence, the Victorian gold rush had resulted in a vastly different scale of Church mission and need. There was an urgent need for inexpensive but commodious churches.⁹⁷ According to Brian Andrews in 'The English Benedictine Connection – The Works of Charles Hansom in Australia', 'it seems most probable that he [Bishop Goold] moved to alleviate this situation whilst away by acquiring from Charles Hansom five designs for churches of varying size and elaboration, all in the Decorated style.'⁹⁸ A letter from Goold's uncle, Bishop J.T. Hynes, written from Clifton, England, in 1852, reveals a mutual friendship with Hansom:

Mr. Hansom undertakes to furnish you with plans for three or four churches, a steeple, and episcopal residence for 100 pounds, which I think reasonable.⁹⁹

Caselli's design of St. Patrick's, Gordon, is reflective of Hansom's "Type B" concept, featuring a five-bayed nave and a polygonal turret in the front corner. This was Hansom's most widely used design type in Victoria.¹⁰⁰ A basis to "Type B" was Hansom's design of Ss. Peter and Paul and St. Elizabeth, Coughton, Warwickshire, 1851-53.¹⁰¹ It featured the steeply-pitched gabled nave and the distinctive octagonal tower in the front corner. In Victoria, one of the earliest examples of the type was St. Patrick's Church, Port Fairy, 1857-59 (the drawings having been prepared by Nathaniel Billing, architect). Another was St. Augustine's Catholic Church, Keilor, c.1858 (the drawings prepared by J.M. Barry).¹⁰²

Other Hansom-inspired works by Caselli in the "Type B" mode and directly comparable with St. Patrick's, Gordon, include:

90 *Ibid.*
91 *Ibid.*
92 *Ibid.*, pp.34-35 & Moore, *op.cit.*, p.15.
93 Andrews, *op.cit.*
94 *Ibid.*
95 *Ibid.*, p.33.
96 *Ibid.*, pp.44-45. See also Moore, *op.cit.*
97 Andrews, *op.cit.*, p.45.
98 *Ibid.*, pp.45-46.
99 Moore, *op.cit.*, p.16.
100 Andrews, *op.cit.*, p.47.
101 *Ibid.*, p.46.
102 Moore, *op.cit.*, p.17.

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- St. Augustine's Catholic Church, Creswick, 1870-72.¹⁰³
- St. Patrick's Catholic Church, Stawell, 1873.¹⁰⁴

Both these churches have completed octagonal towers surmounted by elaborate spires, the latter never having been realised at St. Patrick's, Gordon.

Kempson & Conolly and Other Comparable Presbyteries

In May 1890, Charles G. Kempson and William P. Conolly, former chief assistants of the disbanded architectural firm of Tappin, Gilbert and Dennehy, formed a partnership, their office being at Oxford Chambers, Bourke Street, Melbourne.¹⁰⁵ Throughout the next 27 years until the death of Kempson in 1917,¹⁰⁶ they established a prolific architectural practice, their success largely being assisted by the Roman Catholic Church. In the late 19th and early 20th centuries, they designed numerous rural churches, presbyteries and schools in addition to other private commissions. In June 1890, Kempson and Conolly took into partnership Charles L. Oldham (1865-1920).¹⁰⁷ He had served his articles with Tappin and Gilbert of Ballarat, Melbourne and Sydney, and later worked in Sydney before returning to Melbourne where he worked for the Victorian Government Railways and on his own account before becoming a partner in the firm known as Kempson, Conolly and Oldham.¹⁰⁸ With the economic recession in the early 1890s, the firm struggled financially and coupled with the severe illness of Conolly, Kempson was unable to pay his fees to the Royal Victorian Institute of Architects.¹⁰⁹ These early struggles appear to have caused Oldham to leave the firm by September 1894.¹¹⁰ He relocated to West Australia.¹¹¹

Charles G. Kempson was born at Richmond in 1854, the second son of Peter Kempson.¹¹² At a young age, he relocated with his parents to Clunes.¹¹³ Having attended Technical School (where he won first prize in the first division of the seventh class architectural drawing competition in 1872),¹¹⁴ Kempson received his training with W. Sheridan of Clunes.¹¹⁵ In 1880, he was elected an associated of the Victorian Institute of Architects.¹¹⁶ He served some years with Messrs Smith and Johnson of Melbourne, before entering the office of Tappin, Gilbert and Dennehy and then commencing with W.P. Conolly.¹¹⁷ Kempson died at Kew in 1917.¹¹⁸ The firm was continued by Conolly.

103 M. Lewis (ed.), *Victorian Churches: their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991, p.114.

104 Jacobs, Johnson, Rowe & Taylor, 'Northern Grampians Shire Heritage Study Stage 2', vol.9, 2004.

105 *Australasian Building and Contractors' News*, 31 May 1890, p.1087 in M. Lewis & T. Sawyer (eds.), *Australian Architectural Index* online, University of Melbourne.

106 *Table Talk*, 5 July 1917, p.6.

107 J.J. Taylor, 'Charles Lancelot Oldham (1865-1920)', *Western Australian Architect Biographies*, <http://www.architecture.com.au> accessed 13 January 2015.

108 *Ibid.*

109 Lewis & Sawyer, *op.cit.*, Royal Victorian Institute of Architects, Minutes of Council, 27 November 1894.

110 *Yea Chronicle*, 27 September 1894, p.2.

111 Taylor, *op.cit.*

112 *Clunes Guardian and Gazette*, 3 July 1917, p.2.

113 *Ibid.*

114 *Illustrated Australian News for Home Readers*, 21 May 1872, p.119.

115 *Clunes Guardian and Gazette*, *op.cit.*

116 *The Australasian*, 17 January 1880, p.21.

117 *Clunes Guardian and Gazette*, *op.cit.*

118 *Ibid.*

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William Patrick Conolly was born in Ireland in c.1862.¹¹⁹ He served his articles with William Haigh, architect of Dublin.¹²⁰ Conolly subsequently worked in the office of Dean and Son, architects, Dublin, before emigrating to Melbourne, Victoria, in 1890.¹²¹ On his arrival he was employed by the architectural firm of Tappin, Gilbert and Dennehy, taking charge of the Ballarat office.¹²² In 1892, Conolly was elected an Associate of the Royal Victorian Institute of Architects.¹²³ After Kempson's death in 1917, Conolly practised on his own account, with much of his work emanating from the Catholic Church. His commissions included Corpus Christ College, Werribee (1925),¹²⁴ Catholic Church, West Wyalong, N.S.W. (1928),¹²⁵ additions to the Catholic School, Frankston (1928) and a brick Church and additions to the Convent of the Good Shepherd, Oakleigh (1930).¹²⁶ Other works included the Carmolite Monastery, Kew; Nazareth House, Ballarat and Camberwell; St. John's Church, East Melbourne; and churches at Williamstown, Clifton Hill, Benalla, Yarrawonga, Dookie, Yea and Hardon.¹²⁷ Conolly died on 15 September 1946 at Nazareth House, Camberwell, at the age of 84 years.¹²⁸

Kempson and Conolly were responsible for the designs of a number of Roman Catholic Presbyteries in Victoria in the late 19th and early 20th centuries. They included:

- St. Mary's Presbytery, Seymour, built in 1890 (demolished in 1963).¹²⁹
- Our Lady of Victories Presbytery, Camberwell, built in 1890.¹³⁰ A two storey brick building with free Romanesque and Queen Anny detailing, being a progressive and imposing design for its period.¹³¹ Additions were constructed in 1915-20. This presbytery is not directly comparable to the presbytery at Gordon.
- St. Peter's Presbytery, Daylesford, built in 1891.¹³² A two storey hipped roofed brick building with return elaborate balcony and verandah. The timber lattice verandah valance was the precursor to the similar lattice valance at the Gordon presbytery.
- Sacred Heart Presbytery, Yea, built in 1891.¹³³ A single storey hipped roofed building with a projecting front minor gabled wing and a splayed corner, it is an early precursor to the design of the presbytery at Gordon in the hipped roof form and return verandah. At Yea, the bullnosed verandah is adorned with cast iron posts and Art Nouveau-inspired brackets. A comparable detail with the presbytery at Gordon is the rendered wall banding.

119 The death notice for Conolly in *The Argus*, 16 September 1946, p.2, stated that he was 84 years, which equates to him being born in c.1862.

120 'Conolly, William Patrick', Royal Victorian Institute of Architects Past Members' Personal Files, box folder 86, envelope 7, series XXXVIII, State Library of Victoria.

121 Ibid.

122 Ibid.

123 *The Argus*, 14 June 1892, p.4.

124 *Ibid.*, 14 March 1925.

125 *Sydney Morning Herald*, 14 March 1928, p.11.

126 *Construction and Local Government Journal*, Sydney, 5 February 1930, p.14.

127 Conolly, op.cit.

128 *The Argus*, 16 September 1946, p.2.

129 *Australasian Builder & Contractors' News*, 8 November 1890 in M. Lewis & T. Sawyer, op.cit. For details on the demolition of the dwelling, see 'St. Mary's History' at <http://www.stmarysseymour.com/history.html>, March 2015.

130 *Ibid.*, citing *Building Engineering and Mining Journal* 29.11.1890, supplement, p.3.

131 Lovell Chen, 'Camberwell Junction Heritage Review 2008', prepared for the City of Boroondara, September 2008, revised, 2013, p.47.

132 Lewis & Sawyer, op.cit., citing, *Australasian Builder and Contractor's News* 21.2.1891, p 129.

133 *Ibid.*, *Building Engineering and Mining Journal* 2.5.1891 sp.5.

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- St. Brigid's Presbytery, Healesville, built in 1900.¹³⁴ A more rudimentary example than the presbytery at Gordon, the single storey height, hipped roof form, return verandah composition and red brick wall construction of the Healesville dwelling are those similarities with the presbytery at Gordon.

134 *Ibid.*, *Building Engineering and Mining Journal* 12.5.1900.

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PLACE NAME: Gordon Primary School

Place No. GOR007

ADDRESS: 1 Dicker Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.2: Education

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009, 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register: No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The Gordon Primary School building, 1 Dicker Street, Gordon, has significance as the most substantial, moderately intact, 19th century brick school building surviving in the western region of the Moorabool Shire. Built in 1882 to a design by the head of the architectural branch of the Victorian Education Department, H.R. Bastow, it is one of a select number of surviving examples of the 'Avoca-Horsham' school type. The building has served the Gordon community as a centre for education to the present day. Although the building has experienced some alterations, the original character and appearance is clearly discernible in the picturesque composition, hipped roof forms and other details. The significant fabric includes: the steeply-pitched hipped roof form that traverses the site, portions of the projecting minor wings at the front, encircling post-supported verandah, face red brick wall construction with cream brick banding, face red brick chimneys with cream brick bands and corbelled tops, timber brackets supporting the larger gable ends, three and six paned timber

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framed highlight windows in the gable ends, 12 paned timber framed double hung windows and the solid timber verandah brackets.

How is it significant?

The Gordon Primary School, 1 Dicker Street, Gordon, has historic, social and aesthetic significance at a LOCAL level.

Why is it significant?

The Gordon Primary School, 1 Dicker Street, Gordon, has historical and social significance as the centre of State School education in the town from 1882 until the present day (Criterion A). Designed by the head of the architecture branch of the Victorian Education Department, H.R. Bastow, it was built by Roberts and Lewis and opened on 7 July 1882 (Criterion H). The first permanent Head Teacher was John W. Russell. Since 1882, the building has served as a place of learning for hundreds of school children and it continues to be recognised and valued for its original purpose today (Criterion G).

The Gordon Primary School, 1 Dicker Street, Gordon, has aesthetic significance as a moderately intact example of a select number of surviving 'Horsham Avoca' type State school buildings in Victoria (Criteria D & E). Although altered, some of the original and distinctive design characteristics are clearly discernible, in the composition of the steeply-pitched hipped roof form, portions of the projecting minor wings at the front, encircling post-supported verandah, multi-paned windows (including highlight windows), timber eaves brackets, red brick wall construction with cream brick banding and the red brick chimneys with cream brick bands and corbelled tops. While there are more intact examples of the 'Horsham Avoca' school type in Victoria, the Gordon Primary School is the only example in the Moorabool Shire.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 1 Dicker Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Gordon Primary School, 1 Dicker Street, is situated on a large allotment. The original school building is centrally located near the front boundary. It is flanked by later buildings and there are other buildings at the rear. In the southern half of the site is the grassed sports ground. Other landscaping includes the mature Spruce, Cypress and Gum trees around the perimeter of the school grounds and flanking the old school building. There is a modest open grassed front yard with perimeter shrubbery and a brick pedestrian path. The front boundary has a timber picket fence approximately 1200 mm high.

The substantial, single storey, face brick school building is characterised by a steeply-pitched hipped roof form that traverses the site, together with a hipped and gabled wing that projects towards the front on the east side, another gabled wing that projects to the front on the west. Between these two gabled wings (and adjoining the east gable) is a minor gabled wing. All of these wings have been altered in the second half of the 20th century. The two larger gables have introduced strapped cement sheet panelled infill (having replaced original stepped jerkin-head roofs). The small central gable also has introduced cement sheet gable infill (having replaced a timber truss). The corrugated sheet metal roof cladding and satellite dish have been introduced, and the arrays of solar panels on the front roof face have been installed after 2009.

In addition to the composition and principal roof forms, the school building has several other original features. They include the face red brick wall construction with cream brick bandings, the face red brick chimneys with cream brick bands and corbelled tops, timber brackets supporting the larger gable ends, three and six paned timber framed highlight windows in the gable ends, 12 paned timber framed double hung windows and the encircling post-supported verandah with curved, solid timber verandah brackets.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

¹ S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

² *Ibid.*

³ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

⁴ *Ibid.*

⁵ D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

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PLACE NAME: Gordon Primary School

Place No. GOR007

ADDRESS: 1 Dicker Street, Gordon

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The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Gordon Primary School No. 755

The Early Schools

In 1857, the Church of England built the first school at Gordon, known as the Gordon's Diggings School No. 270.¹² It was built of slab and bark.¹³

In 1865 the Board of Education appointed a local committee for the newly-established Gordon's Common School No. 755.¹⁴ Those appointed were Edward Blake, James Burke Cusack, Jules Gascard, Cheri Mars, Alexander Major and John Shaw.¹⁵ In May 1868, an application was made for the reservation of three roods and seven and half perches comprising allotment 13 of Section 4 in the Township of Gordon for Common School No. 755.¹⁶ Fundraising began in earnest, including an entertainment in the Lodge Room of the Freemasons' Hotel in November 1868.¹⁷ It was also in November when the allotment 13 was gazetted for school purposes.¹⁸

In early 1869, tenders were invited for the new school building. Seven estimates were received from local and Ballarat builders and the successful tenderer was a Mr Brunton of Ballarat.¹⁹ A condition of his contract was that the building be completed within two months.²⁰ The architect of Ballarat, H.R. Caselli, supervised the construction.²¹ The total cost of the work was £139.0.0.²² The elongated, gable-

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 D. Mason, 'Gordon State School NO. 755 History 1882-1982', history booklet, Gordon Primary School, 1982.

13 Ibid.

14 *Victoria Government Gazette*, 17 January 1865, p.104.

15 Ibid.

16 Application No. 2672, 21 May 1868, 'Gordon School' public building file, VPRS 242/PO Unit 55 PROV.

17 *Bacchus Marsh Express*, 14 November 1868, p.3.

18 *Victoria Government Gazette*, 24 November 1868, p.2244.

19 Mason, op.cit.

20 Ibid.

21 Ibid.

22 Ibid.

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roofed timber building with gabled porch was built to accommodate 142 pupils.²³ In 1873, the school became Gordon State School No. 755.²⁴

From the beginning, William Dicker was the Head Teacher of the Gordon School No. 755.²⁵ He continued until 1877 when he was replaced with Daniel Buckley.²⁶ The change in Head Teacher caused unrest in the Gordon community, as reported in the *Bacchus Marsh Express*:

It is generally understood that Mr. Buckley, a gentleman of high attainments (of the recently capitation school at Gisborne) has been appointed to relieve Mr. Dicker of the head teachership of the Gordon State School upon the 1st proximo. As Mr. Dicker has been master of this school for thirteen years, and there is no assigned reason for the change, the inhabitants of Gordon have sent down a numerously signed petition to the Education Department praying for his retention, and it is also reported that the Board of Advice have likewise forwarded their protest against his removal.²⁷

The residents' petition fell on deaf ears as William Dicker was transferred to Port Albert.²⁸

The Existing School

With the influx of miners and their families as a consequence of the second phase of gold mining in Gordon in the ensuing years, over 500 pupils were enrolled at the School at one stage.²⁹ The overcrowding meant that the nearby Mechanics Institute had to be used to accommodate all the students.³⁰ In 1879, it was decided to lobby for a larger school on a new site.³¹ On 11 February 1881, after two years of debate and haggling, four acres, two roods and thirty-seven perches comprising Section 31 in the Township of Gordon was temporarily reserved from sale for the site of the new State School No. 755.³² The Mines Department had objected to the new site being used for a school as it was believed that the area still had some rich reefs available for mining given that it had earlier been the site of the Kangaroo Bob diggings.³³ The gazettal in 1881 only reserved the site to a depth of 150 feet, enabling the potential for mining companies to tunnel under the school building below that depth.³⁴

By 15 October 1881, Henry Robert Bastow, architect and head of the Architecture Branch in the Victorian Department of Education, had designed the new brick school (Figures 1-3).³⁵ It was to feature a large school room (measuring 47 feet by 20 feet), an infants' school (measuring 46 feet 6 inches by 17 feet 6 inches), a class room (measuring 22 feet by 25 feet), and a master's office and lavatories. Each of the classrooms was to be accessed from external doors. The class room and infants' school had raised stepped platforms. The outward appearance of building was to be distinctive, with a principal, steeply-pitched hipped roof form to traverse the site, together with stepped jerkin-head wings to project at the

23 Ibid.

24 L.J. Blake (ed.), *Vision & Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, Melbourne, 1973.

25 *Ibid.*

26 Mason, *op.cit.*

27 *Bacchus Marsh Express*, 1 September 1877.

28 *Ibid.*, 8 September 1877.

29 Blake, *op.cit.*

30 *Ibid.*

31 Mason, *op.cit.*

32 *Victoria Government Gazette*, 11 February 1881, p.482.

33 Mason, *op.cit.* & *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society Inc.*, vol. 8 no. 9, September 2007, p.2.

34 Mason, *op.cit.* & *Victoria Government Gazette*, *op.cit.*

35 See original drawings of the Gordon State School signed by Bastow, Public Works Department (Buildings Services Agency) Plans, PROV.

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front along with a minor gabled wing. A post-supported verandah was to encircle the building, which was to be lit by a series of timber framed twelve paned double hung windows. Six paned and three paned highlight windows were proposed in the lower portions of the stepped jerkin-head roofs, the eaves of these roofs to be supported by timber brackets. The roof was to be clad in slate and adorned with terra cotta finials, brick chimneys, skillion attic ventilators and especially a belfry having a bellcast spire. Other features proposed were cream brick bandings in the walls and stop chamfered timber verandah posts with solid curved timber brackets. The verandah floor was to be constructed of concrete.

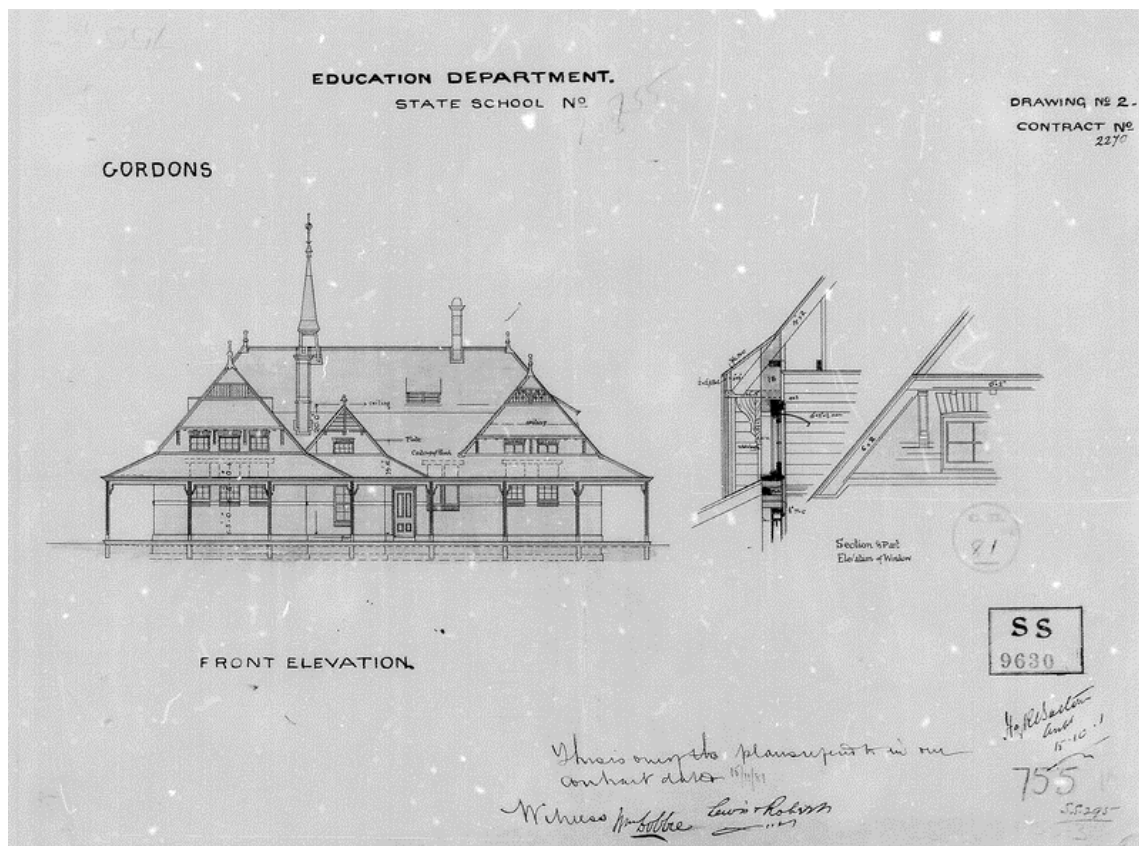


Figure 1: H.R. Bastow, Gordons State School No. 755, Front elevation & Section Detail, 1881.

Source: Public Works Department (Building Services Agency) Plan SS755 PROV.

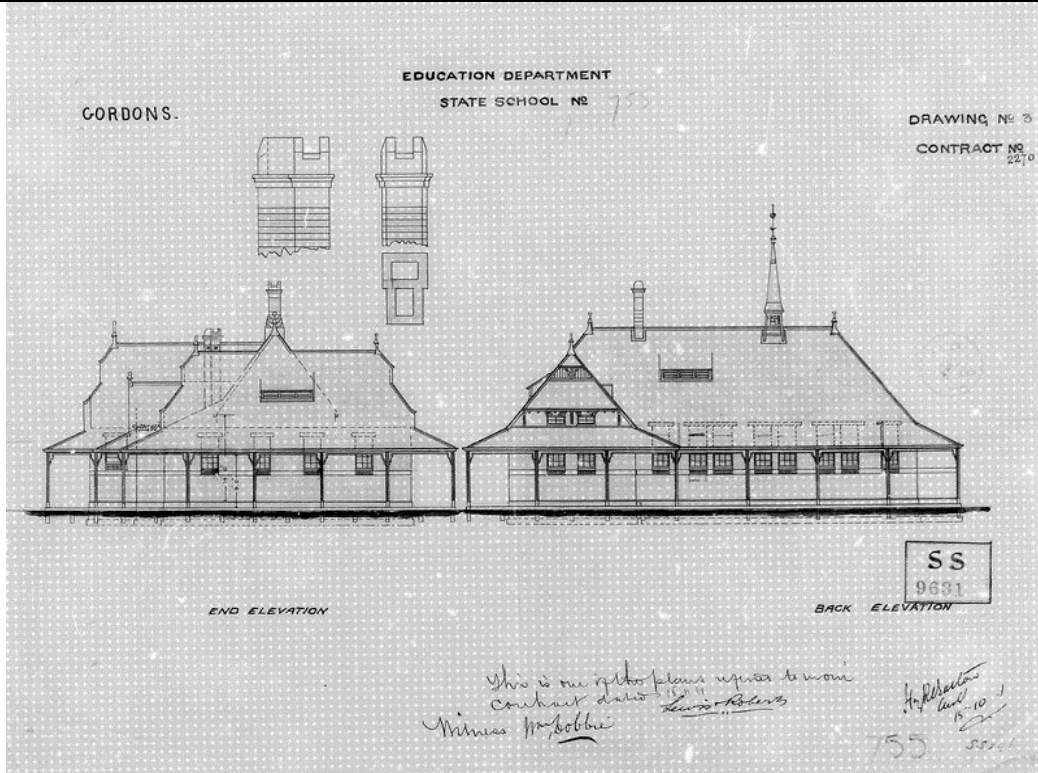


Figure 2: H.R. Bastow, Gordons State School No. 755, End & Back Elevations, 1881.

Source: Public Works Department (Building Services Agency) Plan SS755 PROV.

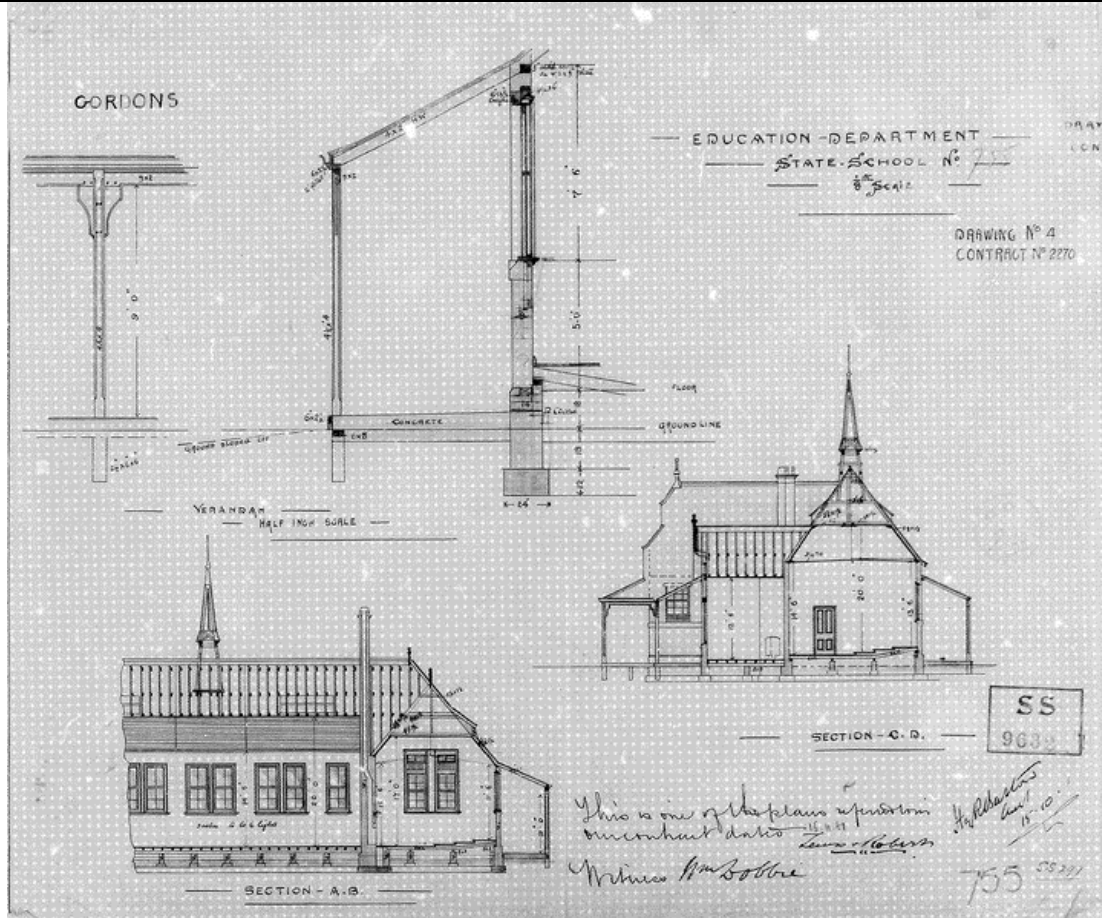


Figure 3: H.R. Bastow, Gordons State School No. 755, Verandah & Section Drawings, 1881.

Source: Public Works Department (Building Services Agency) Plan SS755 PROV.

Tenders were called for the building of the school. Four estimates were received and the tender of Lewis and Roberts at a cost of £1463.0.0 was approved and a contract signed on 16 November 1881.³⁶ They undertook to have the building completed by June 1882.³⁷ Inclement weather delayed its completion until July of that year. On 7 July 1882, *The Argus* reported on the official opening of State School No. 755:

Major Smith, Mr. Berry and Mr. Rees, M.L.A.'s., visited Gordons yesterday, on the occasion of the opening of the state school at that place by the first-named gentleman. During the morning the party were shown over some of the gold mines of Egerton, and at 1 o'clock returned to Wilkinson's Hotel at Gordons, where a banquet took place.

... The party then visited the new schoolhouse, where the ceremony of the day was to be performed. The building is situated a short distance to the south of the township, and is built of red brick. A somewhat new feature consists of a verandah which projects from the roof on all sides, and altogether the structure has a picturesque aspect. Its erection cost £1,699, and a teacher's residence can be added at any time when it becomes necessary. The interior is fitted up in a neat and commodious style, the ceilings being high, and good means for insuring ventilation being provided. The school is expected to commence with an average attendance of 300 pupils, the number on the roll in February last being 375. The school is calculated to accommodate 200- children.³⁸

On 2 September 1882, tenders were called for the erection of an underground tank in the school grounds.³⁹ In December of that year, new fencing and gates were built by John Mills at a cost of £97.⁴⁰ A photograph of the school at an early time shows that it was built to its original design (Figure 4).



Figure 4: Gordons State School, n.d. [c.1900].

Source: *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society Inc.*, vol. 8 no. 9, September 2007.

36 Ibid. & *Victoria Government Gazette*, 2 December 1881, p.3223.

37 Mason, op.cit.

38 *The Argus*, 8 July 1882.

39 *Bacchus Marsh Express*, 2 September 1882, p.2.

40 *Victoria Government Gazette*, 1 December 1882, p.2787.

The opening of the new school occurred without its head teacher of five years, Daniel Buckley. A teacher with 28 years' experience, he had a colourful personality.⁴¹ Don Mason in *Gordon State School No. 755* gave an outline of Buckley's departure from Gordon in the early months of 1882:

It began with the publication of a letter in the local newspaper. "The Gordon, Mt. Egerton, and Ballan Advertiser." Supposedly written by a miner named James Hunter. It accused Buckley of being under the influence of liquor on the main street of the town. The Board asked it's local Inspector to investigate the charges, and although unable to locate anyone named James Hunter. He did however find that an investigation as warranted. So, an official inquiry was held.

The Advertiser's owner, William Wilson, regretted that he was required by newspaper ethics to print Hunter's letter, and wrote to the Board of Education in support of the teacher. Among others that appealed to the Department was a local bank manager, Mr. J.J. Booty, and the local Police-officer, James Delaney. A petition was also sent to the Board, having been signed by 140 of the town's citizens, including the most prominent ones. A letter was also set to Peter Lalor asking for his support.

The principal witnesses in the ensuing enquiry, who testified against Daniel Buckley were, a groom at the George Hotel in Ballarat, where the teacher's binge supposedly began. Assistant teacher, Miss Sarah Davies. Pupil Teacher, James Haurahan and a Telegram boy named Parker. They were all of the opinion that Daniel Buckley was intoxicated both on the street and in the classroom. Sarah Davies' evidence was regarded as the most damaging.

Buckley, in his defence, stated that he had been ill with what he described as "English Colic". The Doctor's diagnosis, however, was "Gastric Neuralgia". A local storekeeper, Robert Irwan, supplied the Head Teacher with a nip of brandy, laced with 35 or 40 drops of Laudanum (the goldfields valium). This he believed, led the witnesses to consider he was intoxicated. He also produced three medical certificates from local and Ballarat Doctors testifying that he was ill.

Despite all the support that he received from the townspeople, and the scores of character witnesses who testified on his behalf. Daniel John Buckley was found guilty and fined £20, a goodly sum in 1882 and furthermore he was suspended, pending an investigation into the state of his health.⁴²

Ultimately, Buckley's position at Gordon was terminated on medical grounds on 31 May 1882, just weeks from the opening of the new school.⁴³

The new school's temporary Head Teacher was John Sweeney.⁴⁴ He was replaced by John W. Russell as permanent Head Teacher later in 1882.⁴⁵ He had previously been Head Teacher at Scotchman's Reef.⁴⁶ Other teaching staff at the school at this time included Assistant teacher, Sarah Davies, second assistant, Mary Douglas and pupil teachers Arthur O'Hara, Catherine Hanrahan and Margaret Buckley.⁴⁷

Not long into his time at Gordon, Russell began agitating for a teacher's residence. The Board of Education attempted to rent a suitable house in the town, but given the increased population on the

41 Mason, op.cit.

42 Ibid.

43 Ibid.

44 Ibid.

45 Ibid.

46 Ibid.

47 Ibid.

diggings in the early 1880s, this proved difficult.⁴⁸ A former Board house at the corner of Russell and Urquhart Streets and owned by John Northey, mine manager, was offered but its purchase was cost prohibitive.⁴⁹ Instead, in February 1883, H.R. Bastow designed a six-roomed timber dwelling to be located within the school grounds (Figure 5).⁵⁰ Of asymmetrical composition, it was to feature a main hipped roof form and a projecting front minor hipped wing and a front post-supported verandah. It was to accommodate, a parlour, four bedrooms, kitchen, dressing room and a skillion wash room at the side. A contract was subsequently let to Allen and Butterworth to build the dwelling at a cost of £397.⁵¹

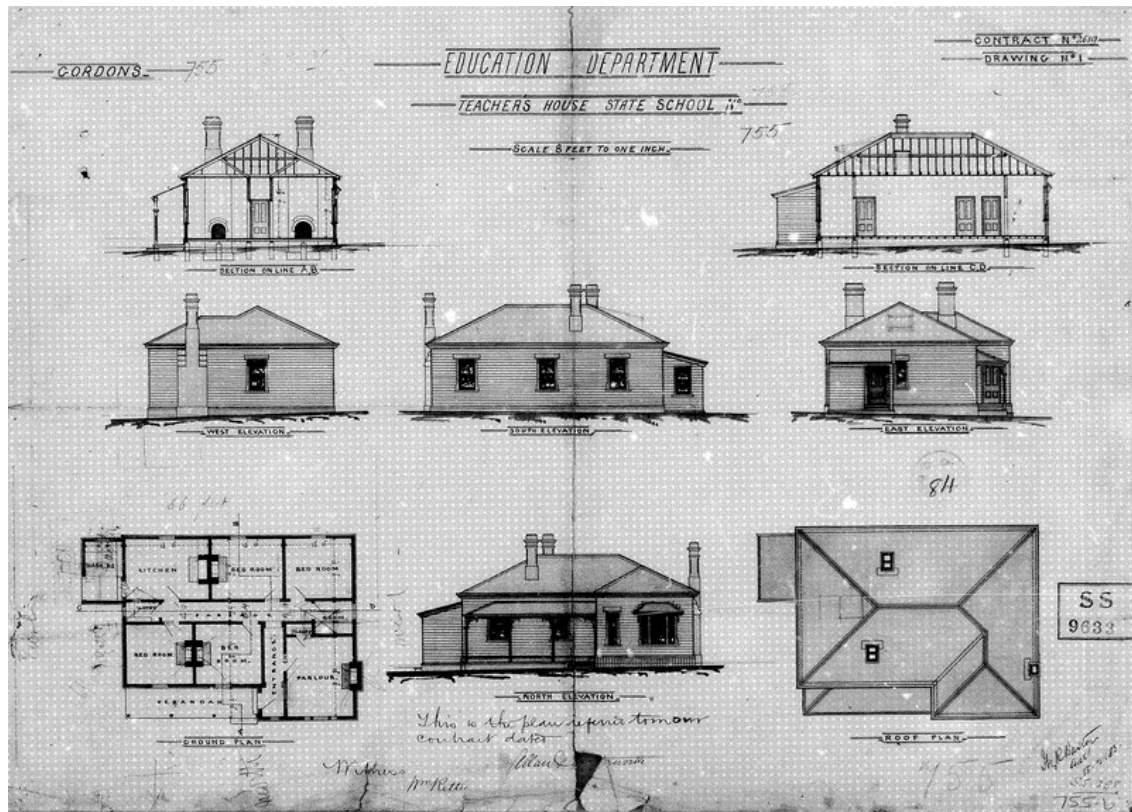


Figure 5: H.R. Bastow, Proposed Teacher's Residence, Gordons State School, floor & roof plans, elevations & sections, 1883. Source: Public Works Department (Building Services Agency) Plan SS755 PROV.

J.W. Russell was replaced by Edward Hamilton in 1886.⁵² Like most Head Teachers of the 1880s at Gordon, his tenure was only 12 months. Others that following Hamilton were William Croke (1887-1888), James Matthews (1888 – temporary) and Thomas Austin (1889-1891).⁵³ In 1891, George Clayton became Head Teacher and he remained in the role until 1906.⁵⁴ In 1912, R. Adams was appointed Head Teacher and he was replaced with a Mr Jackson who remained until 1915 when he transferred to

48 Ibid.

49 Ibid.

50 Bastow, op.cit.

51 Mason, op.cit.

52 Ibid.

53 Ibid.

54 Ibid.

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Elaine.⁵⁵ Jackson was replaced with a Mr Cead and in 1916 the Head Teacher was G. McNicol.⁵⁶ He soon enlisted in World War One and in 1918 he was awarded the Military Cross.⁵⁷

In 1934, it was proposed to remove a section of the rear (southern) verandah, probably to allow more light into the infants' room.⁵⁸ This same problem had been experienced in the similarly-designed school at Long Gully, with the infant room 'regarded as one of the worst lit rooms in the district.'⁵⁹ A drawing showing the removal of a rear portion of the verandah was prepared on 23 August 1934 by the Chief Architect of the Public Works Department, Percy Everett (Figure 6).

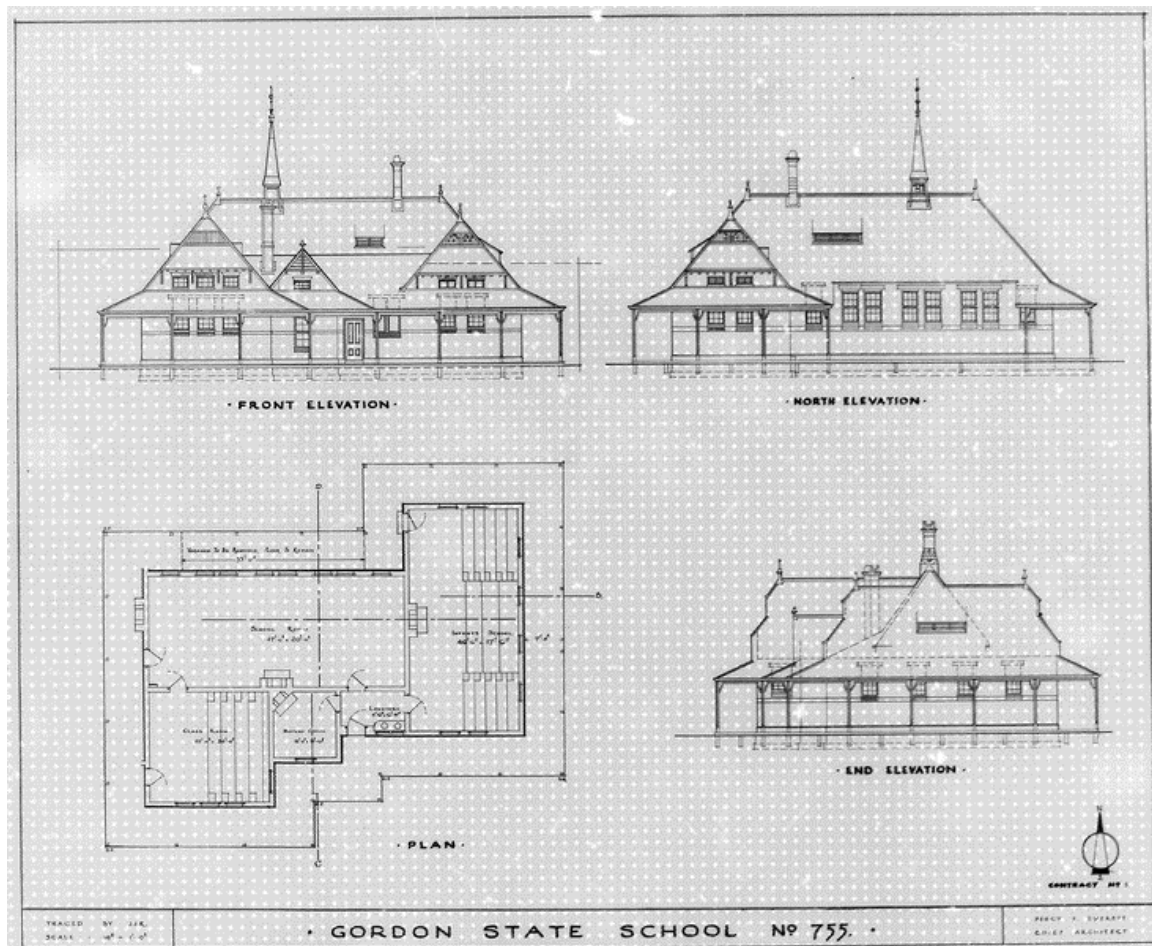


Figure 6: P. Everett, Verandah alteration to Gordon State School No. 755, floor plan & elevations, 1934.

Source: Public Works Department (Building Services Agency) Plan SS755 PROV.

During the second half of the 20th century, a number of changes were made to the building. The tower bellcote was removed, as were the stepped jerkin-head roofs to the projecting front wings (being replaced with gable ends) and a galvanised corrugated steel roof replaced the slate roof (Figure 7).

55 *The Ballarat Star*, 21 January 1914, p.8 & 14 April 1915, p.8.

56 *Ibid.*, 1 February 1916.

57 *Ibid.*, 18 June 1918.

58 See drawings by Percy Everett, Chief Architect, 23 July 1934, Public Works Department (Buildings Services Agency) Plans, PROV.

59 L. Burchell, *Victorian Schools: A Study in Colonial Government Architecture 1837-1900*, Melbourne University Press in association with the Victorian Education Department, Melbourne, 1980, p.166.



Figure 7: Gordon Primary School, Gordon, c.1999.

Source: L. Burchell, La Trobe Picture collection, State Library of Victoria, image vs000199.

COMPARATIVE

Contextual Design Background

Contextual Design Background

The Gordon State School formed part of a broad standardized design approach of the Victorian Education Department established in 1873. A range of different design types were prepared for Victorian State Schools by the head of the architectural branch of the Department, Henry Robert Bastow. Born in 1829, he emigrated to Australia from Bridport, Dorset, England, in c.1862 and he first advertised as an architect and surveyor in Tasmania in 1863.⁶⁰ In 1866, Bastow was appointed draftsman with the Victorian Water Supply, before he moved to the Victorian Railways Department.⁶¹

By 1873, Bastow was head of the new architecture branch of the Department of Education. Initially, his attention was confined to the designing of the smaller rural Victorian schools. His first design was for a school at Tarnagulla in 1873.⁶² Throughout the 1870s and 1880s, Bastow produced numerous urban and rural school buildings of various sizes using a fixed repertoire of designs.⁶³

Other Comparable State School Buildings

Richard Peterson in 'Historic Government Schools: A Comparative Study' (1993) states the Gordon school formed part of the Horsham-Avoca design type. He described the type as follows:

First use of verandahs. Generally well integrated with the design, often as an extension of the roof and all around the building. Often half-hip (jerkin-head) roof-form with gable-ventilators. Eaves

60 *Ibid.*, pp.92-93.

61 *Ibid.*

62 R. Peterson, 'Historic Government Schools: A Comparative Study', June 1993.

63 *Ibid.* & Burchell, *op.cit.*

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deeper, often supported on deep brackets. Generally smaller than 500 pupils. After 1890, generally red brick.⁶⁴

Approximately 32 schools were built on the Horsham-Avoca. Those most comparable and known to survive include:⁶⁵

- Avoca Primary School: built in 1878, the Avoca school is more substantial than the Gordon building. The original characterised jerkin-head roofed wings at the front are extant, the most noticeable alterations being infill to parts of the post-supported encircling verandah. The Avoca school lacks the cream brick banding in the walls identified in the Gordon building.
- Lower Homebush Primary School: built in 1886, the infants' room at the rear has been demolished but the jerkin-head roofs, red brick wall construction with cream brick banding, and the original windows and gable finials survive.
- Long Gully Primary School: built in 1879, it has a two storey jerkin-head roofed wing. The building is substantially intact, including the characteristic bellcote surmounting the roof.
- California Gully Primary School: built in 1883, this school has a principle projecting jerkin-head roofed wing at the front decorative polychrome brick construction and a towering bellcote.
- Former Kangaroo Flat School: built in 1877 as the second brick building, it features a jerkin-head roof form (clad in slate), cream and red brick wall banding and patterning, and a bellcote. The building is an extension to a German Renaissance Revival styled Common School built in 1870 to a design by Vahland and Getzschman.
- Malvern Primary School: built in 1885, the building was extended in 1891-92 to include a bell tower, classroom and headmaster's office. Later, three more classrooms were added.

Other Schools in the western Region of the Moorabool Shire

The Gordon Primary School is also the most substantial, surviving state school building in the western region of the Moorabool Shire. The only other state school of brick construction is the Lal Lal Primary School, being a smaller and more rudimentary '72 type' building with gabled roof forms. It was constructed in 1875.⁶⁶

Locally, there is another operating school at Gordon. St. Patrick's Catholic School, 1558 Millbrook Road, was built in 1930.⁶⁷ The modestly-scaled building has a gambrel roof form and brick construction. There is a skillion addition on one side. This building is not comparable architecturally or historically to the Gordon Primary School.

64 Peterson, op.cit.

65 *Ibid.* & Victorian Heritage Database online, March 2015.

66 See the Lal Lal Heritage Precinct citation for further details.

67 See St. Patrick's Catholic School citation for further details.

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PLACE NAME: 'Oakvale'

Place No. GOR016

ADDRESS: 179 Donnellans Road, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Donnellans Road or Boundary Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Oakvale', 179 Donnellans Road, Gordon, has significance as the earliest, most substantial brick dwelling on a rural farm setting in the western region of the Moorabool Shire. Built in c.1869 for Robert Luke McDowell, farmer, 'Oakvale' remained under the ownership of the McDowell family until 1910, when it was sold to William and Mary Clifford. The Clifford family retained ownership of the property for 82 years. The significant fabric of 'Oakvale' includes: symmetrical, two storey, rectangular facades surmounted by hipped roof forms with narrow eaves, three-bayed composition on the main (east) façade with a centrally located, segmentally-arched ground floor door opening (timber framed transom above) and flanking segmentally-arched timber framed, 12 paned double hung windows, three window openings on the first floor, stone ground floor window sills and brick first floor window sills, rear segmentally-arched ground floor door opening at the west end, with a four panelled timber door and transom, two rear timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills, timber framed 12 paned double hung windows on the north and south elevations, three face brick chimneys with simple corbelled tops, face brick wall construction and the corrugated sheet metal profile roof cladding.

How is it significant?

'Oakvale' at 179 Donnellans Road, Gordon has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'Oakvale', 179 Donnellans Road, has historical significance for its associations with early private farming developments in the Gordon area which became highly successful and enduring after the unlocking of the land in the early 1860s (Criterion A). Built in c.1869 for Robert Luke McDowell and his wife, Mercy (nee Bridges), 'Oakvale' was also the home of their ten children (Criteria H). Throughout the 19th century, Robert McDowell farmed the land. After his death in 1904, the property was owned by his son, Herbert, until 1910 when it was sold to William and Mary Clifford. With his brother, Herbert, on a neighbouring property, William Clifford cultivated potatoes at 'Oakvale' through the first half of the 20th century. The Clifford family continued to own the property until 1997.

'Oakvale', 179 Donnellans Road, Gordon, is aesthetically significant as the earliest, substantial two storey brick farm dwelling in the western region of the Moorabool Shire. Other homesteads of equivalent or larger scale were built in the 1880s and 1890s to different designs. 'Oakvale' demonstrates original design qualities of a Victorian Georgian style in its rectangular, symmetrical face brick facades, hipped roof and narrow eaves. Stylistically, it is comparable to only the former Commercial Bank and the former Post and Telegraph Office, Ballan, built in 1857 and 1874 respectively.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the 'Oakvale' property as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

DESCRIPTION:

'Oakvale' at 179 Donnellans Road, Gordon, is located on a rural allotment surrounded by grassed and cropped paddocks. The house garden is also largely characterised by open grassed areas, with some exotic trees to the north and south-east. There are a number of gabled outbuildings to the north-west of the dwelling that are now excised from the 'Oakvale' property.

The symmetrical, two storey, face brick, Victorian Georgian styled dwelling is characterised by a hipped roof form with a traversing ridgeline to the front (east) elevation, together with double hipped roof forms that project at the rear (west). These roofs are clad in corrugated sheet metal. There are narrow eaves and three early face brick chimneys with simple corbelled cappings adorn the roofline. The symmetry of the design is defined by the three-bayed composition on the main (east) façade, which has a centrally located, segmentally-arched door opening (with what appears to be an introduced three panelled timber door with original timber framed transom above) on the ground floor, with flanking original, segmentally-arched timber framed, 12 paned double hung windows. On the first floor are three original window openings (the central window being boarded over). The ground floor windows have stone sills, with brick sills to the first floor windows. The front elevation also suggests that the front façade was overpainted, with remnant cream paintwork evident. The rear (west) elevation has an original segmentally-arched ground floor door opening with a four panelled timber door and transom at the west end and two original timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills. Similar windows are located on the north and south elevations. There is evidence of a previous single

storey skillion wing on the west wall, as well as what appear to be an introduced door opening with a four panelled timber door and transom.

Overall, from a distance, the dwelling appears to be in fair condition and predominantly intact. There seems to be signs of brick deterioration (rising damp) and evidence of previous falling damp. Some of the windows have deteriorated, with temporary patching, with the central first floor window being boarded over.



Photo 2: 'Oakvale' front (east) elevation, viewed from Boundary Road, 2009.

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

Robert McDowell & the Establishment of 'Oakvale'

Between the mid 1850s and early 1860s, land immediately west and south-west of the goldfields township of Gordons was 'unlocked' into smaller allotment for private sale. Crown allotments 5 and 6 of Section 6 in the Parish of Kerri Bareet (comprising over 97 acres) were purchased by Robert Luke McDowell on 3 March and 10 June 1864 respectively.² Possibly in 1869, McDowell erected a substantial two storey brick farm dwelling to accommodate his growing family which he named 'Oakvale'.³ Detached from the main house, a kitchen was also constructed and later connected by a covered way.⁴ McDowell's ability to purchase farmland and construct such a large home suggests that he had had success with goldmining.

R.L. McDowell was born at Taylor Town, County Antrim, Ireland, in c.1825.⁵ Possibly lured by the goldrush, he emigrated to Victoria where he married Mercy Bridges (born c.1838) in 1858.⁶ They continued to live at Ballarat in the ensuing years, where at least the first four of their 12 children were born: Robert William (born 1859, Ballarat West), Alexander (born 1860), Thomas born 1862 and died 1863, Soldiers' Hill, Ballarat) and Isabella (born 1863 and died 1865).⁷ Other children to Robert and Mercy were: Arabella (born 1865), John (born 1867, Mt Egerton), Mercy (born 1869, Gordons), Georgina (born 1870, Gordons), Walter (born 1872), Grace (born 1874, Gordons), Amelia Mary (born 1876) and Herbert.⁸ The McDowell family belonged to the Presbyterian Church.⁹

From the 1860s, Robert McDowell farmed the rich chocolate soil, sowing wheat, oats and English grass.¹⁰

Tragedy struck the family on 16 April 1901 with the death of Mrs Mercy Bridges, aged 63 years.¹¹ She was buried in Section C in the Ballarat Old Cemetery.¹² It seems that Mercy's death took a severe toll on Robert's health, as he was admitted to the Ballarat Lunatic Asylum on 2 September 1902.¹³ He died there of pneumonia two years later on 17 May 1904.¹⁴ His estate was extensive, amounting to

² See Plan of the Parish of Kerri Bareet, 1944, VPRS 16171 PROV & Certificates of Title, vol. 111 fol. 063 & vol. 111 fol. 064.

³ The Ballan Shire Rate Book (West Riding) for 1865 listed Robert McDowell as the owner of land only – see R. Huggins, Index of the Ballan Shire Rate Books, personal collection, Ballan. The Buninyong Road Board Rate Book for 1866, VPRS 13490/P1 Unit 1 PROV (Ballarat) listed McDowell as the owner of land at Black Hill, with a net annual value of £44. The Buninyong Shire Rate Book for 1869, VPRS 13490/P1 Unit 2 PROV (Ballarat) listed McDowell as the owner of a tenement and land, but with a net annual value of £35. However, Robert's sixth child, John, was born at Mount Egerton in 1867, with his daughter, Mercy, born at Gordon in 1869. This suggests that the dwelling had been built by 1869.

⁴ Maureen Davenport (nee Ryan), Canberra, personal comments, 21 January 2015. The kitchen wing has been demolished.

⁵ R. Huggins, Transcript of the *Gordon Advertiser*, 20 May 1904, personal collection, Ballan, & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*

⁹ Information kindly provided by the Ballarat Old Cemetery, January 2015.

¹⁰ *Bacchus Marsh Express*, 10 April 1880, p.4 & *The Argus*, 30 November 1883, p.10.

¹¹ Victorian Births, Deaths and Marriages Indexes, op.cit. & *The Argus*, 17 April 1901, p.1.

¹² *Ballarat Cemeteries and Crematorium*, op.cit.

¹³ Ballarat Asylum Records, VPRS 7426/P1 Unit 1 PROV.

¹⁴ *Ibid.* & Victorian Births, Deaths and Marriages Indexes, op.cit. The *Gordon Advertiser*, op.cit., 20 May 1904, also claimed that McDowell invented many labour-saving implements for tilling the soil. However, the newspaper seems to have confused Robert McDowell of 'Oakvale' with Robert McDowell of Hay, New South Wales, who took out a patent (no. 4574) for 'improvements with ploughs' on 15 June 1886. See *Victoria Government Gazette*, 9 July 1886, p.1978.

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£6393/12/2, with 'Oakvale' valued at £937/9/10.¹⁵ The property was described at this time as follows:

Crown Allotment 5 Section 5 same Parish and County [Parish of Kerrit Bareet County of Grant] containing 44 acres 2 roods and 23 perches subdivided into 4 paddocks with post and rail fence. On this land is erected Brick house containing 15 rooms, 2 hay and chaff sheds, work shop, wash and buggy house.¹⁶

During Robert McDowell's illness, his numerous other landholdings, including land at Gordon and land in the Parish of Woolamai, County of Mornington, was let by the Master of Lunacy to two of his sons, Herbert and Walter respectively.¹⁷

Herbert McDowell continued to reside and farm 'Oakvale' following his father's death and he acquired Title to the property in 1904.¹⁸ On 7 March 1903, he married Edith E. Cowley at the Congregational Church, Ballarat.¹⁹ Their daughter was born at 'Oakvale' on 10 December 1908.²⁰ Tragically, Edith McDowell died in 1909 after a brief illness at the residence of her father, J.E. Cowley of the Eureka Ironworks, Ballarat East.²¹ Possibly as a consequence of the loss of his wife, Herbert McDowell sold 'Oakvale' a year later in 1910. As outlined in the *Bacchus Marsh Express*:

Mr. H.L. McDowell's homestead farm of 97 acres, known as Oakvale, Black Hill, Gordon, has been sold through Messrs. Greenfield & Co., to Mr. William Clifford, of Gordon, for £4,352/17/6, or at the rate of £44/7/6 per acre.²²

'Oakvale' & the Clifford Family Era

Title to 'Oakvale' was taken up by Mrs Mary Clifford (nee Hogan) and her son, William Gerald Clifford (1882-1951), on 30 December 1910.²³ Another of Mrs Clifford's sons, Herbert, farmed a neighbouring property.²⁴ With her husband, Timothy Clifford, Mary had established a bakery at 82 Main Street, Gordon in 1870.²⁵ In 1914, William Clifford became sole owner of 'Oakvale' where he cultivated potatoes.²⁶

In 1916, William Gerald Clifford married Mary Helena Ryan (1894-1974) (Figure 1), the daughter of Thomas Francis and Johanna Ryan (nee Maher).²⁷ They had seven children: Deborah, Mary, Thomas, Gerald, Elaine, Eileen and Cornelius.²⁸ The Clifford family were members of St. Patrick's Roman Catholic Church, Gordon.²⁹

15 Robert Luke McDowell, Probate Administration files, 1904, VPRS 28/P2 Unit 688 PROV.

16 Ibid.

17 Ibid.

18 Certificate of Title, vol. 111 fol. 064.

19 *Gordon Advertiser*, 23 March 1907, *op.cit.*

20 *The Argus*, 25 January 1908.

21 R. Huggins, Index of the *Gordon Advertiser*, 9 July 1909, private collection, Ballan.

22 *Bacchus Marsh Express*, 29 October 1910. See also *The Argus*, 25 October 1910.

23 Certificate of Title, vol. 3010 fol. 827 & Victorian Births, Deaths and Marriages Indexes, *op.cit.*

24 Davenport, *op.cit.*

25 Certificate of Title vol. 84 fol. 755 & Davenport, *op.cit.*

26 Ibid., vol. 3467 fol. 288 & Davenport, *op.cit.*

27 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

28 *The Argus*, 11 July 1951, p.14.

29 Ibid.



Figure 1: Mary and William Clifford of 'Oakvale', c.1950.

Source: Maureen Davenport, Canberra.

On William's death in 1951, 'Oakvale' passed to Mrs Mary Clifford until her death in 1974.³⁰ From this time until 1977, the property was owned by Thomas and Cornelius Clifford until Thomas' death in 1988.³¹ It remained owned by Cornelius Clifford until his death in 1997,³² when it was sold outside the Clifford family for the first time in 87 years. 'Oakvale' had fallen into disrepair at this time (Figures 2-5).



Figure 2: 'Oakvale', front (east) elevation, 1998.

Source: Wendy Jacobs.



Figure 3: 'Oakvale', front (east) elevation, 1998.

Source: Wendy Jacobs

³⁰ Certificate of Title, op.cit.

³¹ Ibid.

³² Davenport, op.cit.



Figure 4: Oakvale', rear (west) elevation, 1998.

Source: Wendy Jacobs



Figure 5: Oakvale', side (south) elevation, 1998.

Source: Wendy Jacobs

COMPARATIVE

'Oakvale' is the only known surviving two storey Victorian Georgian styled dwelling on a farm property in the west region of the Moorabool Shire built in the 1860s. Other substantial two storey rural homesteads in the district and nearby area were built in later years including:

- 'Mt Boninyong Homestead', 6754 Midland Highway, Scotsburn:³³ the homestead was built in 1883 for Robert Scott on the family property, Mt Boninyong. The large, two storey, brick Victorian Eclectic styled dwelling features complex hipped roof forms, the front having a projecting rectangular bay surmounted by a bellcote while the ground floor features a post-supported skillion verandah with cast iron valances and brackets. At the rear is a projecting steeply pitched two storey gabled wing.
- 'Yuulong Homestead', 30 Youlong Road, Scotsburn:³⁴ built in 1889 for Andrew Scott on land excised from the Scott property, Boninyong, the polychrome brick, late Victorian styled dwelling has a hipped roof form with an encircling convex verandah decorated with cast iron posts, valances and brackets.
- 'Killarney', 3109 Dunnstown Road, Warrenheip:³⁵ built in c.1897 for Thomas O'Loughlin who was awarded the title of Papal Count of the Holy Roman Empire, his large Late Victorian Picturesque brick dwelling features complex hipped and gabled roof forms, the front having projecting segmentally-arched portico and cast iron verandahs and balconies. There is a gate house that was erected at the entrance to the main driveway, as well as stables and a coach house.

'Oakvale' is more rudimentary in design than the other two storey homesteads, reflecting its earlier date of construction and possibly the Protestant frugality of the original owner.

Stylistically, 'Oakvale' is more comparable to the former Commercial Bank at 157 Inglis Street built in bluestone in 1867,³⁶ and the former Post and Telegraph Office, 140 Inglis Street, Ballan, built in brick in 1874.³⁷ Like 'Oakvale', both feature symmetrical, rectangular facades with three-bayed compositions defined by window and door openings, hipped roofs and narrow eaves.

³³ P. Griffiths, *Three Times Blest: A History of Buninyong & District 1837-1901*, Buninyong & District Historical Society, 1988, pp.121-122.

³⁴ *Ibid.* & D. Kellaway, 'Research into Yuulong, Scotsburn, near Buninyong', National Trust of Australia (Victoria), 1976.

³⁵ D. Cahir, Dunnstown, notes provided on Killarney to the author, March 2010 & Australian Heritage Database online, 31 May 2009.

³⁶ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, 1989, p.45 & Australian Heritage Database online, 31 May 2009. The latter states that the building was constructed in 1857.

³⁷ 'A Heritage Walk Through Ballan', Ballan Shire Historical Society, 1996.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. GOR020

ADDRESS: 35 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling at 35 Main Street, Gordon, has significance as a representative example of a modestly-scaled, Victorian vernacular style, being a physical legacy of the housing type constructed for miners and other employees of the mining industry during Gordon's second gold mining phase from the late 1860s until the 1880s. This dwelling was built in 1880 for William and Mary Robinson. A carpenter for Parker's

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United Mining Company, it was probably constructed by William Robertson. The significant fabric includes: the steeply-pitched gabled roof form with rear skillion wing and front skillion post-supported verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, modest scale and single storey height, face brick chimneys on the east side, symmetrical composition of the front face with the central front timber framed doorway and flanking timber framed 12 paned double hung windows, and the timber windows sills.

How is it significant?

The dwelling at 35 Main Street, Gordon, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 35 Main Street, Gordon, has historical significance for its associations with residential development during the second phase of gold mining activity in the town between the late 1860s and 1880s (Criterion A). It was built in 1880 for William and Mary Robinson. A carpenter with Parker's United Mining Company, William Robinson probably built the dwelling. It survives as a physical legacy of the once ubiquitous housing type at a time when the Gordon township prospered due to gold mining.

The dwelling at 35 Main Street, Gordon, has aesthetic significance as a representative example of a Victorian vernacular style in the town (Criterion D). Although altered, the original appearance of the dwelling remains clearly discernible in the gabled form with rear skillion wing and front post-supported skillion verandah, face brick chimney, central timber framed front doorway with transom, flanking timber framed 12 paned double hung windows, modest eaves, corrugated sheet metal roof cladding and the timber weatherboard wall cladding. This fabric reflects the once common type of working class dwelling in the Gordon township, with the dwelling being one of only a few surviving today.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern half of the site at 35 Main Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

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The dwelling at 35 Main Street, Gordon, is located on a long rectangular allotment. It has a typically modest front setback, one narrow side setback and one wide side setback (with grassed driveway) and a large, open grassed rear yard with trees immediately behind the dwelling and a centrally located shallow gabled metal garage. The front has an open grassed yard dominated by an exotic deciduous tree. There is an introduced front timber picket fence (approximately 1200 mm high).

The symmetrical, single storey, timber weatherboard, Victorian vernacular styled dwelling has a steeply-pitched, gabled roof form that traverses the site, together with a front projecting post-supported hipped-roofed verandah and a rear skillion wing. These roof forms are clad in corrugated sheet metal. The front verandah appears to be early, but the square timber posts have replaced the original posts, while the concrete verandah floor has replaced a timber floor and the flat timber picketed verandah balustrade has been introduced. At the rear, the skillion wing has been extended.

In addition to the main gable roof and front verandah, other original or early features of the design include the modest eaves, central timber framed front doorway with transom and the flanking timber framed 12 paned double hung window, timber window sills and the external face brick chimney breast and chimney.



Photo 2: Dwelling, 35 Main Street, 2009, with introduced horizontal timber paling fence.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, *op.cit.*

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

History of the Dwelling at 35 Main Street

The dwelling at 35 Main Street is situated allotment 5 of Section 7 in the Township of Gordon first owned by James Simmons from 12 October 1875.¹² He was a store and hotel keeper, having established a 12-roomed timber hotel at 42-44 Main Street in c.1863.¹³ On his death in 1878, his property at 35 Main Street was described as being fenced with 'no other improvements.'¹⁴ Following settlement of Simmons' Estate in 1880, the land was sold by Simmons' executor, Robert Irwin, to Mrs Mary Robinson, wife of William Robinson, a carpenter with Parker's United Mining Company.¹⁵ William Robinson soon built the existing dwelling on the site as it was rated in 1881 with a net annual value of £8.¹⁶

Mary Robertson (nee Lister) (born c.1822) had married William Robinson in England.¹⁷ They had no children. Possibly lured by the Victorian gold rush, they soon settled at Gordon and from 1880 they lived in the modest miner's cottage at 35 Main Street. Well respected in the town, Mrs Robertson died in February 1885. The *Gordon Advertiser* gave the following obituary:

An old and greatly respected resident of Gordon has during the week passed into that 'borne from whence no traveller returns'. We allude to the death of Mrs Robinson (wife of William Robinson carpenter of the Parker's United Company) which sad event took place on Wednesday morning. Death in this instance resulted from natural causes and was not altogether unexpected, though the deceased lady, who had attained the age of 63, had been in the enjoyment of excellent health until quite recently.¹⁸

At the time of her death, Mrs Robinson's property was described as 'containing one rood and thirty perches or thereabouts and upon which is erected a house, of estimated value of £30.'¹⁹ Mrs Robinson's death appears to have had a profound and devastating effect on her husband, William, as he died a few months later in June 1885. His death was reported in the *Gordon Advertiser*:

It is our sad duty to record the death of Mr William Robinson which sad event took place on Sunday last at the residence of his uncle, Mr H Bell MLA of Urquhart St Ballarat, whither he had lately gone for the benefit of his health. Mr Robinson had been a resident of Gordon for many years, having been employed as a carpenter at the Parker's United claim. He lost his wife some months ago and this seemed to have preyed on his mind considerably. Interred in Gordon Cemetery.²⁰

As both Mary and William Robinson had no next of kin (with Mrs Robinson's brothers and sisters in England not able to be located),²¹ the Curator of the Estates of Deceased persons, Thupe Weigall, was registered as the proprietor of the property at 35 Main Street on 20 June 1885.²²

12 See Township of Gordon Plan, 1954, VPRS 16171 PROV.

13 James Simmons, Probate administration files, 1878, VPRS 28/P2 Unit 105 PROV. Probate of Simmons' Estate listed his hotel as being on lots 2 and 3 of Section 24, which equates to the properties at 42 and 44 Main Street today.

14 Ibid.

15 Certificate of Title vol. 885 fol. 925. See also R. Huggins, Transcript of the *Gordon Advertiser*, 14 February 1885.

16 Ballan Shire Rate Book, 1881, VPRS 5557/P0 Unit 6 PROV (Ballarat).

17 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne & Mary Robinson, Probate Administration files, 1885, VPRS 28/P2 Unit 181 PROV.

18 Huggins, *op.cit.*

19 Robinson, *op.cit.* It was Thupe Weigall, Curator of the Estates of Deceased Persons, who described Mary Robinson's property.

20 Huggins, *op.cit.*, 20 June 1885.

21 Robinson, *op.cit.*

22 Certificate of Title, 1198 fol. 557.

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Weigall sold the property to Mrs Margaret Grantham, butcher, on 17 August 1885.²³ She was the wife of Charles J. Grantham, a local slaughterman and butcher who owned a slaughter yard and butcher's shop in the town.²⁴ From 1885, they lived at 35 Main Street and a few years later Charles Grantham had relocated to Western Australia to further pursue his slaughtering business.²⁵ Mrs Grantham followed in 1891, as announced in the *Gordon Advertiser*:

Mrs Margaret Grantham, having disposed of her property & business, to John STIRRETT and being about to join her husband in Western Australia, has instructed John McCulloch to offer up the whole of her furniture and effects for public auction.²⁶

While the *Gordon Advertiser* claimed the property to have been sold to John Sterritt, it had been purchased by Sterritt's wife, Margaret Ann Sterritt, a housekeeper, on 30 May 1891.²⁷ John Sterritt was a butcher who carried on business at his four acre property in the town.²⁸ Margaret (nee Simmons) and John Sterritt married in 1874.²⁹ They had four children who were all born at Gordon: Ernest Frederick (born 1875), Albert John (born 1876), Herbert Gordon (born 1878) and Sarah Jane (born 1881).³⁰

It is unclear whether Margaret and John Sterritt resided at 35 Main Street, or in the dwelling attached to the butcher shop (which seems more likely) as both were rated as owners of tenements in the 1890s.³¹ Although John Sterritt had attempted to sell his butchery business and property in 1892,³² another six years were to elapse before this occurred. In 1898, he relocated to Kalgoorlie, Western Australia, to establish a butchery there following the demise in mining activity and business in Gordon.³³ Sterritt was only resident in West Australia for a few months before he died in mysterious circumstances. *The Argus* gave the following obituary:

Mr. John Sterritt, whose death, after a disturbance at Kalgoorlie on Sunday, was reported in "The Argus" of yesterday, was a resident of this place between 30 and 35 years, and was a highly respected citizen. He carried on business in various ways, was the licensee of two hotels, the Freemasons' and the Commercial, and was owner of the latter. He sold out some time ago, began business as a butcher, and only relinquished that business in the early part of the year. He then left for Kalgoorlie, where he met his fate. His wife and one daughter reside here [Gordon], and his three sons are in the west, close to Kalgoorlie. He has two brothers, William and Joseph; ... Great sympathy is expressed in all quarters for the family. He was only about 48 years of age.³⁴

It appears that Mrs Margaret Stirrett had worked as a housekeeper at her husband's Commercial Hotel in the 1880s. After his departure and death in West Australia in 1898, she took up hotel keeping, being rated in 1900 as a victualler.³⁵ It appears that she ran the Mount Hope Hotel owned by Cheri Mars, continuing with a licence there until 1905 when she acquired the licence to Cr. L. Rosenow's Commercial

23 Ibid.

24 See *The Argus*, 15 November 1882, p.8 & *Gordon, Egerton & Ballan Advertiser*, 9 August 1918, p.1.

25 Ibid.

26 Huggins, *op.cit.*, 7 August 1891.

27 Certificate of Title, vol. 1728 fol. 513.

28 Huggins, *op.cit.*, 18 November 1892.

29 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

30 Ibid.

31 See Ballan Shire Rate Books, *op.cit.*, 1892, 1896.

32 Huggins, *op.cit.*

33 *The Argus*, 5 October 1898, p.6.

34 *Ibid.*

35 Ballan Shire Rate Book, *op.cit.*, 1900.

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Hotel.³⁶ It was also in 1905 when she married Robert Nichols, a farmer from Gordon who had recently returned from West Australia.³⁷

Throughout the early 1900s, Margaret Stirrett/Nichols appears to have leased her property at 35 Main Street. In 1900, it was occupied by George Cross, a baker.³⁸ In 1915, Margaret and Robert Nichols lived at Leigh Creek.³⁹ Mrs Nichols continued ownership of the property until her death in 1927.⁴⁰ It was then acquired by her son, Ernest Frederick, and he lived there until 1953.⁴¹ At this time, the property was sold to Cyril and Elizabeth Ann Dicker.⁴² Cyril Dicker was a wood merchant. They continued ownership until 1974.⁴³

COMPARATIVE

The dwelling at 35 Main Street is a representative example of a modest, Victorian vernacular styled cottage built during the second phase of goldmining activity in the late 1860s to the 1880s in Gordon. Other comparable dwellings of similar design and scale (gabled roof forms with projecting front verandahs) include:

- 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner (now demolished).
- 39 Main Street.
- 46 Main Street: built in c.1875 for Charles Henry Blair, miner.
- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
- 32 Russell Street: built in 1883 for Philip Henry Watkinson. The double gabled timber building served as both a shop and dwelling, the store wing having flanking parapeted skillion wings.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.⁴⁴

³⁶ Ibid., 1901 & 1904. The Rate Book for 1904 listed Sterritt as occupier of the Mount Hope Hotel owned by Cheri Mars. Details of Sterritt's license of the Commercial Hotel were given in Huggins, *op.cit.*, 21 July 1905.

³⁷ *Ibid.*, 14 July 1905.

³⁸ Ballan Shire Rate Book, *op.cit.*, 1900.

³⁹ Certificate of Title, *op.cit.*, vol. 1270, fol. 905, 17 April 1915, for the adjoining property at 37 Main Street.

⁴⁰ Certificate of Title, *op.cit.*, vol. 1728 fol. 513

⁴¹ *Ibid.*

⁴² *Ibid.*

⁴³ *Ibid.* & vol. 9060 fol. 335.

⁴⁴ Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. GOR022

ADDRESS: 37 Main Street, Gordon

Assessment Date: Feb 2016, Updated 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****No Level Recommended
(House Demolished following assessment)****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **No****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations****STATEMENT OF SIGNIFICANCE:**

House Demolished after completion of draft West Moorabool Heritage Study Stage 2A

Heritage Overlay Map

No heritage overlay recommended

DESCRIPTION:

The following is a description of the former dwelling for historical record purposes:

The dwelling at 37 Main Street, Gordon, is located on a long rectangular allotment. It has a typically modest front setback, one narrow side setback and one wide side setback (with grassed and gravelled driveway) and a large, open grassed rear yard and some trees, including a mature deciduous tree immediately behind the dwelling. Centred in the rear yard is a shallow-gabled

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outbuilding. At the front is a modest grassed yard with paved pedestrian path, perimeter plantings and eucalypt and Cypress and other exotic trees. The front is bound by an introduced timber picket fence with wire vehicular and pedestrian gates. The fence and gates are approximately 1200 mm high.

The asymmetrical, single storey, timber weatherboard, Victorian vernacular styled dwelling has steeply-pitched gabled roof forms that traverse the site, as well as a front projecting gabled wing and post-supported skillion verandah. At the rear is a rear skillion wing. These roof forms are clad in green painted corrugated sheet metal (except the verandah roof which is unpainted). There are narrow eaves. On the east side is an external face brick chimney breast and chimney with a green painted brick capping.

In addition to the articulation of the roof forms, other early features include the timber framed 12 paned double hung windows and timber window sills in the front gable end and along the sides, and the timber framed front doorway. The window under the front verandah has been introduced, as have the square timber verandah posts. The bracketed timber window hood above the front window may also have been introduced but it reflects similar hoods for the period.

Overall, the dwelling appears to be in fair condition when viewed from the street. There is evidence of rotting in the weatherboard wall cladding in the front gable end, warping in the traversing roof ridgeline (which also might be indicative that the projecting front gable is an early addition), rusted roof cladding and deteriorated paintwork. While the front window has been introduced and the front verandah altered, the Victorian vernacular stylistic qualities of the dwelling are clearly discernible.



Photo 2: Dwelling, 37 Main Street, 2014, east elevation.



Photo 3: Dwelling, 37 Main Street, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton,

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

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PLACE NAME: Dwelling

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New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling at 37 Main Street

The dwelling at 37 Main Street is situated on allotment 4 of Section 7 in the Township of Gordon and was first owned by William Sterritt from 27 April 1881.¹² He was a gold miner who had the existing dwelling constructed in 1881, soon after acquired the land.¹³ The property had a net annual value of £7 at this time.¹⁴ Sterritt was a brother of John Sterritt, hotel keeper and butcher of Gordon until the late 1890s.

William Sterritt (born c.1855) was married to Marion (nee Anderson) and they had five children all born at Gordon: Edwin (born 1877), Joseph John (born 1880), Eliza Marion (born 1882), Margaret Henderson (born 1884) and Minnie Frances (born 1886, died 1887).¹⁵ In 1889, William Sterritt was appointed mining manager of Parker's United Company, Gordon.¹⁶ With the demise in mining in the Gordon area in subsequent years, Sterritt was forced to leave the town to continue to pursue his occupation, as outlined in the *Gordon Advertiser* in 1896:

Mr. W. Sterritt, for many years mine manager of the Parker's mine, has received an appointment as manager of the Fernhill G.M.C. at Mirboo North, Gippsland. Prior to receiving this appointment he occupied the position of mine manager of the Mount Taylor mine, Gippsland.¹⁷

The ill-effects of mining took its toll on the health of William Sterritt and his life was cut short by lung disease in 1902. The *Gordon Advertiser* gave the following obituary:

Death of Mr. William Sterritt, well known mining man of Gordon, caused by bursting of blood vessel on lungs. Born in Bacchus Marsh, was 47 years of age, came to Gordon at age 15. Married in Ballarat in 1876 and brought his wife to Gordon. Leaves a family of widow and 7 children, youngest being only 3 years of age. Brother John Sterritt, killed in Kalgoorlie, leaves one brother Mr. Jos. Sterritt, of Ballarat. Coffin-bearers: Messrs. W. Elliott, J. Freeman, C. McCusker, T. McCusker, J. Hudson, C. Blair, W. Thomas, G. Palmer, T. Bell. Pall-bearers: Mr. G.F. Holden, M.L.A.s, Crs. A Wades, Frank Setter, Messrs. J. Evans, R. Shankland, G. Clayton, J. McG. Barclay, W.H. Treloar.¹⁸

⁹ Bannear, op.cit.

¹⁰ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

¹¹ Bannear, op.cit.

¹² See Township of Gordon Plan, 1954, VPRS 16171 PROV.

¹³ Ballan Shire Rate Book, 1881, VPRS 5557/P0 Unit 6 PROV (Ballarat).

¹⁴ Ibid.

¹⁵ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹⁶ R. Huggins, Transcript of the *Gordon Advertiser*, 23 March 1889, private collection, Ballan.

¹⁷ *Ibid.*, 13 March 1896.

¹⁸ *Ibid.*, 11 July 1902.

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PLACE NAME: Dwelling

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ADDRESS: 37 Main Street, Gordon

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Described in 1902 as a 'weatherboard house containing four rooms and also two detached buildings of the value of £30', the property remained occupied by Mrs Sterritt and her two daughters, Maggie (Margaret) and Florrie (Eliza?).¹⁹ Interestingly, the property was bequeathed to Miss Margaret Henderson Sterritt, and not as might have been expected, William Sterritt's widow, Marion.²⁰ This may have been due to the ill-health of Mrs Sterritt who was reported as being 'seriously indisposed' in 1914.²¹ The following year, 1915, she and her family left Gordon for West Australia, as reported in the *Gordon Advertiser*:

Mrs Wm. Sterritt and family, old and esteemed residents of Gordon, are leaving for West Australia after Easter. One son (Mr Ted Sterritt) and a daughter (Mrs Tom Fox) are already settled in the West.²²

Miss Margaret Henderson Sterritt sold the property at 37 Main Street to her aunt, Mrs Margaret Ann Nichols on 17 April 1915, just three months before Miss Sterritt married Cecil O.S. Judd at St. Alban's Church, Highgate Hill, Perth on 3 July 1915.²³ Mrs Margaret Nichols (nee Simmons and formerly Mrs Sterritt) had acquired the neighbouring property at 35 Main Street in 1891.²⁴ Her first husband was John Sterritt, butcher and former hotel keeper.²⁵ Margaret and John Sterritt had four children born at Gordon: Ernest Frederick (born 1875), Albert John (born 1876), Herbert Gordon (born 1878) and Sarah Jane (born 1881).²⁶

Following the sale of his butchery business at Gordon, John Sterritt relocated to Kalgoorlie, Western Australia to establish a butchery there following the demise in mining activity and business in Gordon.²⁷ Sterritt was only resident in West Australia for a few months before he died in mysterious circumstances. *The Argus* gave the following obituary:

Mr. John Sterritt, whose death, after a disturbance at Kalgoorlie on Sunday, was reported in "The Argus" of yesterday, was a resident of this place between 30 and 35 years, and was a highly respected citizen. He carried on business in various ways, was the licensee of two hotels, the Freemasons' and the Commercial, and was owner of the latter. He sold out some time ago, began business as a butcher, and only relinquished that business in the early part of the year. He then left for Kalgoorlie, where he met his fate. His wife and one daughter reside here [Gordon], and his three sons are in the west, close to Kalgoorlie. He has two brothers, William and Joseph; ... Great sympathy is expressed in all quarters for the family. He was only about 48 years of age.²⁸

It appears that Mrs Margaret Sterritt had worked as a housekeeper at her husband's Commercial Hotel in the 1880s. After his departure and death in West Australia in 1898, she took up hotel keeping, being rated in 1900 as a victualler.²⁹ It appears that she ran the Mount Hope Hotel owned by Cheri Mars,

19 See William Sterritt, Probate Administration files, 1902, VPRS 28/PO3 Unit 508 PROV, and Ballan Shire Rate Book, op.cit., 1905-06. *The Ballarat Courier*, 1 May 1915, referred to Misses Maggie and Florrie Sterritt, daughters of the late Mr William Sterritt of Gordon.

20 Sterritt, op.cit. & Certificate of Title, vol. 1270 fol. 905.

21 *Gordon, Egerton and Ballan Advertiser*, 28 August 1914, p.4.

22 *Ibid.*, 26 February 1915, p.4.

23 Certificate of Title, op.cit. & *Sunday Times* (Perth), 25 July 1915, p.9S.

24 See heritage citation for 35 Main Street.

25 Victorian Births, Deaths and Marriages Indexes, op.cit.

26 *Ibid.*

27 *The Argus*, 5 October 1898, p.6.

28 *Ibid.*

29 Ballan Shire Rate Book, op.cit., 1900.

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PLACE NAME: Dwelling

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continuing with a licence there until 1905 when she acquired the licence to Cr. L. Rosenow's Commercial Hotel.³⁰ It was also in 1905 when she married Robert Nichols, a farmer from Gordon who had recently returned from West Australia.³¹

At the time acquiring the property at 37 Main Street in 1915, Mrs Nichols lived with her husband at Leigh Creek.³² She leased the dwelling at 37 Main Street to Cyril Dicker, who a year earlier in 1914, had secured the mail contract from the post office to the Gordon railway Station.³³ Margaret Nichols continued ownership of the property until her death in 1927.³⁴ It then passed to her husband, Robert.³⁵ In 1933, he sold it to Robert Charles Neves, a labourer, and he in turn sold it to Mary Ann Williams, licensed victualler of Williams Hotel at 69 Main Street in 1949.³⁶ A few months later, the property was purchased by Bartholomew John Fuller, a transport driver and he sold it to Adrian Cornelis Danielse in 1951.³⁷ The following year, 1952, William Dicker, a wood merchant, and his wife, Elizabeth, acquired the property.³⁸ They also owned the neighbouring dwelling at 35 Main Street from 1953.³⁹ In the mid 20th century, the dwelling was occupied by the Dr Chapman who used the front gabled wing as his surgery.⁴⁰

COMPARATIVE

The dwelling at 37 Main Street was a representative example of a modest, Victorian vernacular styled cottage built during the second phase of goldmining activity in the late 1860s to the 1880s in Gordon. Other comparable dwellings of similar design and scale (gabled roof forms with projecting front verandahs) include:

- 35 Main Street: built in 1880 for William and Mary Robinson. William Robinson was a carpenter for Parker's United Mining Company.
- 39 Main Street.
- 46 Main Street: built in c.1875 for Charles Henry Blair, miner.
- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
- 32 Russell Street: built in 1883 for Philip Henry Watkinson. The double gabled timber building served as both a shop and dwelling, the store wing having flanking parapeted skillion wings.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.⁴¹

30 Ibid., 1901 & 1904. The Rate Book for 1904 listed Sterritt as occupier of the Mount Hope Hotel owned by Cheri Mars. Details of Sterritt's license of the Commercial Hotel were given in Huggins, *op.cit.*, 21 July 1905.

31 *Ibid.*, 14 July 1905.

32 Certificate of Title, *op.cit.*

33 Ballan Shire Rate Book, *op.cit.*, 1915-16 & *The Ballarat Courier*, 4 February 1914, p.7.

34 Certificate of Title, *op.cit.*

35 *Ibid.*

36 *Ibid.*

37 *Ibid.*

38 *Ibid.*

39 See heritage citation for 35 Main Street.

40 Information kindly provided by Mrs Pat Barry (nee Winter) to Maureen Davenport, Canberra, February 2015.

41 Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. GOR024

ADDRESS: 46 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair-Poor**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that permission is sought from the owner to carry out an on-site inspection of the dwelling to confirm the condition, integrity and significance of the place.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 46 Main Street, Gordon, has significance as a representative example of a modestly-scaled, Victorian vernacular style, being a physical legacy of the housing type constructed for miners during Gordon's second gold mining phase in from the late 1860s until the 1880s. This dwelling was built in c.1875 for Charles Henry Blair, miner. He lived there with his wife, Elizabeth and children until 1907. The significant fabric includes: the steeply-pitched gabled roof form with rear skillion wing and front skillion post-supported verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, modest scale and single storey height, face brick chimneys on the east side, symmetrical composition of the front face with the central front timber framed doorway and flanking timber framed 12 paned double hung windows, and the timber windows sills.

How is it significant?

The dwelling at 46 Main Street, Gordon, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 46 Main Street, Gordon, has historical significance for its associations with residential development during the second phase of gold mining activity in the town in the 1870s (Criterion A). Built in c.1875 for the miner, Charles Henry Blair, the dwelling is a physical legacy of the once ubiquitous housing type at Gordon and it is now one of few remaining of the town's gold mining era.

The dwelling at 46 Main Street, Gordon, has aesthetic significance as a representative example of a Victorian vernacular style in the town (Criterion D). Although altered, the original appearance of the dwelling remains clearly discernible in the gabled roof form, with rear skillion wing and front post-supported skillion verandah, face brick chimneys, central front doorway with flanking timber framed 12 paned double hung windows, corrugated sheet metal roof cladding and the timber weatherboard wall cladding. This fabric reflects the once common type of dwelling in the Gordon township, with the dwelling being one of only a few surviving today.

Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the site at 46 Main Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 46 Main Street, Gordon, is located on a wedge-shaped corner allotment, with a side boundary fronting Stanley Street. There is a large sloping backyard largely comprising open grassed land and several mature trees near the east boundary. The dwelling has a modest front setback to Main Street and a similarly modest side setback to Stanley Street. There are overgrown trees and a grassed area comprising the front garden, with a similarly open grassed area comprising a driveway on the east side. The front is bound by an introduced, timber post and open horizontal timber paling fence, approximately 1 m high.

The single storey, timber weatherboard, Victorian vernacular styled dwelling is characterised by a steeply-pitched, gabled roof form, together with a front post-supported skillion verandah and a rear skillion wing. These roof forms are clad in corrugated sheet metal. On the east side towards the rear of the dwelling is a projecting skillion addition with corrugated sheet metal roof and wall cladding. The main dwelling has two external face brick chimneys on the east side. The front façade has a symmetrical composition defined by the original timber framed doorway (with an introduced timber and glazed door now boarded over) and flanking original timber framed double hung 12 paned windows with timber sills. The verandah is supported by introduced square timber posts and has an introduced, curved, solid timber fascia.

The dwelling appears to be in fair-poor condition. There is evidence of deterioration in the brick chimney (spalled tops and possibly rising damp in the base), weathered and rotted timber wall cladding, and evidence of lateral movement in the front façade and displaced verandah posts, the latter possibly caused by the overgrown trees close to the front of the dwelling. While the dwelling has experienced some alterations and additions, the original Victorian vernacular form and character is clearly discernible.



Photo 2: Dwelling, 46 Main Street, 2014.



Photo 3: Dwelling, 46 Main Street, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling at 46 Main Street

The dwelling at 46 Main Street is situated on allotment 1 of Section 24 in the Township of Gordon first owned from Charles Henry Blair from 12 October 1875.¹² A miner, Blair had acquired shares in the Duchess Quartz Mining Company in October 1873.¹³ In 1874, he married Elizabeth Ann Satterwaite and their first child, Annie Marie, was born at Gordon in this same year.¹⁴ They had three other children that were all born at Gordon: William Thomas (born 1877), Charles Henry (born 1879 and died 1880) and Henrietta (born 1881).¹⁵

It appears that Blair had the existing dwelling constructed soon after he acquired the land in 1875. In 1877, he was rated as the owner of a tenement with a net annual value of £5,¹⁶ suggesting that the dwelling had been built by this time. Blair continued goldmining at Gordon for the next 32 years, with the family living at 46 Main Street during this time.¹⁷ In 1907, possibly as a consequence in the demise of mining, he sold the property to Mrs Margaret Ann Nichols, wife of Robert Francis Nichols, farmer.¹⁸ On the death of Mrs Nichols in 1927, the property passed to her husband, Robert.¹⁹ He owned it until his death in 1944 when it was sold to Eric Rosenow, a fruiterer of Gordon.²⁰ In 1967, the property was purchased by Walter Robert Harrison.²¹

COMPARATIVE

The dwelling at 46 Main Street is a representative example of a modest, Victorian vernacular styled cottage built during the second phase of goldmining activity in the late 1860s to the 1880s in Gordon. Other comparable dwellings of similar design and scale (gabled roof forms with projecting front skillion verandahs) include:

- 35 Main Street: built in 1880 for William and Mary Robinson. William Robertson was a carpenter for Parker's United Mining Company.
- 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner (now demolished).
- 39 Main Street.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 See Township of Ballan Plan, 1954, VPRS 16171 PROV.

13 See Gordon Township Plan, 1942, VPRS 16171, PROV & Certificate of Title, vol. 830 fol. 988.

14 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Elizabeth's maiden name might also have been spelt "Satterthwaite".

15 Ibid.

16 Ballan Shire Rate Book, 1877, VPRS 5557/P0 Unit 45, PROV (Ballarat).

17 Ibid., 1891, 1901-02, 1905-06.

18 Certificate of Title, op.cit.

19 Ibid.

20 Ibid.

21 Ibid.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. GOR024

ADDRESS: 46 Main Street, Gordon

Assessment Date: Feb 2016

- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
- 32 Russell Street: built in 1883 for Philip Henry Watkinson. The double gabled timber building served as both a shop and dwelling, the store wing having flanking parapeted skillion wings.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.²²

²² Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling

Place No. GOR028

ADDRESS: 56-60 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining
 Theme 6.1: Building Towns
 Theme 6.2: Building Homes in the Shire
 Theme 8.3: Health & Welfare

Condition: Poor**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that permission is sought from the owner to carry out an on-site inspection of the dwelling to confirm the condition, integrity and significance of the place.

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 56-60 Main Street, Gordon, has significance for its associations with residential and commercial life in the township from the late 1860s and the 1880s, and as a representative example of a modestly-scaled, Victorian vernacular miner's cottage. Possibly built in 1868 for Dr Caesar Kieser, local medical practitioner and public vaccinator for the Ballan district in 1871-73, it was owned and occupied by Helena and James Bland from 1874. The dwelling had longer term associations with Harriett and John Northey from 1877, with Mrs Northey operating a store at Gordon until her death in 1910. Mr Northey was a miner and mine manager of the local Parker's United Company. The gabled wing of the dwelling may have been built during Harriett Northey's ownership in the early 1900s. The significant fabric includes: steeply-pitched, single storey, gabled roof form that traverses the site, side gabled wing that projects towards the front and rear, front skillion post-supported verandah and part of the rear skillion wing attached to the main gable. Other significant fabric includes the corrugated sheet metal roof cladding, timber weatherboard wall cladding, four face brick chimneys, centrally-located timber framed doorway, timber framed double hung 12 paned windows, timber window sills and decorative timber bargeboards in the front gable end.

How is it significant?

The dwelling at 56-60 Main Street, Gordon, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 56-60 Main Street, Gordon, has historical significance for its associations with residential and commercial development during the second phase of gold mining activity in the town from the late 1860s until the 1880s (Criterion A). Possibly built in 1868 for Dr Caesar Kieser, local medical practitioner and public vaccinator for the Ballan district in 1871, it was owned by Helena and James Bland from 1874. The dwelling has more enduring associations from 1877 with Harriett and John Northey, with Mrs Northey operating a shop at Gordon until her death in 1910 (Criterion H). John Northey was a miner, having studied mining at a young age in Cornwall and after emigrating to the Ballarat goldfields he acquired numerous mining shares. He was mine manager to the local Parker's United Company in the mid 1870s. The gabled wing of the dwelling appears to have been added in the early 1900s when owned by Mrs Northey.

The dwelling at 56-60 Main Street, Gordon, has aesthetic significance as a rare, early surviving example of a combined dwelling and shop and a representative example of a Victorian vernacular style in the town (Criterion D). The traversing gabled roof form, projecting front gable wing, front post-supported verandah, modest scale, central doorway, windows and chimneys are those particular Victorian vernacular design qualities that reflect the once ubiquitous type of dwelling in the Gordon township, with only a few surviving today.

Heritage Overlay Map

It is recommended that the heritage overlay is only applied to the portion of the site at 56-60 Main Street containing the dwelling and half the rear yard as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 56-60 Main Street, Gordon, is located on a long rectangular allotment having a very large grassed yard that slopes downwards towards the rear. There is a modest front setback defined by a grassed area with overgrown trees. There is also a flat timber picket fence (which has partially collapsed), scrolled metal and woven wire pedestrian gate and steel and chain mesh vehicular gate on the front (southern) boundary. There are substantial, grassed side setbacks. To the east of the dwelling is a modest gabled outbuilding with corrugated galvanised steel roof and wall cladding.

The asymmetrical, single storey, timber weatherboard, Victorian vernacular styled dwelling is characterised by a steeply-pitched, gabled roof form that traverses the site, gabled wing that projects towards the front and rear on the west side, a front projecting skillion verandah and rear skillion wings. The gabled wing on the west side appears to be an early addition, with the rear skillion wing also having been extended. The roofs are clad in corrugated galvanised steel, with timber weatherboard wall cladding (some of the rear skillion wings are clad in corrugated sheet metal). There are four face brick chimneys, with three being external on the east side. The rear chimneys have lighter brick construction, suggesting that they may have been introduced at an early time. At the front under the verandah is an original centrally-located timber frame doorway (with an early 20th century three panelled timber door) and flanking original timber framed double hung 12 paned windows and timber window sills. There is also an early timber framed two paned double hung window in the front gable end. This gable end features decorative timber bargeboards. The front verandah is supported by early timber posts with timber brackets, suggesting that it may have been altered during the Federation era (c.1895-1915).

Overall, the dwelling appears to be in poor condition when viewed from the road. There is evidence of movement in the front walls and deterioration in the roof and substantial deterioration in the wall

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cladding, especially the west (side) elevation. The verandah has also partially collapsed, caused in part by the overgrown trees in close proximity to the dwelling.

The dwelling has moderate integrity, when considering that the early additions contribute to its Victorian vernacular character and its early evolution.



Photo 2: Dwelling, 58 Main Street, with outbuilding on the right, 2014.



Photo 3: Dwelling, 46 Main Street, showing the projecting gabled wing on the west side, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling at 56-60 Main Street

The dwelling at 56-60 Main Street, is located on allotment 6 of Section 2 in the Township of Gordon. It appears to have been built in 1868 for Dr Caesar Kieser.¹² Born in c.1815 in Germany, he qualified as a medical doctor at Wurzburg in 1841 before emigrating to South Australia, arriving on the "Alfred" from

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, *op.cit.*

12 Ballan Shire Rate Book, 1868, VPRS 5557/PO Unit 2, PROV (Ballarat). This was the first listing for Caesar Kieser in the Rate Books.

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Hamburg via Plymouth on 31 January 1850.¹³ In 1852, Kieser had been found duly qualified as a medical practitioner by the Southern Australian Medical Board.¹⁴ By 1854, Kieser had relocated to Casterton, Victoria, where he discovered gold at the Glenelg.¹⁵ The following year, 1855, he tried his luck at Mount Blackwood and he gave the following account of his time there:

My short stay in Melbourne, where I went on business of importance, induced me to take a practical trip to these localities [Mount Blackwood], where I have seen many strange things, and made many a good experience. My time I intended to stay here will be soon over, and that of a few months more shall bring me back to that country, the interest and progress of which I have particularly at heart, and whose advancement I shall possibly devote my utmost exertions to.¹⁶

Two years later in 1857, Kieser married Miss Tempe Gibbons at St. Paul's Church, Melbourne.¹⁷ By 1859, Kieser was practising in Ballan¹⁸ and by 1861 he was resident at Buninyong where he was a member of the building committee for the Holy Trinity Anglican Church.¹⁹ In 1863, Dr and Mrs Kieser had relocated to Ballarat where Dr Kieser was several times elected medical officer of the Loyal Prince Arthur Lodge of the Ancient Independent Order of Oddfellows.²⁰

In 1867, Dr Kieser became insolvent, as reported in *The Ballarat Star* and *The Age* newspapers. With liabilities amounting to £713 13s 2d, the causes of the insolvency were:

Losses in mining and pressure of creditors, in consequence of mortgagees foreclosing their mortgage over insolvent's house and land: the former having been chiefly erected by funds obtained from a building society, the monthly subscriptions of which insolvent was unable to meet; depreciation in the value of property, and from his furniture being sold off under bill of sale.²¹

It was following his insolvency that Kieser, with his wife, relocated to Gordon in 1868. His new dwelling had a net annual value of £12, but it was not until 7 July 1871 when he acquired freehold to allotment 6 and adjoining allotment 5A of Section 2.²² By August 1871, Kieser had been appointed public vaccinator to the Ballan district, attending at Flack's Hotel, Ballan 'on the first Saturday in each month, between the hours of 12 and 2 o'clock.'²³

In 1872, Keiser sold his property at Gordon to Mrs Mary Sutherland (wife of John Sutherland, a gentleman) and he relocated to Carngham.²⁴ Ownership was transferred to John Sutherland in 1873 and he in turn sold the property at this time to Henry McGie, a saw miller.²⁵

13 'Kieser, Caesar', Australian Medical Pioneers Index online at <http://www.medicalpioneers.com/cgi-bin/index.cgi?detail=1&id=28>

14 *South Australian Register*, 9 April 1852.

15 Australian Medical Pioneers Index, op.cit. & *Portland Guardian and Normanby General Advertiser*, 4 October 1855.

16 *Ibid.*

17 *The Argus*, 25 November 1857.

18 Australian Medical Pioneers Index, op.cit.

19 *The Star*, Ballarat, 14 November 1861.

20 Australian Medical Pioneers Index, op.cit. & *Ballarat Star*, 18 April 1867.

21 *Ibid.* & *The Age*, 25 June 1867.

22 Plan of the Township of Gordon, 1942, VPRS 16171, PROV.

23 *Bacchus Marsh Express*, 26 August 1871, p.4.

24 Certificate of Title, vol. 516, fol. 095 & vol. 609 fol. 773 & *Portland Guardian & Normanby General Advertiser*, 1 May 1874, p.3, which stated that Dr Keiser was resident at Carngham.

25 Certificate of Title, op.cit.

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On 18 December 1874, the property was purchased by Mrs Helena Bland, wife of James Bland, a saw miller.²⁶ James and Helena had married four years earlier in 1870 and the first of their three children, Herbert, was born at Gordon.²⁷ In 1876, James Bland was listed as owner of a tenement at Gordon with a net annual value of £20.²⁸ It was also in 1876 when Bland, then a machinist, became insolvent, the causes being 'losses on contracts and pressure of secured creditors.'²⁹ His liabilities amounted to £820 11s 6d.³⁰

Probably as a consequence of her husband's financial losses, Helena Bland sold the dwelling at 56-60 Main Street in 1877 to Mrs Harriet Northey.³¹ A storekeeper, Mrs Northey was the wife of John Northey, mining manager for Parker's United mining company.³² He had previously acquired the neighbouring allotment (lot 7).³³ In 1878, the Northeys' property was listed with a shop.³⁴ The property had a net annual value of £20, which increased to £28 in 1882 as a dwelling and shop on the adjoining land (lot 7) had been built by this time.³⁵ The net annual value of the two dwellings and two shops remained the same until 1893.³⁶

Tragedy struck with the death of John Northey in 1893.³⁷ He was born in c.1835 in Cornwall, England, and having studied mining at a young age, it seems that Northey was lured to the Ballarat goldfields as he emigrated to Victoria where he married Harriett Burrige in 1866.³⁸ They had six children: Daniel (born 1867, died 1868), Harriett (born 1870 at Gordon), Elizabeth (born 1873, died 1874), Rose (born 1875 at Gordon) Frederick (born 1868) and Samuel (born 1879, died 1880).³⁹ John Northey held mining shares as early as 1863 with the Chryseis Mining Company Ltd, and subsequent shares with the Young Australia Gold Mining Company at Piggoreet in 1864; Peru Gold Mining Company at Piggoreet in 1865; Great Extended Quartz Mining Company at Sebastopol in 1868; Bonnie Dundee Quartz Mining Company at Ballarat in 1869; and St. George United Quartz Mining Company at Sebastopol in 1869, before taking up mining with the North Parker's Quartz Mining Company at Gordon in 1873.⁴⁰ There, he became mine manager for North Parker's, as well as for Mars Gold Mining in 1876 and McRae's Freehold Estate Quartz Mining Company in 1883.⁴¹ At the time of his death, Northey was about 58 years of age, and *The Argus* gave the following obituary:

GORDON, MONDAY. – Great regret was expressed here when it became known that Mr. John Northey, manager of the Standard Company, Steiglitz, and for many years the mining manager of

26 Ibid., vol. 725 fol. 981.

27 See Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Their second child, Ernest, was born at Ceres in 1874 and their third son, Edgar, at Minyip in 1878.

28 Ballan Shire Rate Book, 1876, VPRS 5557/P0 Unit 5, PROV (Ballarat).

29 *The Argus*, 7 September 1876, p.5.

30 *Ibid.*

31 Certificate of Title, op.cit.

32 *The Argus*, 5 December 1893, p.6.

33 John Northey, Probate administration files, 1893-1902, VPRS 28/P0 Unit 922 & VPRS 28/P2 Unit 521 PROV.

34 Ballan Shire Rate Book, op.cit., 1878.

35 *Ibid.* & 1882.

36 *Ibid.*, 1888, 1889, 1890, 1893.

37 *The Argus*, op.cit.

38 *Ibid.* & Victorian Births, Deaths and Marriages Indexes, op.cit.

39 *Ibid.*

40 *Victoria Government Gazettes*, January 1863, p.170, 8 December 1864, pp.2872-3, 20 February 1865, p.501, 22 September 1868, p.1814, 20 January 1869, p.191, 29 March 1869, p.547, 23 June 1873, p.1171, 20 February 1875, p.385, 11 May 1881, p.1309 & 13 August 1883, p.1880.

41 *Ibid.*

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the Parker's United, Gordon, died this morning at his residence, Main-street, Gordon, from influenza and inflammation of the lungs.⁴²

Harriett Northey continued to operate a shop at 56-60 Main Street after her husband's death. For almost 10 years, Mrs Northey acted as executor for John Northey's Estate. In 1899, she declared that:

... I have been in possession of house and land and the horse which are the whole of the real and personal property left by deceased since the date of his death and that I have received the sum of not more than two pounds for the rent of such house which has been unoccupied during most of the period between the death of deceased and this date.⁴³

By 1902, Harriett Northey had sold the house on allotment 7 to J. McCusker, auctioneer, for £15 and the horse to G. Forshan for £5.⁴⁴ She continued residing in the dwelling at 56-60 Main Street throughout the early 1900s when the property had a net annual value of £12.⁴⁵ The dwelling is shown in the background of a photograph of Main Street, Gordon, in c.1900,⁴⁶ together with the neighbouring dwelling previously owned by John Northey (Figure 1).



42 *The Argus, op.cit.*

43 Northey, op.cit.

44 Ibid.

45 Ballan Shire Rate Books, op.cit., 1904-05, 1905-06.

46 The photograph partly shows Mars' Mount Hope Hotel in the foreground (right). Cheri Mars returned to France in c.1903 so it would appear that the photograph was taken before his departure. The hotel was burnt to the ground in 1915 when it was licensed to W. Bowden. See *Ballarat Courier* 3 July 1915, *The Argus*, 28 December 1915, p.4 & *Geelong Advertiser*, 28 December 1915, p.4.

Figure 1: Main Street, Gordon, c.1900, showing the dwelling at 56-60 Main Street in the background (circled). The two storey building in the foreground (right) is Cher Mars' Mount Hope Hotel. The larger building nearby the dwelling at 56-60 Main Street was the Commercial Hotel. Source: Colleen Rowlands via Maureen Davenport, Canberra.

It appears to have been during Harriett Northey's ownership in the early 1900s when a gabled addition was constructed on the west side of the dwelling.⁴⁷ Harriett Northey died there on 30 November 1910.⁴⁸ The *Gordon Advertiser* published the following obituary:

Mrs Harriett Northey, relict of Mr John Northey, died at the residence of her daughter, Mrs E.W. Thomas, Gordon, on Wednesday, at the age of 76 years, the cause of death being bronchitis. Mrs Northey came to this state 56 years ago from Torquay, England. She was twice married, first to Mr A.W. Gross, at Linton, and by this marriage there was one son, William, who has been in W.A. for some years. By the second marriage with Mr John Northey there were 3 girls and 3 boys. Her late husband died on 4th Dec. 1893. Mr Northey was mining manager of the old Parker's United for many years. Deceased came to Victoria in 1854. Her remains were interred in the Ballarat Old Cemetery today. The pallbearers were Messrs. John Williams, V.J. McGee, L. Rosenow, J. Gross, John Mitchell.⁴⁹

The Statement of Assets as part of Harriett Northey's Estate was described in 1918 as follows:

All that piece of land [comprising?] three roods and one tenth of a perch or thereabouts being Crown Allotments five "A" and six Section Two Town of Gordon Parish of Kerrit Bareet County of Grant upon which is erected an eight roomed weatherboard house and outhouses (old).⁵⁰

It may have been during the ensuing years after Mrs Northey's death when the front verandah was altered. In 1919, Harriett Northey's property was sold to Jacob Davies, a farmer.⁵¹ He sold it to Mrs Emma Godwin in 1928.⁵² Mrs Godwin's husband, Albert George Godwin, a storekeeper, operated a lolly shop from this location.⁵³ He had previously ran a store in Main Street, was an accordion player who, with others, supplied music for local dances, and he was the caretaker of the local Mechanics' Institute.⁵⁴ Emma Godwin owned the property until her death in 1965.⁵⁵ It then passed to Sydney Herbert Godwin, a farmer of South Ballarat.⁵⁶

COMPARATIVE

The dwelling at 56-60 Main Street is a representative example of a modest, Victorian vernacular styled cottage built during the second phase of goldmining activity from the late 1860s until the 1880s in Gordon. Other comparable dwellings of similar design and scale (gabled roof forms with projecting front skillion verandahs) include:

47 The photograph (Figure 1) would appear to date before 1903, as Cheri Mars' surname is shown on the side of the hotel building in the foreground, and he returned to France about this time. With the hotel being burnt to the ground in 1915, the gabled addition to Mrs Northey's dwelling at 56-60 Main Street would appear to have been built between c.1903 and c.1915.

48 Harriett Northey, Probate administration files, 1910-1918, VPRS 28/P3 Unit 871 PROV.

49 R. Huggins, Transcription of the *Gordon Advertiser*, 2 December 1910, private collection, Ballan.

50 H. Northey, op.cit.

51 Certificate of Title, vol. 928 fol. 540.

52 Ibid.

53 Joe Donegan, Gordon, to Maureen Davenport, Canberra, February 2015.

54 See the *Ballarat Courier*, 13 January 1915 & *Gordon, Egerton and Ballan Advertiser*, 5 October 1917, 15 November 1918.

55 Certificate of Title, op.cit.

56 Ibid.

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-
- 35 Main Street: built in 1880 for William and Mary Robinson. William Robinson was a carpenter for Parker's United Mining Company.
 - 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner ((now demolished).
 - 39 Main Street.
 - 46 Main Street: built in c.1875 for the miner, Charles Blair.
 - 32 Russell Street: built in 1885 for Philip Henry Wilkinson, storekeeper.
 - 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
 - 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.⁵⁷

The dwelling at 56-60 Main Street is a rare surviving example of an early residence and shop built in the 19th century in Gordon. Other examples include:

- 64 Main Street: built in 1884 as the London Chartered Bank to a design by E. James and Co., the face brick austere Victorian Classical styled building has distinctive parapeted façade behind which are double gabled roof forms.
- 69 Main Street: built as the Freemason's Hotel in c.1860 for Jules Gascard, the timber and rendered brick building originally comprised a hotel, butcher's shop and residence. It has experienced a number of alterations in the 19th and early 20th centuries, some of which give a tangible understanding of its evolution.
- 82 Main Street: built as a bakery and dwelling for Timothy and Mary Clifford in c.1877, the elongated double hipped roofed modest timber building with a front post-supported verandah served these dual functions until the early 20th century.
- 32 Russell Street: built as a drapery and grocery store and dwelling in 1883 for Philip Henry Watkinson, the double gabled timber building continued as a shop and residence until the late 1960s.

⁵⁷ Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former London Chartered Bank

Place No. GOR029

ADDRESS: 64 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (bank building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Opportunities are available to reconstruct the missing urns above the parapet, as shown in the historical photograph (Figure 2).

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former London Chartered Bank, 64 Main Street, has significance as an early, modest and unusual example of an austere Victorian Classical styled bank building in Victoria, one of only three surviving 19th century banks in the western region of the Moorabool Shire, and the only 19th century bank in Gordon, being a local landmark and a legacy of the second phase of gold mining in the town from the late 1860s until the 1880s. The London Chartered Bank established at branch at Gordon in 1869. The existing building replaced the first timber building in 1884, to a design by the Ballarat architectural firm of E. James and Co. It served as a branch of the London Chartered Bank until 1921 when it was taken over by the English, Scottish and Australasian Bank which operated at this location until 1972. The building has moderate-high integrity and the significant fabric includes: the two face brick wings with rendered parapets featuring projecting moulded cornices and stringcourses, vestigial pediment and paired consoles to the parapet on the south façade of the main wing, segmentally-arched timber framed double hung windows and door openings accentuated by face brick voussoirs with rendered keystones, rendered horizontal wall bands below the arched openings and at window sill level, stop-chamfered window and door reveals, bluestone window sills, bluestone plinth, transom windows, panelled timber entrance door (south façade of main wing) and main entrance door opening with timber doors (south façade of minor entrance wing), double gabled roof forms clad in corrugated sheet metal to the main wing and the apparent flat sheet metal roof to the minor entrance porch wing.

How is it significant?

The former London Chartered Bank at 64 Main Street, Gordon, has historic and aesthetic significance at a LOCAL level.

Why is it significant?

The former London Chartered Bank at 64 Main Street, Gordon, has historical significance as a physical embodiment of the prosperity and success of the township during the second phase of the gold mining era from the late 1860s until the 1880s (Criterion A). It has associations with the second phase of development of the London Chartered Bank at Gordon, with the earlier timber branch building erected in 1868 having been replaced with the existing brick building in 1884 to a design by the Ballarat architectural firm of E. James and Co (Criterion H). It is the only known surviving bank example of the work of Edward James, the progenitor of a number of notable building designs in Ballarat in the 1870s and 1880s. The building served as the only bank in the town, and after merging and becoming the English, Scottish and Australasian Bank in 1921, it operated until 1972.

The former London Chartered Bank at 64 Main Street, Gordon, has aesthetic significance as a modest, distinctive and predominantly intact example of an austere Victorian Classical style for a bank building in Victoria (Criteria D & E). The building design relies on proportion and variations of materials for its aesthetic success. These design elements are: moulded parapet cornices, vestigial parapet pediment, segmentally-arched window and door openings, and face brickwork offset by rendered banding and voussoirs. The modest scale, single storey height and parapeted facades with projecting moulded parapet cornices of the Gordon bank has an affinity with the more refined austere Classical designs by George Jobbins for the Drysdale, Portarlinton and Winchelsea branches of the Colonial Bank built in the 1880s. The former London Chartered Bank building at Gordon is also one of only three surviving bank buildings in the western region of the Moorabool Shire. It is a local architectural landmark in Gordon, being the only 19th century bank building in the town.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the southern portion of the site at 64 Main as shown on the following map:



DESCRIPTION:

The former London Chartered Bank, 64 Main Street, Gordon, is located on a modest wedge-shaped allotment at the north-west corner of Main and Lyndhurst Streets. The building is set on the Main Street (southern) and Lyndhurst Street (eastern) boundaries, with a wide side setback on the west side (where there is a gabled interwar era garage clad in sheet metal as well as trees and shrubs) and a large grassed rear yard to the north with perimeter trees and an interwar era parapeted brick and skillion-roofed brick outbuilding on the east boundary. The rear yard and side setback on the west side (fronting Main Street) are bound in high, capped, painted timber paling fences.

The asymmetrical, single storey, face brick, austere Victorian Classical styled bank building has a prominent parapeted principal wing that traverses the site and a projecting minor parapeted entrance porch at the east end. The parapets are rendered and feature projecting moulded cornices and stringcourses. On the main, south elevation, the banking chamber (comprising the eastern portion of the main wing) projects slightly towards the front and the parapet is surmounted by a vestigial pediment and supported by paired consoles. Behind the parapets, the principal wing has double gabled roof forms that extend towards the rear, the western gable having been extended. These roof forms are clad in corrugated sheet metal. The entrance porch wing appears to have a flat metal-clad roof. Projecting at the rear are brick and lightweight clad skillion additions.

The design of the former bank building is also characterised by the segmentally-arched timber framed double hung windows and door opening on the south façade, the arches being accentuated by face brick voussoirs with rendered keystones, with each opening linked by rendered horizontal bands below the arches and at window sill level. These rendered bands emphasise the horizontality

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of the design against the face brick wall construction and the bluestone plinth. The window reveals are shop chamfered and there are bluestone sills. The door opening on the south façade of the principal wing has an original panelled timber door above which is a transom window. The bracketed hood above the door has been introduced.

The minor wing at the east end of the building features similar design and construction detailing as the main wing, with a segmentally-arched door opening, brick voussoirs and rendered keystone, transom window and timber double doors. There is also a segmentally-arched timber framed double hung window on the east elevation of the minor wing, while the east elevation of the principal wing has single and paired windows of the same design and construction. There are other early window openings on the west elevation, of more rudimentary design and detail.

Overall, the building appears to be in good condition when viewed from the road, and is of moderate-high integrity.



Photo 2: Former London Chartered Bank, south elevation, 64 Main Street, 2014.



Photo 3: Former London Chartered Bank, south elevation, 64 Main Street, 2009.



Photo 4: Brick outbuilding on east boundary, 2015.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift

¹ S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

² *Ibid.*

³ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic

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decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the former London Chartered Bank

The site at 64 Main Street, Gordon, formed part of allotments 14 and 15 of Section 1 in the Township of Gordon first purchased by Louis Rozenski on 3 March 1863.¹² A Polish boot maker,¹³ it appears that he had built an eight-roomed dwelling and detached boot maker's shop¹⁴ at the western end of his Main Street frontage before this time (Figure 1).

Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 Ibid.

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 See Town Plan of Gordon, 1942, VPRS 16171 PROV.

13 See Louis Rozenski, Probate Administration files, 1907, VPRS 28/P3 Unit 27 PROV. Rozenski was listed in the Ballan Shire Rate Book for 1869 (VPRS 5557/PO Unit 2 PROV [Ballarat]) under the spelling "Louis Rosanqua". He was listed in the 1865 Rate Book as "Louise Rozanski". See also R. Huggins, transcript of the *Gordon Advertiser*, 3 January 1908, personal collection, Ballan.

14 *Ibid.*, 27 August 1909, described Rozenski's property as part of an auction notice following Rozenski's death.



Figure 1: Main Street, Gordon, looking north-west, n.d., with Rozenski's boot shop shown circled in the foreground.

Source: June Huggins, personal collection, Ballan.

On 13 June 1868, the *Bacchus Marsh Express* reported that 'It has been stated on good authority that the London Chartered Bank is about opening a branch of its business at Gordons, by which it would seem that great results are anticipated.'¹⁵ The branch was open by 28 November 1868, under the management of W.B. Reid.¹⁶ Rozenski had subdivided the eastern portions of his allotments and sold them to the London Chartered Bank, with Title being finalised on 29 March 1869.¹⁷ There was a succession of managers of the bank in the ensuing years, with a Mr Sutherland being the incumbent after Reid's departure until 1875.¹⁸ Sutherland was then promoted to Maryborough and D. Myers, J.P. was manager at Gordon until October 1876 when Thomas Anketell came to the position.¹⁹ He was manager at Gordon until 1882 when he left to establish a branch of the Union Bank at Roebourne, Western Australia (along with assistant, Burrup, Anketell was murdered there in 1885).²⁰ At Gordon, Anketell was succeeded by John Bell.²¹

In May 1884, *The Argus* reported that 'Our Gordons correspondent mentions that the business of the bank has been so rapidly improving in that district that new and commodious premises are about to be erected.'²² The Ballarat architectural firm of E. James and Co. had been engaged to design the new

¹⁵ *Bacchus Marsh Express*, 13 June 1868.

¹⁶ *Ibid.*, 28 November 1868.

¹⁷ Certificate of Title, vol. 278 fol. 502.

¹⁸ *Bacchus Marsh Express*, 30 May 1874 & 24 April 1875.

¹⁹ *Ibid.*, 21 October 1876.

²⁰ *Ibid.*, 24 January 1885 & *The Australasian*, 24 January 1885, p.16.

²¹ Ballan Shire Rate Book, op.cit, 1884.

²² *The Argus*, 27 May 1884, p.5.

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brick building.²³ While most branches of the London Chartered Bank had been designed by Leonard Terry until 1884, James had superintended the erection of the London Chartered Bank (as well as the branches for the Union, Australasian, National and New South Wales Banks) in Ballarat in earlier years,²⁴ and it was probably from these earlier associations, that he was awarded the design commission at Gordon. In July 1884, the earlier timber bank buildings on the site were offered for sale by auction and they were sold to Mr Chalmers of the London Chartered Bank, Ballarat, for £60.²⁵

The new bank building was of brick construction and designed in an austere Classical style, with parapeted facades surmounted by urns (Figure 2). The only other decorative features were the rendered horizontal bands in the walls and the window and door openings with brick voussoirs and rendered keystones.



Figure 2: Former London Chartered Bank (when the ES & A Bank), n.d. [c.1930], 64 Main Street, Gordon.

Source: *A Pictorial History of the Shire of Ballan*, p.94.

John Bell continued as manager of the bank in the new branch until 1887 when he was replaced by Henry Staplestone.²⁶ He was succeeded by James Nicol in 1889 who became a member of the Ballan Amateur Dramatics Club.²⁷ In 1904, Frederick Langsford was manager and in 1914 A.E. Walter held the position.²⁸ In 1916, H. Stewart, formerly an accountant with the bank at Gordon before taking up a

²³ M. Lewis & T. Sawyer (eds.), *Australian Architectural Index* online, Melbourne University, citing the Vernon architectural collection, Ballarat.

²⁴ A. Sutherland, *Victoria and Its Metropolis, Past and Present*, McCarron Bird & Co., Melbourne, 1888, p.187.

²⁵ Huggins, *op.cit.*, 5 July 1884.

²⁶ See Ballan Shire Rate Books, *op.cit.*, 1886 & 1887.

²⁷ *Ibid.*, 1890 & *Bacchus Marsh Express*, 19 October 1889.

²⁸ *Wise's Post Office Directory*, 1904 & 1914.

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relieving manager's position elsewhere, returned as manager.²⁹ According to the *Ballarat Courier*, 'His appointment has given satisfaction to his numerous local friends.'³⁰

In 1921, the London Charter Bank was taken over by the English, Scottish and Australasian Bank.³¹ H.T. Stewart was retained as manager and he continued in the role until at least 1930.³² By 1940, T. Lamb was manager and he served until 1946 when R.H. Reid became manager.³³ In the 1950s, Claude Webber was appointed manager and as a champion table tennis player, he held games with the young men of the town in the bank after hours.³⁴ In the later 1950s, he was replaced by F.C. Morriss.³⁵ The last manager before the bank closed in 1972 was Len Seddon.³⁶

The former bank building was purchased by Edward Heffernan, a school headmaster and artist, and his wife, Maree on 18 July 1972.³⁷ In recent years the bank has been the Gordon Egerton Galleries.

COMPARATIVE

Other Works by the Architect, Edward James

Edward James was born in Crickhowell, South Wales, in 1823.³⁸ Emigrating to Victoria in 1852, he practised architecture in Ballarat from 1861.³⁹ An early surviving example of his work is the former Freemasons Hall, 16 Camp Street, designed in a Greek Revival style in c.1872-73.⁴⁰ In 1875 William Henry Piper joined the firm (the practice being known as James and Piper).⁴¹ They designed several notable buildings in Ballarat about the time of the building of the bank at Gordon, including the Manchester Unity Hall, 9 Grenville Street (1886) and Trades' Hall, 24-25 Camp Street (1887-88).⁴² None of James' known designs, either in partnership as James and Piper or under the name of James and Co., is comparable with the former bank building at Gordon. The building at Gordon remains as his only known surviving bank design. James died on 17 November 1888 and *The Argus* gave the following obituary:

Mr. E. James, senior partner in the firm of James and Piper, architects, died at his residence, Lyons-street, to-day, of a complication of disorders, aged 64 years. The deceased was the son of the late Mr. R. James, of Park lodge, Crickhavell [sic.], South Wales, arrived in Victoria 36 years ago. For the past 30 years he resided in Ballarat, engaged in his profession as an architect. He was unmarried.⁴³

29 *The Ballarat Courier*, 17 June 1916, p.10.

30 *Ibid.*

31 Title was not transferred until 1927 – see Certificate of Title vol. 303 fol. 496.

32 *Sands and McDougall's Business Directory*, 1930, transcript provided by Maureen Davenport, Canberra.

33 *Ibid.*, 1940-1946.

34 J. Donegan, Pa Joe. *Not the average block. Stories of people, pioneers, poverty and progress*, Joe Donegan, Wallace, 2009, pp.43-44.

35 See *Sands and McDougall's Business Directory*, op.cit., 1960.

36 Donegan, op.cit.

37 Certificate of Title, op.cit. & A Pictorial History of the Shire of Ballan, op.cit., p.94.

38 P.J. Vernon, 'The Vernon Collection: A Selection of Architectural Drawings', brochure, 1992, p.3.

39 Sutherland, op.cit.

40 *Ibid.* & W. Jacobs, N. Lewis, E. Vines & R. Aitken, *Ballarat: A Guide to Buildings and Areas 1851-1940*, Jacobs Lewis Vines Architects & Conservation Planners, South Yarra, 1981, pp.58-59.

41 Sutherland, op.cit.

42 *Ibid.* & Jacobs, et.al., op.cit., p.45, 59.

43 *The Argus*, 19 November 1888, p.8.

Other Banks in the western Region of the Moorabool Shire

The former London Chartered Bank at 64 Main Street was the only purpose-built bank constructed in the 19th century in Gordon. Within the western region of the Moorabool Shire, there are three surviving 19th century bank buildings, none of which function for their original purpose today and none are comparable in design and construction to the former bank at Gordon. These other banks are:

- Former Commercial Bank, 157 Inglis Street, Ballan:⁴⁴ the two storey, Victorian Georgian styled bluestone building was constructed in 1867. It is three bayed in composition, with a battlemented parapeted above which is a hipped roof. The building has moderate integrity.
- Former National Bank of Australasia, 15 Martin Street, Blackwood:⁴⁵ a single storey hipped roofed Victorian styled timber building, it features decorative timber eaves brackets. It was built in 1874 to a design by E.G. Magnus, architect and surveyor. Although front façade has been compromised by the introduction of a large recessed porch, the design and character is still discernible.
- Former London Bank of Australia Limited, 323 Bungaree-Wallace Road, Bungaree:⁴⁶ the very small gabled timber former bank building was built in 1909 as an agency of the Ballarat East branch. It was originally located on the west side of the Infant Welfare Centre at Bungaree and later relocated to its current situation in the grounds of the Bungaree and District Historical Society. The building appears to be predominantly intact.

Other Victorian Austere Classical Bank Buildings of the 1880s

In the 1880s in Victoria, the London Chartered Bank had five other bank branches built, being those at Carlton, Fitzroy, Bendigo, Echuca and Stawell. Stylistically, of those that survive, none are comparable to the former bank at Gordon.⁴⁷

In relation to other austere Victorian Classical styled bank designs, Bruce Trethowan in 'A Study of Banks in Victoria 1851-1939' provides the following contextual and comparative assessment:

In the late 1880s a new austere style of banks began to emerge which again gave prominence to the wall as the basis for architectural expression. Wall articulation in this case was based solely on cornices, rectangular openings set into the blank surface and to a limited extent extrados and impost mouldings. Architectural compositions were also very simple, with the entrance usually expressed by a projecting mass.

The ANZ Bank (former Bank of Australasia) at Warragul, erected 1884, is the precursors of the style. The architect was Anketell Henderson of Reed, Henderson and Smart. Henderson was the only exponent of austere classicism in the 1880s and 1890s. He erected several branches for the Bank of Australia and the Commercial Bank of Australia during this period. His three Commercial Banks, at Nhill, Charlton and Woodend typify this early austere classicism. They employ no extrados and impost mouldings and the second storey pediments are decorated with Greek style acroterion. ... Typical examples of Henderson's style in other branches are situated at Nathalia (ANZ Bank), Terang (ANZ Bank) and Burnley (ANZ).⁴⁸

44 *A Pictorial History of the Shire of Ballan, op.cit.*, p.45.

45 See heritage citation for the Main Street, Blackwood Heritage Precinct.

46 See heritage citation for the former London Bank of Australia Ltd.

47 B. Tethowan, 'A Study of Banks in Victoria 1851-1939', prepared for the Historic Buildings Preservation Council, December 1976, p.55.

48 Ibid.

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With the London Chartered Bank at Gordon, Edward James was another early exponent of austere Victorian Classicism for bank design in Victoria. None of the austere Victorian Classical bank types identified by Trethowan are comparable with the former bank at Gordon. They are all more monumental in appearance given their two storey height, have rendered wall construction and are more definitive in the Classical detailing.

The single storey height, modest scale and parapeted facades (with the parapets accentuated by projecting cornice moulds) of the bank at Gordon has an affinity with the designs by the Warrnambool architect, George Jobbins for the Colonial Bank of Australasia branches at Drysdale (built 1880), Winchelsea (built 1883) Portarlington (1888).⁴⁹ Each of these buildings is situated on corner sites with splayed corners comprising the main entrance. They are of rendered brick construction with more definitive Classical detailing in the circular motif parapets, rendered pilasters with incised panels, round-arched window and door openings and smooth rendered wall rustication simulating ashlar blockwork. Each of these bank buildings is highly intact. The overall outward appearance and composition of these former Colonial Bank buildings are not however comparable with the former bank at Gordon.

⁴⁹ D. Rowe & C. Kellaway, *Farmland, Forest & Surf, Environmental History*, Surf Coast Shire Heritage Study Stage 2B, Surf Coast Shire, Torquay, 2010, p.27 & A. Willingham, *Geelong Region Historic Buildings and Objects Study*, Geelong Regional Commission, Geelong, 1986, vol. 1, sheets 85 & 105.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Gordon Post Office

Place No. GOR030

ADDRESS: 67 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 3.5: Establishing & Maintaining Communications

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009, 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

Opportunities are available to reconstruct the missing timber detailing to the gable ends and verandah as shown in Figure 3.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The Gordon Post Office, 67 Main Street, has significance as a local landmark in the centre of Gordon, and as the only example of a timber weatherboard Late Victorian Queen Anne styled Post Office designed under leadership of the Public Works Department architect, Samuel Bindley, in Victoria. Constructed by a pioneer of Gordon, Cheri Mars, in 1890, on a prominent corner site, the building has served the Gordon community since that time. Although altered, the original design is clearly discernible as identified in the following significant fabric: intersecting gabled roof forms in the front corner (the main gable terminating with a rear hipped roof face), post-supported return verandah with gabled portico defining the entrance, rear double hipped wings comprising the former residential wing, corrugated sheet metal roof cladding, timber weatherboard wall cladding, single storey height, asymmetrical composition, modest eaves, face brick chimneys with corbelled and rendered cappings and cream brick bands, Post Master General's clock in the main gable end set in a timber surround, timber ventilators in the gable ends, main entrance (double opening) in the north-west corner (with timber panelled timber and glazed doors), four panelled door at the south-west end of the verandah, timber framed double hung windows, timber architraves and the timber window sills.

How is it significant?

The Gordon Post Office, 67 Main Street, Gordon, has historic, aesthetic and social significance at a LOCAL level.

Why is it significant?

The Gordon Post Office, 67 Main Street, Gordon, has historical significance for its long term associations with the local post service and telegraph communications in the town from 1890 (having been originally established in 1858) (Criterion A). Continuing its original function today, the building was constructed in 1890 by a local pioneer and former postmaster, Cheri Mars, a French immigrant (Criterion H). The building had been designed under the leadership of Samuel Edward Bindley, Public Works Architect in charge of the North-West Division in the Victorian Works Department (Criterion H). His office was responsible for the designs of several post offices, police stations and court houses in the north-west district of Victoria.

The Gordon Post Office, 67 Main Street, Gordon, has aesthetic significance as the only example of a timber weatherboard Late Victorian Queen Anne styled Post Office designed by the North-West Division of the Public Works Department (Criterion D). Although altered, the original design characteristics are clearly discernible, in the composition of the gabled and hipped roof forms, return post-supported verandah, chimneys, windows and the clock featuring in the front gable end. Similar details are identified in a small number of other surviving post offices of the type, the most comparable being those at Carisbrook and Wycheproof, both of brick construction.

The Gordon Post Office, 67 Main street, Gordon, has social significance as it is recognised and valued by the local community has an enduring and integral part of the infrastructure of the town (Criterion G).

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Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 67 Main Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Gordon Post Office, 67 Main Street, is located on a small allotment at the south-west corner of Main and Russell Streets. The building is situated on the front (north) and side (west) boundaries. There is a modest setback on the east side and a small rear yard. The side setback is bound by a high, capped timber picket fence while the rear yard is screened by a high fence.

The asymmetrical, single storey, timber weatherboard, Late Victorian Queen Anne styled building is characterised by a principal gabled roof form that projects towards the front (and terminates with a hipped roof face at the rear), a minor gabled wing that projects to the side (Russell Street), and a return post-supported return verandah. At the rear are double hipped roofs and skillion wings. These roof forms are clad in painted corrugated sheet metal. There are modest eaves (with original paired timber brackets having been removed) and three face brick chimneys with corbelled and rendered cappings and cream brick bands adorn the roofline.

An early (but not original) feature of the design is the Post Master General's clock set in a timber surround in the front gable end. Above the clock is a timber ventilator, with a paired ventilator located in the west gable end. The streamlined timber bargeboards in the main gable ends have replaced original elaborate timber trusses with stop-chambered timber finials and pendants. Another early feature is the return verandah. It has an early gabled entrance portico, hipped return portion and another gabled portico along the east side. The verandah is supported by introduced

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square timber posts (having replaced the original square stop chamfered timber posts that were paired under the gabled portico and at the corner, and which featured timber capital moulds and pedestals. There are introduced, curved timber verandah brackets that are a contemporary interpretation of the original more decorative timber brackets and fretwork. The capped timber verandah balustrade is another contemporary interpretation of the original balustrade.

Other early features of the design include the main entrance (double opening in the north-west corner with timber panelled timber and glazed doors), four panelled door at the south-west end of the verandah, four panelled timber entrance door to the former private quarters on the west side, timber framed double hung windows, timber architraves and the timber window sills.

Overall, the post office appears to be in good condition when viewed from the road, having recently undergone refurbishment and repair. While a number of the original decorative features of the building have been removed over time, the building has moderate integrity. The original design and character remains clearly discernible.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners'

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

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Place No. GOR030

ADDRESS: 67 Main Street, Gordon

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cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Gordon Post Office

The Early Years of the Post Office

On 5 July 1858, *The Argus* newspaper announced that 'on and after Monday, the 5th instant, a Post Office will be opened at the Gordon's Diggings, near Ballan.'¹² John Campbell was appointed the first postmaster.¹³ The post office was described by the Gordon correspondent of *The Star* newspaper in August 1858:

This great public necessity as well as promoter of our moral and social well-being, has been provided for us within the last few months. Mr Inspector Watts, on receiving instructions to establish an office at this place, did so with his usual celerity, but the rising importance of the place requires that fuller and more complete arrangements be made for the convenient receipt, and safe keeping of letters and newspapers which daily pass through this office. I think that the business of the office should be transacted apart from the business of the extensive and general store in which our worthy postmaster is carrying on business. The improvements required would cost but little. A box for letters and papers, another for late letters, and a time-board fixed outside the office are what we much require, and we hope the Government will supply these things without delay.¹⁴

The correspondent's quest for a more substantial building continued in September 1858, declaring that a 'stone built Post Office' would be sought during an impending visit by the Chief Secretary of the Victorian Government.¹⁵

The Frenchman and local entrepreneur, Cheri Mars, was appointed postmaster 1863.¹⁶ He continued in this role as part of his local hotel and storekeeping business that was described in *The Ballarat Star* in 1868:

In the township all the houses are of wood, and most of them are ancient structures sadly in want of some paint to freshen them up. Some new buildings look quite cheering with their clean and unstained boards. Cheri Mar's establishment seems to be head quarters, and here he has all sorts of trades going on. He is a publican, grocer, draper, bootseller, postmaster, butcher, baker, produce dealer, and mining speculator. The hotel, store and outbuildings seem to have been erected at various times and in different styles, one part of the hotel is of two stories, the old store is hidden by a large wooden building in course of erection, which will be quite an adornment to the street. Mr Cheri Mars does a good trade with splitters, farmers, and carters, and with the addition of the miners he will have as much to do as one man can manage.¹⁷

In late 1868, the Gordon community agitated for a new post office. A public meeting was convened by the president of the Buninyong Shire 'at the request of numerous residents of Gordon' 'to consider the

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 *The Argus*, 5 July 1858, p.5.

13 *The Star*, (Ballarat), 16 December 1858. J. Waghorn, *Index: Victoria's postmasters and postmistresses 1837-1901*, John F. Waghorn, Thomastown, 1987, states that it was William Campbell who was the first postmaster.

14 *The Star*, 18 August 1858.

15 *Ibid.*, 24 September 1858, p.2.

16 *Ibid.*

17 *The Star*, 7 May 1868, p.3.

advisability of making application to the Government for a combined telegraph-office, sub-treasury, and post-office in the township.¹⁸ The meeting had little effect on reaching the ultimate aim of a new postal building. In 1869, Mars relinquished his role as postmaster.¹⁹

In June 1879, a post office savings bank was opened at Gordon.²⁰ It was located in Kate Daly's store at 71 Main Street that had been erected in 1873 by Thomas Woodman, storekeeper.²¹ From 1884, the postmistress was Miss Christina Ross.²² On Mrs Daly's death in 1885, her statement of assets listed the store as a 'building, 2 rooms, of which are of brick and 2 rooms of wood, let to Government as a Post Office at £35 a year.'²³ The Post Office continued at the late Mrs Daly's building during the ensuing years and in 1887 Miss Ross was replaced by Miss Alice Scott as postmistress.²⁴ In 1888, there was a proposal to relocate the Post Office, as reported in the *Gordon Advertiser*:

Gordon has been for the last few days in a state of great excitement re the removal of the Gordon Post Office, and Mr P Daly, the owner of the present edifice, went down to Melbourne yesterday morning with a petition signed by no less than 240 inhabitants, praying for its retention in the old site. The present site of the post office is all that could be desired but some alterations require to be made, the cost of which would be very trivial, to the public delivery box.²⁵

Building and Development of the Existing Gordon Post Office

It was also in 1888 when the Government Inspector, Mr Outtrium, visited Gordon to inspect several sites as the possible location for a new Post Office. The *Gordon Advertiser* gave the following account of his visit:

A Government Inspector, Mr Outtrim, visited Gordon on Wednesday morning last, for the purpose of inspecting the several sites offered for the purpose of erecting a new Post office. It is rumoured that he is in favour of a site in the Main Street, not far from the present edifice. Rumour is also busy as to the kind of building to be erected, and already visions of a palatial two-storey brick post and telegraph office are floating before the eyes of the expectant Gordonites.²⁶

By January 1889, the site at 67 Main Street, being portion of allotment 1, Section 4 in the Township of Gordon had been selected.²⁷ It was purchased from Cheri Mars who had acquired the land in 1864.²⁸ Coincidentally on 26 June 1890, Mars was awarded the contract from the Public Works Department to build the new post office at a cost of £888.14.4.²⁹ It had been drafted in May 1890 under the sub-charge of S.E. Bindley, Architect responsible for works in the North-West District of the Buildings Division of the Victorian Public Works Department (Figures 1-2).³⁰ Bindley's proposal provided for a front posting room and public lobby entered by a double entry opening under a front verandah. On the

18 *Ibid.*, 4 November 1869, p.2.

19 Waghorn, *op.cit.*

20 *The Argus*, 14 June 1879.

21 See heritage citation for 71 Main Street for further details.

22 Waghorn, *op.cit.* & R. Huggins, Transcript of the *Gordon Advertiser*, 15 November 1884.

23 Kate Daly, Probate Administration files, 1885, VPRS 28/P2 Unit 191 PROV.

24 Waghorn, *op.cit.*

25 Huggins, *op.cit.*, 22 September 1888, private collection, Ballan.

26 *Ibid.*, 13 October 1888.

27 Certificate of Title, vol. 131 fol. 085.

28 See Town of Gordon Plan, 1942| VPRS 16171 PROV.

29 *Victoria Government Gazette*, 27 June 1890, p.2636.

30 B. Trethowan, 'The Public Works Department 1851-1900: An Architectural History in Two Volumes', Research Report, Department of Architecture and Building, University of Melbourne, 1975, pp.75-76.

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east side was proposed to be a mail entrance. Entry to the rear residential quarters was from a recessed lobby on the west side, giving access to an entrance, two bedrooms, sitting room, kitchen, pantry and bathroom. A door opening at the rear was to lead to a verandah. Proposed in timber construction, the outward appearance was to be ornamental, with intersecting gabled roofs addressing the front corner and adorned with decorative timber trusses, finials and pendants, the elaboration to continue in the post-supported return verandah with a gabled portico marking the main entry. A clock was to be a prominent feature in the front gable end. At the rear, double hipped roofs were to extend southwards to comprise the residential quarters.

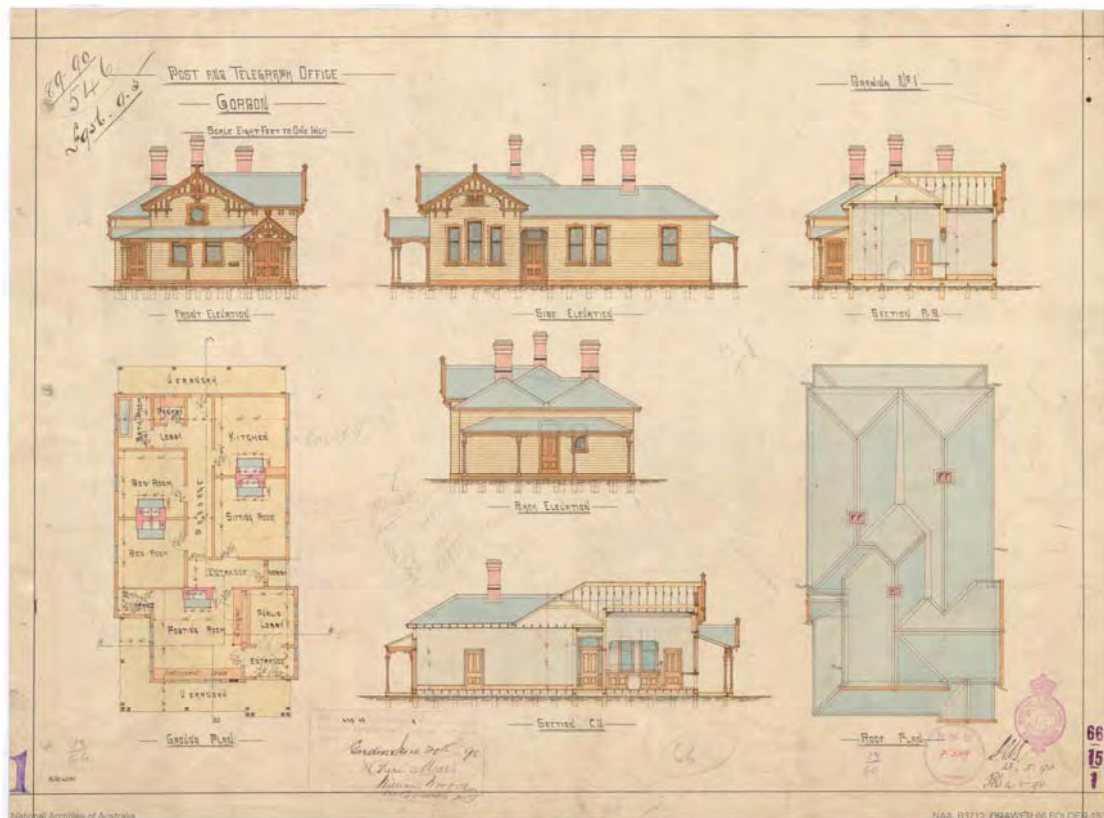


Figure 1: Victorian Public Works Department, Proposed Gordon Post & Telegraph Office, Floor and Roof Plans, Elevations & Section drawings, 23 May 1890. Source: National Archives of Australia, Series B3713, drawer 66 folder 15.

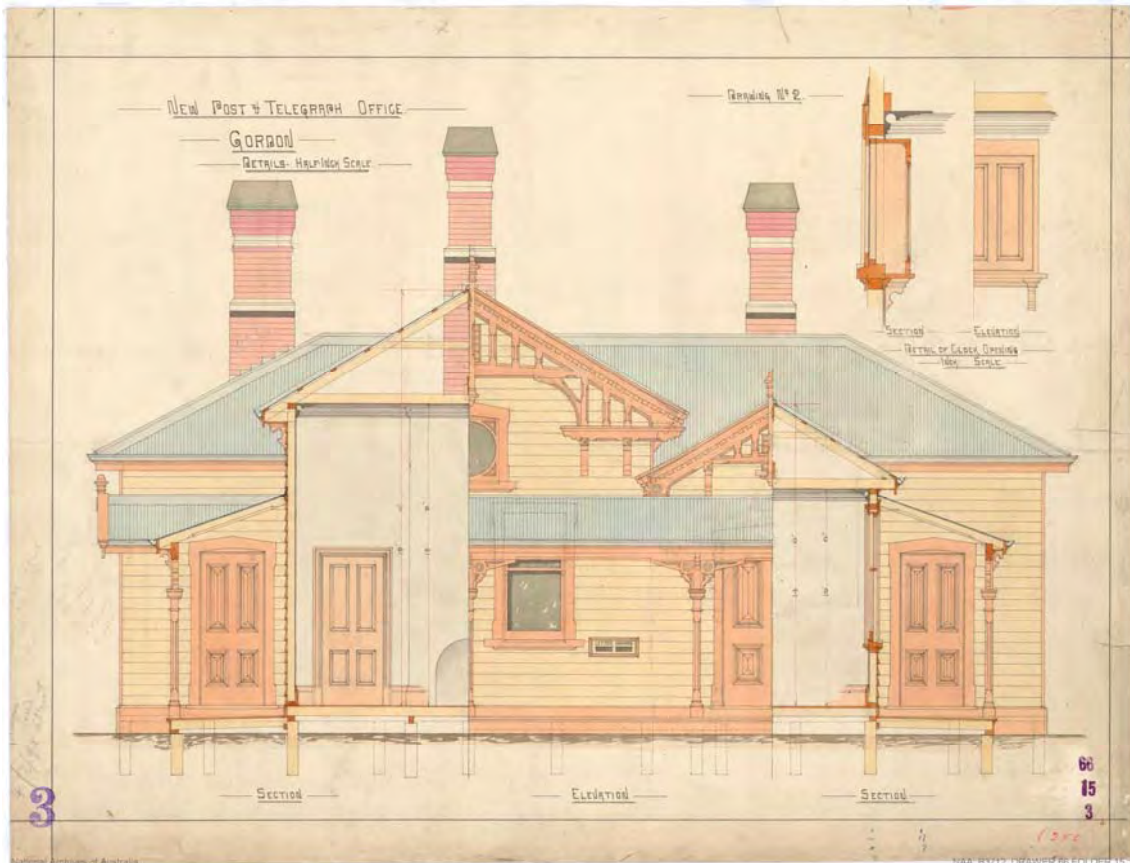


Figure 2: Victorian Public Works Department, Proposed Gordon Post & Telegraph Office, Section, Elevation & Detail drawings, 23 May 1890. Source: National Archives of Australia, Series B3713, drawer 66 folder 15.

Construction progressed throughout the second half of 1890 and by 20 December of that year work was almost completed. As the editor to the *Bacchus Marsh Express* reported:

Gordon, I was pleased to see their new post and telegraph office so nearly advanced towards completion; although only a wooden structure everything in connection with it indicates stability, neatness in design; and finished workmanship; the edifice is situated at the corner of Main street and Edgerton road, thus being most centrally situated. Its interior consists of post-master's room, 16 feet square; public lobby, 10 ft. x 9ft., public entrance, 9 ft. x 5ft.; dining room, 14 ft. 13 ft.; kitchen, 14 ft. x 13 ft.; two bedrooms each 12 ft. square; bath room, 9 ft. x 6 ft.; pantry, 6 ft. x 4 ft.; and the postman's entrance, 5 ft. x 5 ft. which is situated on the opposite side from, that were the public enter. The inside is lathed and plastered throughout. The north, east and south sides are fringed with verandahs, the two former being of uniform width of 6 ft. 6 in., the latter being 5 ft. 6 in. The front is graced with a clock case, but the advent of the dial is left for future agitation. It is anticipated that the building will be completed by Xmas, and when finished will add not only a pleasing feature to the township but be beneficial to the community and comfortable for its occupiers.³¹

The completed building reflected the proposed design, forming a local landmark in the centre of the town (Figure 3). It would appear that the clock was installed in the clock face before 1913.

³¹ *Bacchus Marsh Express*, 20 December 1890, p.7.

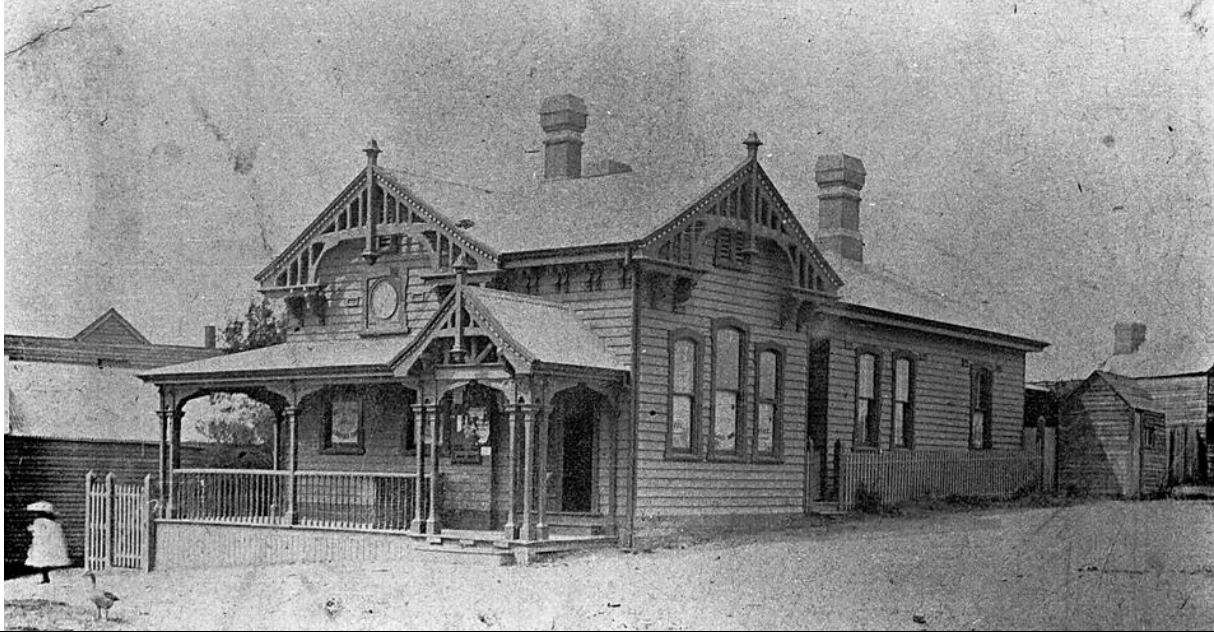


Figure 3: Gordon Post and Telegraph Office, n.d. [before 1913]. Source: Museum Victoria online, image MM00815.

The first postmistress in charge of the new building was Miss Eleanor Parker Judkins of Hawthorn.³² She was appointed in July 1890 and continued until 1897.³³ At this time, Miss Amy Frances became postmistress.³⁴ She continued throughout the years of World War One, apart from a period in 1917 when she took sick leave.³⁵ During this time, Miss Macpherson was postmistress until Miss Allen's return in 1918.³⁶ It was also in 1918 when Miss Nellie Kohn was appointed a postal assistant.³⁷

During the later years of the 20th century (and possibly in the late 1970s or early 1980s), the elaborate timber detailing in the gable ends and on the verandah were removed. Lightweight, false brick wall cladding was added to the exterior walls and the verandah posts and balustrades replaced (Figure 4). In recent year (post 2009), the introduced wall cladding has been removed and a new verandah balustrade added, reflecting the original design.

32 *Ballan Times*, 14 July 1890 & Waghorn, *op.cit.*

33 *Ballan Times*, *op.cit.*

34 Waghorn, *op.cit.*

35 *The Ballarat Courier*, 7 June 1917, p.5.

36 *Ibid.* & Gordon, *Egerton & Ballan Advertiser*, 9 August 1918, p.4.

37 Huggins, *op.cit.*, 16 August 1918.



Figure 4: Gordon Post Office, 2009.

COMPARATIVE

Other Comparable Public Works Department Post Office Buildings

On 1 February 1885, Henry Bastow was appointed Senior Architect of the Buildings Division of the Victorian Public Works Department.³⁸ His appointment witnessed bureaucratic and design changes within the Department.³⁹ The state of Victoria was divided into Divisions or Districts. Architects and draftsmen were allotted into a particular Division, with each section accommodated in a particular room in the office.⁴⁰ In charge of the North –Western Division was Samuel Edward Bindley, Architect (Grade II).⁴¹ He was born in Birmingham in 1842, the son of Dr S.A. Bindley.⁴² Educated at the Proprietary School, Edgbaston, Bindley was articled to John Robinson Botham, F.R.I.B.A.⁴³ Later, he was chief assistant for several years to Robert Griffiths, County Surveyor, Staffordshire.⁴⁴ Bindley came to Victoria in 1873 and entered the Government service as an architect in the Edwardian Department.⁴⁵ It was in 1884, following the amalgamation of the Education Department with the Public Works Department, when Bindley was given charge of the North-Western district.⁴⁶

The receptive and encouraging atmosphere in the Department in the 1880s and early 1890s⁴⁷ brought about a variety of designs for public buildings throughout Victoria. The division of the state into regions allowed for an appreciation of the diversity in design talent of the Architects and their assistants. According to Bruce Trethowan in the 'Public Works Department of Victoria 1851-1900', 'Small buildings

38 Trethowan, op.cit., vol.1, p.95.

39 Ibid.

40 Ibid.

41 J. Smith (ed.), *The Cyclopaedia of Victoria*, vol. 1, The Cyclopaedia Co., Melbourne, 1903, fasc. edition, Archive CD Books Australia Pty Ltd, 2005, p.219.

42 Ibid.

43 Ibid.

44 Ibid.

45 Ibid.

46 Ibid.

47 A. Neale, 'A.J. Macdonald: Enigma and Romance in the Public Service' in *Fabrications: The Journal of the Society of Architectural Historians, Australia and New Zealand*, vol.10, August 1999, p.117.

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in Bindley's section taken on a Queen Anne character with decorative wood gables and verandahs and brick walls with decorative bands.⁴⁸ Other Post Offices designed in this Queen Anne mode included those at:

- Minyip (designed December 1885,⁴⁹ two storey brick building, lacking a verandah).
- Nhill (designed April 1887,⁵⁰ two storey brick building with clock in minor gable end. The post office also features a return post-supported verandah. The decorative timberwork in the gable ends is intact).
- Carisbrook (designed September 1887,⁵¹ brick, single storey, gabled building with return post-supported verandah. The decorative timberwork in the gable ends is intact).
- Wycheproof Post Office (designed February 1888 brick, single storey building with elevated gabled wing and minor gabled entrance, featuring a post-supported verandah and a clock in the gable end. Like the Gordon Post Office, the original timber detailing has been removed).
- Bacchus Marsh (designed December 1889,⁵² of brick construction of a squat clock tower – building demolished).

Overall, the composition, forms, clock feature, return verandah and other details that characterised the Gordon Post Office are comparable with the other Queen Anne Post Offices by the Public Works Department. While the Gordon building has been altered, with the removal of the detailing (like that at Wycheproof), the original design is clearly discernible. The Gordon Post Office is the only example of its type of timber construction.

48 Trethowan, op.cit., p.103.

49 Ibid.

50 Ibid.

51 Ibid.

52 Ibid.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Gordon Public Hall

Place No. GOR032

ADDRESS: 68 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Theme 8.4: Community Organisations

Condition: Good**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

Subject to planning approval, opportunities are available to remove the introduced aluminium wall cladding and front porch to the hall wing, and repair original wall cladding and reconstruct original hall window at the front.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Gordon Public Hall, 68 Main Street, Gordon, has significance for its important associations with community life as the location of numerous social events and other activities (including movie nights) and particularly with the Gordon Mechanics' Institute which instigated its construction in 1932. Designed by the architectural firm of Clegg and Morrow of Ballarat, the building has served as a public hall until the present day. While the building has experienced some external cosmetic alterations, the original single storey gabled roof forms, wide eaves, timber gable brackets, recessed front entry porch, timber framed double hung windows, timber doors, and timber architraves represent surviving original and significant fabric.

How is it significant?

The Gordon Public Hall, 68 Main Street, Gordon, is historically, social and aesthetically significant at a LOCAL level.

Why is it significant?

The Gordon Public Hall, 68 Main Street, is historically and socially significant as the centre of recreational, social, political and cultural activity in the township of Gordon from its construction in 1932 until the present day (Criterion A). It also has associations with the Gordon Mechanics' Institute (established in c.1870) who instigated the building of the hall in 1932. It was designed by the architectural firm, Clegg and Morrow of Ballarat (Criterion H). The hall continues to be valued by the local townspeople as a hub for community events (Criterion G).

The Gordon Public Hall, 68 Main Street, Gordon, is aesthetically significant for demonstrating original interwar design qualities reflective of the work of the architects, Clegg and Morrow. While cosmetically altered externally (which is reversible), the original design qualities are clearly discernible in the domestic-like scale, gabled roof forms, wide eaves, timber gable brackets, recessed front entry porch, timber framed double hung windows, timber doors, and timber architraves (Criterion D).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 68 Main Street, Gordon, as shown on the following map:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The Gordon Public Hall, 68 Main Street, is set on a contextually wide but short rectangular allotment in the centre of the Gordon township. There is a modest open grassed front setback, narrow grassed side setbacks and a rear open grassed yard.

The asymmetrical, single storey, interwar era hall building is characterised by an elongated gable roof form that traverses the site, together with minor gabled wings that project at the front, a rear skillion wing (being a later 20th century addition) and a front skillion porch supported by slender steel posts

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(also a later 20th century addition). The roofs are clad in corrugated Colorbond and there are broad eaves. The walls have introduced aluminium cladding but the timber framed double hung windows, timber window and door architraves, vertically boarded timber doors, timber brackets in the gable ends, recessed front porch with a bracketed hood are original. The concrete access ramps and balustrades to the front entrances have been introduced.



Photo 2: Gordon Public Hall, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

¹ S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

² *Ibid.*

³ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

⁴ *Ibid.*

⁵ D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Gordon Public Hall

The Site as the Catholic Church & School

The influx of Irish Catholic miners to Gordon in the late 1850s led to the establishment of a Roman Catholic Church. In 1864, allotment 12 of Section 1 in the Township of Gordon fronting the north side of Main Street had been acquired by the Archbishop of Melbourne, J.A. Goold, for church purposes.¹² In December 1864, the Secretary of the Gordon's Roman Catholic Church, Patrick Ryan, called tenders for the erection of a church.¹³ Plans and specification could be seen 'at Mr Mar's Mount Hope Hotel, Gordons.'¹⁴ A gabled timber structure (Figure 1), this building later became known as St. Patrick's Hall and from after the opening of St. Patrick's Catholic Church on the Old Melbourne Road, it was the location of the Catholic School.¹⁵ In 1907, the Catholic Church acquired the adjoining land (allotment 11) from Cheri Mars.¹⁶ It formed part of the Catholic School site until a new school was built near the church on the Old Melbourne Road in 1930.¹⁷

⁶ A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

⁷ Bannear, op.cit.

⁸ Watson, *op.cit.*

⁹ Bannear, op.cit.

¹⁰ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

¹¹ Bannear, op.cit.

¹² Plan of the Town of Gordon, 1942, VPRS 16171 PROV.

¹³ *The Star*, Ballarat, 7 December 1864, p.3.

¹⁴ *Ibid.*

¹⁵ See heritage citation for St. Patrick's Catholic School and former convent.

¹⁶ Certificate of Title, vol. 998 fol. 421.

¹⁷ See heritage citation for St. Patrick's Catholic School and former convent.



Figure 1: Main Street, Gordons, n.d., showing the first timber Catholic Church and school building on the north side of the road. Source: June Huggins, Ballan.

The Early Years of the Gordon Mechanics' Institute

On 11 November 1868, allotment 10 of section 1 in the Town of Gordon was temporarily reserved as a site for a Mechanics' Institute. It appears that this site was never developed as a Mechanics Institute as it was not until December 1870 when the first Institute Committee was elected and a suitable site for a building was accepted. As outlined in the *Bacchus Marsh Express*:

The adjourned meeting in connection with the proposed Mechanics' Institute to be erected at Gordon, was held in the Schoolhouse, on Friday evening last, and was well attended. Mr. Costin occupied the chair. For the purpose of forwarding the movement as far as possible, it was deemed advisable to elect the officers, the result being: Mr. Sutherland, President; Dr. Keiser, Vice-President; Mr. Monckton, Treasurer and Secretary; with a committee of nine. Much discussion ensued as to the most eligible site for erecting the building. Mr. Costin had very kindly placed no less than eight allotments of freehold property at the disposal of the meeting; these were, however, unfortunately not considered sufficiently central, and as Dir. Keiser had also kindly tendered an allotment for the purpose which found much more favour with the meeting, although not freehold, a show of hands was taken for the choice of lots, and Dr. Keiser's accepted. A discussion then took place as to the description of building best adapted for the purpose, which was ultimately left in the hands of the committee to decide. The members of the district for the Legislative Council and Legislative Assembly had been asked for their subscription responded most liberally, and altogether the list has a very healthy financial appearance, upwards of £60 being already subscribed in so short a time, which speaks volumes for the tastes of our community.¹⁸

¹⁸ *Bacchus Marsh Express*, 3 December 1870, p.3.

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The site accepted by the fledgling Gordon Mechanics' Institute was in Urquhart Street, comprising allotment 3A of Section 6 in the Town of Gordon.¹⁹ Construction commenced on the new building in 1871 and in October of that year the *Bacchus Marsh Express* announced:

Our Mechanics' Institute is completed, and reflects great credit upon the contractors, Messrs. Childwick & Kerr. I am sorry to say there is a debt on the building of about £30. The Committee are exerting themselves to get this cleared off; and with this view intend giving a ball on Friday, 27th inst. As this will be the first affair of the kind that has taken place for about eighteen months, and also as it will commemorate the opening of the Institute, I think it will prove a success.²⁰

The site had been temporarily reserved for a Mechanics' Institute in August 1871. It was permanently reserved in July 1872.²¹

Ten years later in 1882, the Gordon Mechanics' Institute relocated to the former Wesleyan Church and Common School site in Urquhart Street (allotment 13 of Section 4).²² The Institute occupied the old school building but it appears membership declined and in 1893 the school building was sold and the proceeds used to fence the site.²³ Only one Trustee, James Simmons, was resident in Gordon in 1903.²⁴ Twenty years later in 1923, E.P. Ryan and J. McCusker were appointed Trustees to manage what had become a reserve.²⁵ A tennis court was laid on the site in c.1925.²⁶

Building the Existing Public Hall

In 1932, a proposal was initiated by the Gordon Mechanics' Institute Committee, under H.C. Patterson, Honorary Secretary, for the sale of the old Mechanics' Institute reserve in Urquhart Street and the proceeds put towards the cost of a new hall 'on a more convenient site, which would be transferred to the Crown.'²⁷ The new site at 68 Main Street was then owned by the Roman Catholic Church.²⁸ Clegg and Morrow, architects of Ballarat, were commissioned to design a timber and fibro cement building.²⁹ The gabled building was to feature a hall on the west side, the east portion taken up by a lobby, ladies and men's cloak rooms, a supper room and a rear kitchen (Figure 2). A separate porch was proposed to project from the hall onto the street frontage.

19 *Victoria Government Gazette*, 26 July 1872, p.1383.

20 *Bacchus Marsh Express*, 14 October 1871, p.3.

21 *Victoria Government Gazette*, *op.cit.*

22 *Ibid.*, 24 November 1882, p.2750 & 'Gordon Public Park & Recreation Reserve', Crown Land Reserve file, Rs1826, Department of Environment, Land, Water & Planning Ballarat.

23 *Ibid.*, E.L. Dorrington, Secretary, Gordon Mechanics' Institute, to Geo. Gell, Chief Secretary's Office, Melbourne, 7 December 1893.

24 *Ibid.*, W.G. Clifford to Lands Department, 14 November 1923.

25 *Ibid.*

26 *Ibid.*, J. Campbell, Inspector, to The Chief Inspector, Land Settlement, 21 June 1927.

27 Secretary for Lands to Mr. Ivan Hall, Police Station, Gordon, 22 November 1960, VPRS 242/P0 Unit 142 PROV.

28 *Ibid.*

29 Submission of plans by Clegg & Morrow, architects, Ballarat, authorised by H.C. Patterson, Hon. Secretary, Mechanics' Institute, Gordon, to The Secretary, Public Board of Health, 5 August 1932, VPRS 7882/P1 Unit 787 PROV.

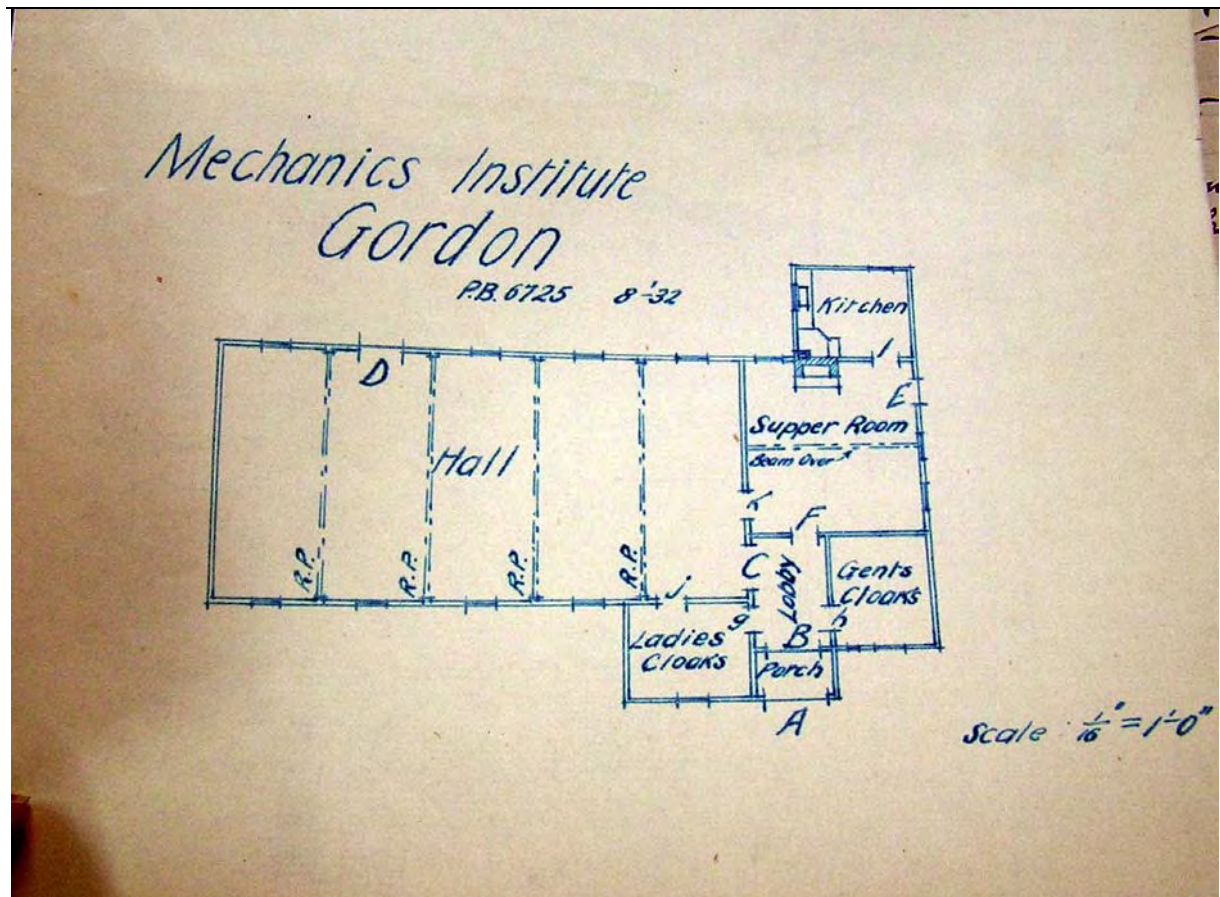


Figure 2: Clegg & Morrow, Plan of the proposed Mechanics' Institute, Gordon, c.1932. Source: 'Mechanics' Institute (Public Hall), Gordon, public building file, VPRS 7882/P1 Unit 787 PROV.

Construction of the new hall – to serve as a Mechanics' Institute and Public Hall – was completed by 1933.³⁰ The transfer of Title from the Catholic Church to the trustees of the site: John James Larkin, labourer, James Carten, grazier, and Conrad Winter, butcher, did not occur until 1936.³¹

From the early 1930s, The Gordon Public Hall has served the community for numerous social events and other activities in addition to its original function as a Mechanics' Institute. It was also the local picture theatre from the 1930s, as well as a place for political rallies.³²

In 1970, Colin H. Hocking of Home Planning and Draughting Service was engaged to prepare drawings for alterations and additions to the hall.³³ The works were to involve the removal of front windows (and replaced with aluminium framed windows), construction of a new dressing store and porch at the front, and a skillion addition at the rear involving a new kitchen, gallery and toilets. Only the skillion addition was carried out. It appears to have been in 1970 when the Mechanics' Institute was formally disbanded and replaced by a Public Hall Committee, the Honorary Secretary being Keith Eastwood.³⁴

³⁰ Secretary for Lands, 22 November 1960, op.cit.

³¹ Certificate of Title, op.cit.

³² J. Donegan, *Pa Joe: not the average bloke – stories of people, pioneers, poverty and progress*, Joe Donegan, Wallace, 2009, p.58 & *The Argus*, 12 June 1933.

³³ See drawings and related correspondence, 27 October 1970, VPRS 7882/P1 Unit 787 PROV.

³⁴ Roy Huggins, personal comment to David Rowe, March 2015. Mr Huggins indicated that for the extension to be carried out, a Hall Committee had been established, with Keith Eastwood (of the Post Office) as the Honorary Secretary. See also See drawings and related correspondence, 27 October 1970, VPRS 7882/P1 Unit 787 PROV.

In 1980, the exterior of the building was clad in aluminium siding over the original wall cladding, and all barges, fascias and spouting was replaced.³⁵

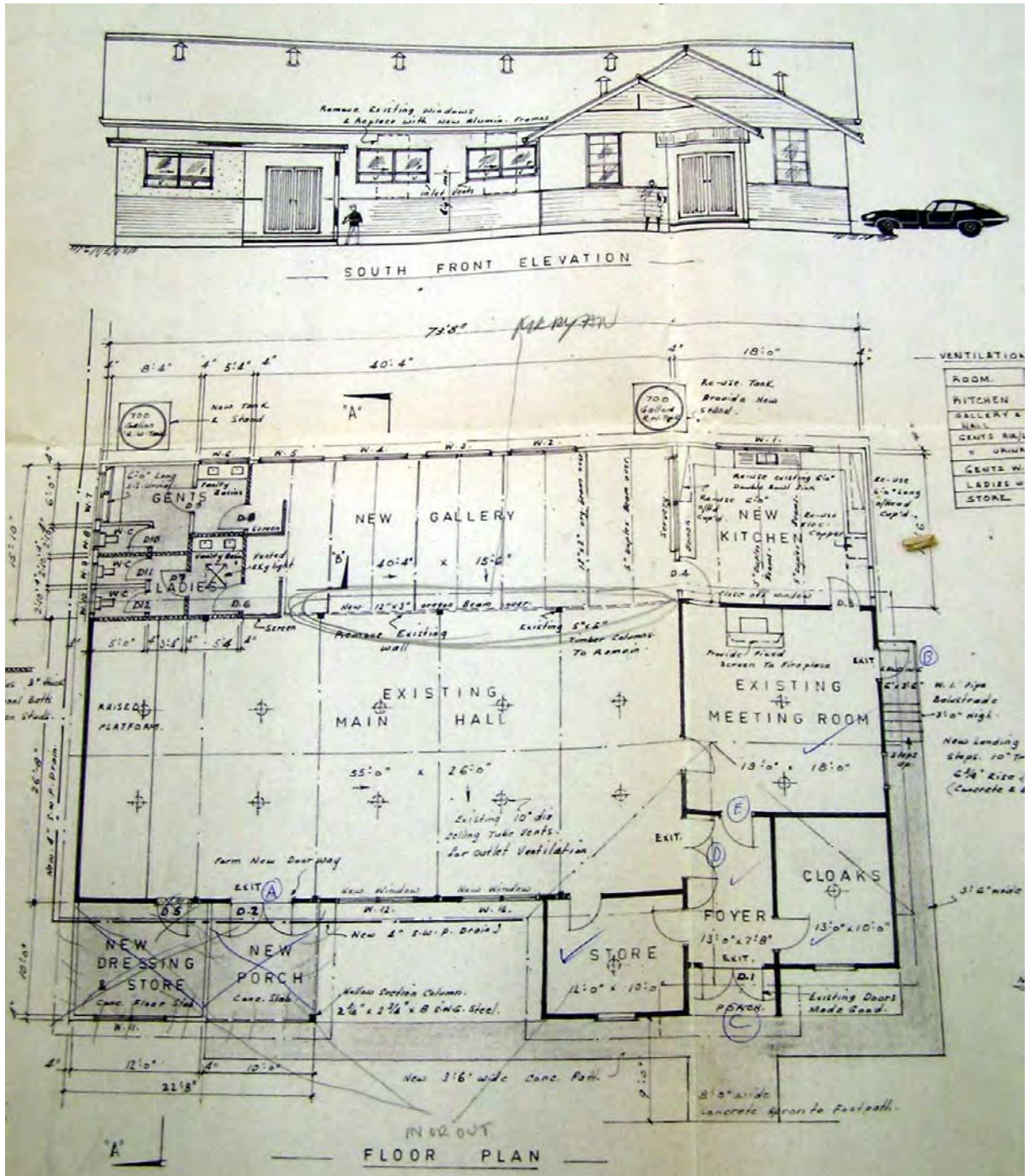


Figure 2: C.H. Hocking, Proposed alterations & additions to Public Hall at Gordon, floor plan & south (front) elevation, 1970. Source: 'Mechanics' Institute (Public Hall), Gordon, public building file, VPRS 7882/P1 Unit 787 PROV.

COMPARATIVE

Other Mechanics' Institutes in the Moorabool Shire

Contextual Background

In 1869, the *Bacchus Marsh Express* listed the Mechanics' Institutes then operating in the Bacchus Marsh district. They included the Mechanics' institutes and Libraries at Bacchus Marsh, Ballan, Gisborne, Myrniong, Melton and Blackwood, which was 'in course of establishment.'³⁶ The proliferation of Mechanics' Institutes in the Shire emanated from Britain, where the industrial revolution brought about the creation of scientific and cultural societies to cater for a growing interest in modern technological developments.³⁷ In Britain as in Victoria, Mechanics' Institutes were established to provide lectures and classes to promote proficiency in reading, writing, and arithmetic, and sometimes geography, chemistry, French, and history.³⁸ They also maintained reference libraries, with the limited aim of providing knowledge to help 'the Mechanic in the exercise of his art', (Mechanic referring not only to machine operatives but to manual workers and artisans).³⁹ Culturally, Mechanics' Institutes gave opportunities for intellectual advancement at a time when 'morality and knowledge' were viewed as inseparable.⁴⁰

Other Mechanic's Institutes

Other Mechanics' Institute and Free Libraries in the Moorabool Shire area included:

- Former Bacchus Marsh Mechanics' Institute:⁴¹ Established in 1858, the present brick building was constructed in 1883. In the later 20th century, a new glazed façade replaced the original front façade. In 1887, the library held 2,050 volumes. The library operated until the 1970s. The building is now a public hall.
- Ballan Mechanics' Institute:⁴² The first Mechanics' Institute at Ballan was established in 1860-61 with the construction of a building at the corner of Simpson and Cowie Street. A new building was constructed in Inglis Street in 1886 to a design by the architect, Alexander Davidson. It included a hall with committee and meeting rooms at the front, and drawing rooms and billiard room at the rear. At this time, the library boasted 1,018 volumes. The architects Clegg and Morrow designed alterations to the building in 1921, involving the demolition and replacement of the front wing, lengthening of the main hall and the provision of dressing and supper rooms. Today, the exterior of the hall and front wing are largely intact to the original design of 1886 and the later alterations and additions of 1921. There have been alterations and additions at the sides and rear.
- Former Blackwood Mechanics' Institute & Free Library, Byres Road, Blackwood:⁴³ Established between 1867 and 1869, an elongated hipped roof timber Mechanics' Institute and Library building with a small front gabled porch, was constructed in 1869 by James Ferguson, pioneer gold miner of Blackwood. In 1874, the library held 568 volumes which had rapidly increased to 1,592 books by 1887. A number of alterations have been made to the building in the 20th

36 *Bacchus Marsh Express*, 29 February 1869.

37 M. Askew, 'The Diffusion of Useful Knowledge: mechanic's institutes in nineteenth century Victoria', Master of Arts thesis, Monash University, Clayton, 1982, pp.1-3.

38 *Ibid*, p.2.

39 Cited in *Ibid*, p.6.

40 *Ibid.*, p.100.

41 P. Baragwanath, *If the Walls Could Speak: A Social History of the Mechanics' Institutes of Victoria*, Mechanics Institute Inc., Windsor, 2000, ppp.55-56 & *Statistical Register, op.cit.*, 1887.

42 See heritage citation for the Ballan Mechanics' Institute.

43 See 'Prayer Hill Heritage Precinct, Blackwood', for further details.

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century, the most substantial being in 1976 when a supper room and kitchen, toilet and a new front porch were erected and the exterior walls were bricked up. The library collection was dispersed to allow for the alterations and the changing use of the building which was to provide accommodation for the local Senior Citizens' Club as well as continuing as a public hall.

- Former Blakeville Free Library, 981 Blakeville Road, Blakeville:⁴⁴ Established in 1881 when the existing timber building appears to have been constructed. In 1887, the library held 1,083 books. The Library appears to have closed in the 20th century and the building is now derelict, having been used for agricultural purposes.
- Former Bungaree Mechanics' Institute, 221 Bungaree Wallace Road, Bungaree:⁴⁵ The first Mechanics Institute was built in 1894. The building was destroyed in a violent storm in 1927. It was replaced in the following year by the existing brick building at a cost of approximately £1,000, made possible by a loan of £500 from W. McLellan and a government grant of equal value. The Mechanics Institute and Free Library was officially opened on 4 September 1928 by Lady Millie Peacock, wife of the then Speaker of the Lower House of the Victorian Parliament, Sir Alexander Peacock, whose active interest in the needs of the people in the Allandale district appears to have spread to Bungaree.
- Former Elaine Mechanics' Institute, Pearsons Road, Elaine:⁴⁶ Land was granted at Elaine for the establishment of a Mechanics' Institute in July 1910 and the existing gabled timber hall with a gabled porch was constructed in the following year, 1911. By the 1950s, the Mechanics' Institute appears to have disbanded. A committee of management was appointed to management what was then known as the Elaine Recreation Hall.
- Former Mt Egerton Mechanics' Institute, 69 Main Street, Mt Egerton:⁴⁷ A Mechanics Institute at Mt Egerton may have been established between c.1871 and c.1884. The rudimentary Victorian Carpenter Gothic styled Institute and Free Library building could have been built during this period or possibly earlier, as a Church. In 1887, the library held a collection of 590 volumes. The building was closed in 1902 due to its poor structural condition. Although some restoration works were carried out, they proved to be temporary. In 1908, the Mount Egerton Mechanics Institute and Free Library building was relocated to its existing site at 69 Main Street. The building was restored and placed on brick base walls, having brick piers. A skillion back stage wing was built (replacing the original dressing room with library and reading room underneath). Although a wing accommodating a central vestibule, cloak and reading rooms were proposed to embellish the front of the relocated hall, a lack of funds delayed the construction until 1912. All of the alterations initially proposed in 1906 (and built in 1908 and 1912) had been designed by J.N. Muntz, Engineer to the Shire of Ballan. In 1978, a flat roofed amenities wing, comprising a cloakroom and toilets, was constructed to a design by G.L. Anders, Engineer. By the late 20th century, the Mount Egerton Mechanics Institute had folded. Responsibility for the care and management of the building was given to the Mount Egerton Hall Management Committee which replaced the Institute Committee.

44 Gazettal date shown on the Plan of the Town of Blakeville, VPRS 16171, PROV & *Statistical Register*, op.cit., 1887.

45 Baragwanath, op.cit., p.92, *Bungaree & District Historical Society Newsletter*, vol. 37, November 2000, p.5, citing the Gordon Advertiser, 13 April 1894, oral information, Bungaree & District Historical Society community consultation, 17 November 2009, *The Argus*, 21 June 1927 & A. Gregory, 'Peacock - The Laughing Premier', *Victorian Historical Journal*, February 1981.

46 Elaine Mechanics' Institute Crown Land Reserve file, Rs 2800, Dept of the Environment & Primary Industries, Ballarat.

47 D. Rowe & W. Jacobs, 'Former Mt Egerton Mechanics Institute', Conservation Management Plan, August 2004.

Overall, the Gordon Public Hall represents one of seven, 19th and early 20th century surviving Mechanics' Institute buildings in the Moorabool Shire, all of which no longer function for their original purpose. These buildings are a physical legacy in the quest for self-improvement and education, and the building at Gordon continues to form a local architectural and social landmark in the town.

Other Hall Designs by Clegg and Morrow Architects⁴⁸

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg, a pioneer merchant.⁴⁹ He was educated at the Ballarat College and was then articled to the architectural firm of Tappin, Gilbert and Dennehy from 1885-89.⁵⁰ They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert.⁵¹ Gilbert and Clegg later formed a partnership, which was subsequently dissolved and Clegg formally joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work) before 1898.⁵² From 1898 the partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria.⁵³ These included churches, shops, grandstands, warehouses, hotels, houses, hospitals, banks and public buildings such as halls and mechanics institutes.⁵⁴ The firm formally became Clegg and Morrow from 1914.⁵⁵ Clegg was also an instructor in architecture and building construction at the Ballarat school of Mines, and a Fellow of the Royal Victorian Institute of Architects.⁵⁶ He died on 9 May 1958.⁵⁷

William Clarke Morrow was born in Ballarat in 1874, the son of Henry Morrow, a pioneer mining investor of the 1850s.⁵⁸ He was educated at the Macarthur Street State School, University College and the Ballarat School of Mines.⁵⁹ At the School of Mines, Morrow was a pupil in architecture of G.W. Clegg.⁶⁰ For some years, Morrow was a building contractor before joining the architectural firm of Clegg and Miller which by 1916 had become Clegg and Morrow.⁶¹ For a short period between 1928 and 1929, the firm was known as Clegg, Morrow and Cameron.⁶² William Morrow died on 4 July 1945.⁶³

48 Biographic information on Clegg and Morrow taken from P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992 & M. Lewis (ed.), *The Australian Architectural Index*, University of Melbourne, Carlton, 2000.

49 M.M. McCallum, *Ballarat and district: "citizens and sports" at home and abroad*, M.M. McCallum, Ballarat, 1916, p.22.

50 *Ibid.* See also P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992 & M. Lewis & T. Sawyer, (ed.), *The Australian Architectural Index*, online, University of Melbourne, Carlton, 2000.

51 *Ibid.*

52 *Ibid.*

53 *Ibid.*

54 *Ibid.*

55 McCallum, *op.cit.*

56 *Ibid.*

57 George Clegg, Probate Administration files, 1958, VPRS 28/P4 Unit 1658 PROV.

58 McCallum, *op.cit.*, p.73.

59 *Ibid.*

60 *Ibid.*

61 *Ibid.*

62 Vernon, *op.cit.*

63 *The Argus*, 5 July 1945, p.2.

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Throughout the various personnel changes Clegg was the designer and he was also an accomplished draftsman.⁶⁴ William Morrow appears to have been first appointed as a Clerk of Works, assisting with the dialogue between client and builder.⁶⁵ He later took up design work in the office. During the 1920s and 1930s, the architectural firm designed at least eight other halls or hall additions as well as the Public Hall and Mechanics' Institute at Gordon.⁶⁶ None of these other designs are directly comparable to the Gordon Public Hall (including the front pavilion to the Ballan Mechanics' Institute). There is a passing resemblance in the domestic-like scale of the elongated gabled roof form with projecting gabled wing to the former Ballarat North Progress Association Hall, 820 Armstrong Street North, Ballarat (built 1928),⁶⁷ but the face brick construction gives a different outward character. The domestic-like scale of the Gordon Public Hall also has an affinity with some of Clegg's and Morrow's dwelling designs, including the house at 101 Forrest Street, Ballarat (built 1921),⁶⁸ in the articulation of the elongated gabled roof forms and projecting porch gables, wide eaves and gable infill.

64 Vernon, *op.cit.*

65 *Ibid.*

66 Lewis & Sawyer, *op.cit.* & 'City of Ballarat Building Permit Database 1910-45', City of Ballarat.

67 *Ibid.*

68 *Ibid.*

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Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Theme 8.3: Health & Welfare

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009, 2014, 2015

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The former hotel at 69 Main Street, has significance as the earliest surviving hotel building in Gordon and one of the oldest extant hotel buildings in the western region of the Moorabool Shire. Prominently situated at an important road junction, it is local landmark in the town. It was first built

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in c.1860 for Jules Gascard, hotelkeeper and butcher (and later prominent landowner, coach service owner and horse trader), the hotel was extended in 1869 and major alterations were carried out in the c.1930s. These changes provide an understanding of the evolution and development of the hotel and contribute to its heritage value. The hotel has been owned and operated by a number of hotelkeepers, some of whom (including Kate Daly between 1877 and 1885) were highly respected in the town. The significant fabric includes: the east wing, with its single storey gabled roof form with stepped front parapet and return verandah supported by solid brick piers and squat round fluted concrete columns, exposed timber rafters to the verandah, stuccoed chimney, corrugated profile sheet metal roof cladding, timber weatherboard and strapped cement sheet wall cladding, central front timber framed doorway (with timber framed transom above), front double door opening, front window openings and the timber framed double hung (west end) and the side (east) timber framed double hung windows and timber framed doorway with sidelights and transom. The significant fabric also includes the west wing, with its single storey gabled roof form clad in corrugated profile sheet metal and defined by a prominent stepped and semi-circular parapet at the front, vestigial parapet piers, rectangular parapet panel framed by moulded stringcourses, quoinwork at the corners, rendered brick wall construction, rendered brick chimney, timber framed double hung windows and the rendered brick window sills.

How is it significant?

The former hotel at 69 Main Street, Gordon, has historic, aesthetic and social significance at a LOCAL level.

Why is it significant?

The former hotel, 69 Main Street, Gordon, has historical significance as a tangible legacy of the earliest surviving commercial progress in Gordon from the 1860s, during the town's gold mining era. Built in c.1860 for Jules Gascard, hotelkeeper and butcher (and later prominent landowner, coach service owner and horse trader to India), the hotel served the Gordon township as a place of recreation, community meetings (including a lodge room for the local Independent Order of Oddfellows and Independent Order of Rechabites), as well as the location for medical consultations in the 19th century (Criteria A & H). Gascard carried out brick additions to the timber building in 1869, providing a billiard saloon. A succession of publicans has owned the hotel, some of whom were highly regarded in the town, including Mrs Kate Daly, owner between 1877 and 1885. Some owners have also made alterations and additions, the most notable being the replacement of the original roof and verandahs on the east wing with the existing parapeted gabled roof and return verandah in the c.1930s while owned by Miss Catherine Williams. These interwar era alterations provide an understanding in changes in hotel life and contribute to the significance of the place.

The former hotel at 69 Main Street, Gordon, has aesthetic significance as the earliest surviving hotel building in Gordon and one of the earliest surviving hotels in the western region of the Moorabool Shire (Criterion D). Although altered, it is an unusual example of its type, the Victorian design being most evident in the early (mid 1860s) parapeted, rendered brick west wing. The original east wing has a parapeted gable roof form and return verandah which reflect changes made during the interwar era. Like other significant hotel buildings in the Moorabool Shire, these changes also contribute to the significance of the building which is a prominent local landmark in the centre of town.

The former hotel at 69 Main Street, Gordon, has social significance as it is recognised and valued for its former hotel function as an important meeting place for community, medical and social functions and activities for over 100 years between c.1860 and 1969 (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 69 Main Street, and the projecting verandah that extends over the Title boundary as shown on the following map:



Source of Aerial Image: Moorabool Shire Council.

DESCRIPTION:

The former hotel at 69 Main Street, Gordon, is situated on a prominent, large wedge-shaped allotment being bound by Main, Russell and Urquhart Streets to the north, east and south respectively. The building is set close to the front and side (eastern) boundaries. There is an open grassed nature strip on the Main Street frontage. At the rear is a substantial grassed yard, with mature trees towards the rear on the east and west boundaries. There are two outbuildings in the rear yard.

The asymmetrical, single storey, hotel building is defined by two main wings at the front, as well as rear shallow-gabled and skillion wings. Each wing reflects the sequential development of the hotel since the 1860s until the mid-late 20th century. The roofs are clad in varying shades of red-painted corrugated sheet metal, with the west wing possibly clad in corrugated Colorbond. The earliest wing is at the front on the east side. Dating from the early 1860s in plan, it has a gabled roof that extends to form a return verandah on the front (north) and east side. A stepped parapet (with introduced vertically-oriented corrugated lightweight metal cladding) surmounts the front verandah at the junction with the roof. This roof, return verandah (which is supported by solid brick piers and squat round fluted concrete columns and has a solid brick balustrade), exposed timber rafter ends to the verandah, and the stuccoed brick chimney on the east roof face, are reflective of the alterations carried out in the c.1930s. The paintwork to the chimneys and verandah piers and balustrade has been introduced. The central timber framed doorway (with timber framed transom above), double

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door opening, window openings and the timber framed double hung window (west end) on the front elevation are original or early, but the timber doors and window on the east side at the front are also representative of the changes of the c.1930s. The front elevation has timber weatherboard wall cladding (reflective of the original construction). The side (east) façade has original or early timber framed double hung windows and a timber framed doorway with sidelights and transom, and strapped cement sheet wall cladding with a timber weatherboard dado, typical of 1930s construction.

The west wing of rendered brick wall construction features a more elevated single storey gabled roof form that terminates with a prominent stepped and semi-circular parapet at the front. Supporting the parapet are vestigial piers between which is a rectangular panel framed by moulded stringcourses. The parapet and front, side and rear walls are constructed of rendered brickwork. Possibly built a few years after the east wing, the west wing also has original quoinwork at the corners and timber framed double hung windows with rendered sills at the front. The rendered brick chimney on the west side also appears to be original but it may have been altered in the c.1930s.

At the rear, the skillion wing appears to be from the 19th century era. It has timber weatherboard wall cladding and introduced window openings. The shallow-gabled wing on the east side has been introduced in the mid-late 20th century, and has strapped cement sheet wall cladding with timber framed louvered windows on the west side, and a door opening (with flush panel door) and timber framed windows on the south elevation.



Photo 2: Former Hotel, main (front) and west elevations, 69 Main Street, 2015.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the former Hotel

The former hotel at 69 Main Street, Gordon, is located on allotment 12 of Section 3 in the Township and Parish of Gordon.¹² Comprising 2 roods and nine tenths of a perch, the site was first taken up by Jules Samuel Gascard, formerly of Mt Egerton, who established a hotel business and a butcher's shop in c.1860.¹³ The building was situated on the eastern portion of the site, possibly with a hipped roof and

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, *op.cit.*

12 See Plan of the Township of Gordon, 1942, VPRS 16171 PROV.

13 *Ibid.* & 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

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of timber weatherboard construction. Gascard appears to have leased the hotel to Edward Priestly in the initial years.¹⁴ In 1863, it had a net annual value of £45.¹⁵ The hotel was the location of the local Freemasons and Independent Order of Rechabites and it appears to have been from these associations that the building was named the Freemasons Hotel.¹⁶ Jules Gascard was the first to join the new-formed branch of the Manchester Unity Independent Order of Oddfellows (M.U.I.O.O.F.) in the early 1860s and so it was not surprising that a Lodge Room had been established at the Freemasons Hotel.¹⁷ This room was mentioned in *Bacchus Marsh Express* in November 1868 when the newspaper reported on a fundraising event:

On Thursday evening, 5th inst., an entertainment was given in the Lodge-room of the Freemasons' Hotel, Gordons, by the Local Committee, in aid of a fund for erecting a new school at Gordons. It was under the immediate patronage of the Loyal Gordons Lodge M.U.I.O.O.F., and the Dove Tent I.O.R. The spacious room was quickly filled with a highly respectable audience, and the picturesque decorations of the popular friendly societies, who appeared in regalia, contributed largely to enliven the scene.¹⁸

By January 1869, 'a brick addition' had 'been made to the Freemasons Hotel'.¹⁹ This extension was to the west of the original timber hotel building.

It seems that Gascard had relocated to his farm property near Ballan, 'Fern Hill', by 1868.²⁰ In 1871, he purchased the adjoining allotment to the west of his hotel property, comprising allotment 11 of Section 2.²¹ While not resident at the hotel, he maintained ownership with the license being held by John Sterritt at this time.²² In 1873, Gascard sold the hotel and he and his family relocated to Melbourne.²³ A public auction of the hotel property was held in August 1873, following the sale of the hotel.²⁴

Jules Samuel Gascard was born in Cortaillod, near Neuchatel, Switzerland, in 1836, being one of five children.²⁵ In 1854 aged 18 years, he emigrated to Australia on the "Hambros" from Hamburg with his elder brother, Abram and Abram's wife, Anne Marie.²⁶ Possibly lured by the Victorian gold rush, they settled at Mt. Egerton and in the following year, 1855, Jules Gascard established a butcher's shop adjacent to the Mt. Egerton Hotel.²⁷ Two years later in 1857 he married Miss Janet Barr in Ballarat.²⁸ Miss Barr had emigrated with her parents and three siblings from Scotland in 1848. They had four

14 *The Argus*, 18 April 1861, published a family notice, reporting that Mrs Edward Priestly 'of the Freemasons' Hotel, Gordon', had given birth to a daughter at Richmond.

15 Ballan Shire Rate Book, 1863, VPRS 5557/P0 Unit 2 PROV (Ballarat).

16 The name of the hotel appeared in *The Argus*, *op.cit.*, in 1861, the *Gordon Advertiser* in 1869 (see R. Huggins, Transcript of the *Gordon Advertiser*, 'Gordon, Fifty Years Ago', 7 February 1919,) & *Bacchus Marsh Express*, 16 August 1873, when Gascard held a public auction on the premises of his furniture and other goods.

17 J. Donegan, 'History of Gordon', manuscript, Joe Donegan private collection, n.d., p.11.

18 *Bacchus Marsh Express*, 14 November 1868, p.3.

19 Huggins, *op.cit.* See also the *Ballarat Star*, 7 January 1869.

20 'Jules Samuel Gascard', *op.cit.* & he was listed in the Ballan Shire Rate Book, *op.cit.*, 1868, as the owner of 'land near Gordon', in addition to his farm property.

21 Plan of the Township of Gordon, *op.cit.*

22 *The Argus*, 5 October 1898, p.6, gave an account of the death of John Sterritt, stating that he 'carried on business in various ways, was the licensee of two hotels [in Gordon], the Freemason's [subject hotel] and the Commercial, and was the owner of the latter.'

23 'Jules Samuel Gascard', *op.cit.*

24 *Bacchus Marsh Express*, 16 August 1873.

25 'Jules Samuel Gascard', *op.cit.*

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*

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children: Hannah, Augustine, Samuel and Jules junior.²⁹ After relocating to Melbourne in 1873, Jules Gascard senior took up business with the Cobb and Co. Coaching Service in Victoria as well as a considerable interest in shipping horses to India.³⁰ Large numbers of horses were exported and his sons, Samuel and Jules junior became well-known figures in the Indian Horse trade.³¹ In 1896, Gascard's coach run extended to Lawlers, Western Australia. It was there where he established a large sheep and cattle station called 'Annean', located approximately 350 miles inland from Geraldton.³² Gascard died of fatty degeneration of the heart at Geraldton in February 1899, aged 69 years.³³



Figure 1: Jules Samuel Gascard in 'Jules Samuel Gascard'.

Source: *The Settler*, vol. 3, no. 10, June 1995.

The Freemasons' Hotel at 69 Main Street was purchased by Thomas Woodman on 5 August 1873.³⁴ A member of St. Mark's Anglican Church,³⁵ he maintained ownership until 1877 when the *Bacchus Marsh Express* reported that:

Mr. Thomas Woodman has announced the sale by auction of his stock-in-trade, business, and other properties, in and in the neighbourhood of Gordon, at the conclusion of this week, as he intends leaving the district.³⁶

Woodman sold the hotel to Mrs Kate (Catherine) Daly (nee Tobin), widow of Jeremiah Daly who had died in 1872.³⁷ Born in c.1836 on Whiddy Island, Bantry Bay, Ireland, Kate Daly had married Jeremiah

29 *Ibid.*

30 *Ibid.*

31 *Ibid.* See heritage citation for 'Annean', 164 Inglis Street, Ballan.

32 'Jules Samuel Gascard', *op.cit.*

33 *Mount Magnet & Lennonville Leader* (West Australia), 18 February 1899, p.2.

34 Certificate of Title, vol. 260 fol. 935.

35 *Bacchus Marsh Express*, 9 September 1876, p.3.

36 *Ibid.*, 7 July 1877, p.3.

37 Certificate of Title, vol. 614, fol. 670 & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

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in 1861 and they had three children: Patrick (born 1862), James (born 1864) and Mary Helena (born 1867 at Gordon).³⁸ After the death of her husband, Mrs Daly continued the hotelkeeping occupation that she had previously shared with him at a neighbouring hotel. She operated the hotel at 69 Main Street for the next 8 years, renaming the business Daly's Hotel.³⁹ A billiard saloon had been established in the western brick wing of the building. Kate Daly died prematurely on 3 November 1877.⁴⁰ The high esteem bestowed her by the Gordon townfolk was reflected in an obituary published in the *Gordon Advertiser*:

It is with profound regret that we have to chronicle the death of Mrs. Kate Daly, which sad event took place at her residence, Main Street, Gordon, on Monday night, after a lengthy illness. The mournful intelligence of her death cast quite a gloom over the township, and was received on every side with heartfelt expressions of sorrow. Mrs Daly who had reached her 49th year, was a native of Ireland, having been born at Whiddy Island, Bantry Bay, in the County of Cork. When quite a girl, she left the green shores of Erin for the "Sunny South" arriving in Victoria in 1859, so that she is a colonist of 26 years' stand, and has been a resident of Gordon for the last 20 years, and by her death the township loses one of its most highly respected and energetic inhabitants, one whose name is associated in many ways with the history of Gordon – the township where she spent so many years of her laborious and useful life. Her name will long be had in remembrance and her memory cherished by her many friends not only Gordon – but all over the colony. Thirteen years ago, Mr Daly suffered a severe loss through the death of her husband. Left in rather straitened circumstances with her 3 children, she set to work with praiseworthy courage, and her indomitable perseverance was amply rewarded, and her many good qualities won for her the admiration and esteem of all those with whom she came in contact. The deceased lady leaves 2 sons and a daughter to mourn their loss, and much sympathy is expressed for them, though it is gratifying to know that thanks to the exertions of the mother whom they now mourn, they are in every respect qualified to push forward in the world, with credit to themselves. The funeral of the deceased lady took place on Thursday afternoon, and the funeral procession was one of the largest that ever passed through the streets of the township. All the business establishments were closed, and the townspeople turned out en masse to pay the last tribute of respect to the memory of the deceased. Amongst those who attended the funeral were visitors from Ballarat, Melbourne, Warrenheip, Bungaree, Millbrook, Egerton, Ballan and other localities. A very large array of footmen preceded the hearse which was followed by 2 mourning coaches, containing the sorrowing relatives and intimate friends of the deceased; a large number of private vehicles and horsemen completing the mournful procession. The pall and coffin bearers were – Messrs. D. Brophy, Newton, J. B. Lee, Devereux, Hyland, R. Carden, C. Wilson, J. Northey, R. Hager, R.J. Hager, P. White, J. Ryan, J. Murphy, J. Donoghue, C.G. Dithy. The burial service at the grave in the Gordon Cemetery was impressively conducted by the Rev. Fathers Brady and Ryan. Mr Stephen Wellington, of Ballarat, carried out the funeral arrangements in an efficient manner.⁴¹

In December 1885, the Statement of Assets in Daly's Estate revealed that she had amassed a number of properties in the Gordon area, including a timber building that was let to Joshua Adams, baker, Patrick Daly (her son), saddler and J.B. Lee, bootmaker, as well as another 4 roomed cottage and kitchen in Gordon that was also leased.⁴² These properties were in addition to her hotel premises that were valued at £1000 and described as follows:

Allotments 9, 10, 11 and 12 section 3 township and parish aforesaid containing 1 acres 3 roods 6 4/10 perches, all fenced with paling fence on which is erected

38 Ibid.

39 See for example, Bacchus Marsh Express, 20 November 1886, p.3.

40 Victorian Births, Deaths and Marriages Indexes, op.cit.

41 R. Huggins, Transcript of the *Gordon Advertiser*, 7 November 1885.

42 Kate Daly, Probate Administration files, 1885, VPRS 28/P2 Unit 191 PROV.

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- (1) Nine roomed hotel with two other rooms. Kitchen and patnry detached. The two front rooms and billiard room are of brick, the rest of wood – 7 stall stable, chaff house and other outbuildings.
- (2) Building, 2 rooms of which are of brick and 2 rooms of wood, let to Government as a Post Office at £35 a year.
- (3) Four roomed wooden building let to tenant at £5 per week.⁴³

On 4 September 1886, the *Gordon Advertiser* published a preliminary notice for the sale of Daly's Hotel:

For Sale – The old and well-established hostelry known as Daly's Hotel, situated on the conrer of the Melbourne and Egerton Roads, Gordon, for many years conducted by the late Mrs. K. Daly, and at presented conducted by Mr. P. Daly. The hotel is well-known, has a large connection, and is doing an excellent business, and occupies the best site in town. All information given on application to the licensee. The purchase of the stock and furniture is optional. Easy terms will be given.⁴⁴

A month later on 6 October 1886, the hotel property had been sold, the details also reported in the *Gordon Advertiser*:

Sale held in billiardroom. Bidding started at £300 and rose to £505 being knocked down to Mrs. Williams, of Millbrook, a lady well known in this district.⁴⁵

A clearing sale of furniture, livestock and sundries was held in late October 1886.⁴⁶

Two years were to pass before Title for the hotel property was transferred to William and Mary Williams.⁴⁷ William Williams was born in c.1838 in Methyr, Wales, the son of John and Gwendoline Williams.⁴⁸ He married Mary Walsh (born c.1843) in 1864 and they had eight children: Annie Gwenllian (born 1865 and later married Cornelius O'Brien), William Richard (born c.1868, died 1882), Agnes Mary (born 1870, died 1920), Mary Augustine (born 1872, Gordon), Catherine (born 1875, died 1876), Elizabeth (born 1877 and later known as Mrs Ryan), Catherine (born 1879) and Honorah Margaret (born 1882).⁴⁹

William and Mary continued to operate the hotel (which they renamed the Williams Hotel) for several years. The establishment 'became known as the strictest pub in Victoria where you could never get a drink after hours.'⁵⁰ Being a Welshman, William Williams 'believed that a disappointed customer was better than a conviction against the Licensing Act any time.'⁵¹ In 1888, the hotel was also the location for twice weekly consultations with Dr Sisca and from 1889, appointments with Dr Correy.⁵² Consultations were held in a room above the bar at the front of the east wing.⁵³ Throughout the 1890s,

43 Ibid.

44 Huggins, *op.cit.*, 4 September 1886.

45 *Ibid.*, 4 October 1886.

46 *Ibid.*, 28 October 1886.

47 Certificate of Title, *op.cit.* & vol. 2013, fol. 575.

48 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

49 *Ibid.*

50 D. Elias, 'The bar is closed – for good', newspaper clipping [possibly *Ballarat Courier*] 1969, Roy & June Huggins private collection, Ballan.

51 *Ibid.*

52 *Gordon Advertiser*, 15 December 1888.

53 *Ibid.*, 10 August 1889.

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the property had a net annual value of £48.⁵⁴ Tragedy struck the Williams family in 1896 with the death of William Williams, as reported in the *Gordon Advertiser*:

Death of Mr. William Williams, well known mining engine-driver and proprietor of Williams Hotel, Gordon. Cause bronchial pneumonia. Native of Methyr, Tydville, Wales. Aged 58 years. Came to colony when 16 years of age. Leaves widow and 6 children, 2 being married. Coffin-bearers – Mesrrs. M. Sullivan, J. O’Connell, J.C. Ryan, M.J. Sullivan, M. Ryan, and P. Sullivan.⁵⁵

Mrs Mary Williams continued as victualler of the hotel throughout the late 19th and early 20th centuries, until forced into retirement from ill-health by 1914.⁵⁶ Hotel operations were continued by her daughter, Catherine. A photograph taken about this time shows the design and construction of the hotel. There was an east wing of timber weatherboard construction with what appears to have been a hipped roof form behind an elevated, curved and stepped parapet of timber weatherboard construction. Behind the parapet appears to have been an attic space. The front of the east wing had a narrow projecting skillion verandah surmounted by a signage panel that read “WILLIAMS HOTEL”. The verandah was supported by slender timber posts with curving solid timber valances. The verandah parapet and valances may have been added about this time (early 20th century). On the east (left) side of the east wing was another narrowly-projecting post-supported skillion verandah accentuated by timber brackets. Under the verandah was a shopfront, the shop being occupied by J. Maher, butcher, with a signage hoarding advertising his business above the verandah. The rendered brick west wing of the hotel building, which accommodated the billiard room, was characterised by a prominent, stepped, semi-circular parapet, the building corners being accentuated by quoinwork. There were two timber framed double hung windows under the parapet.

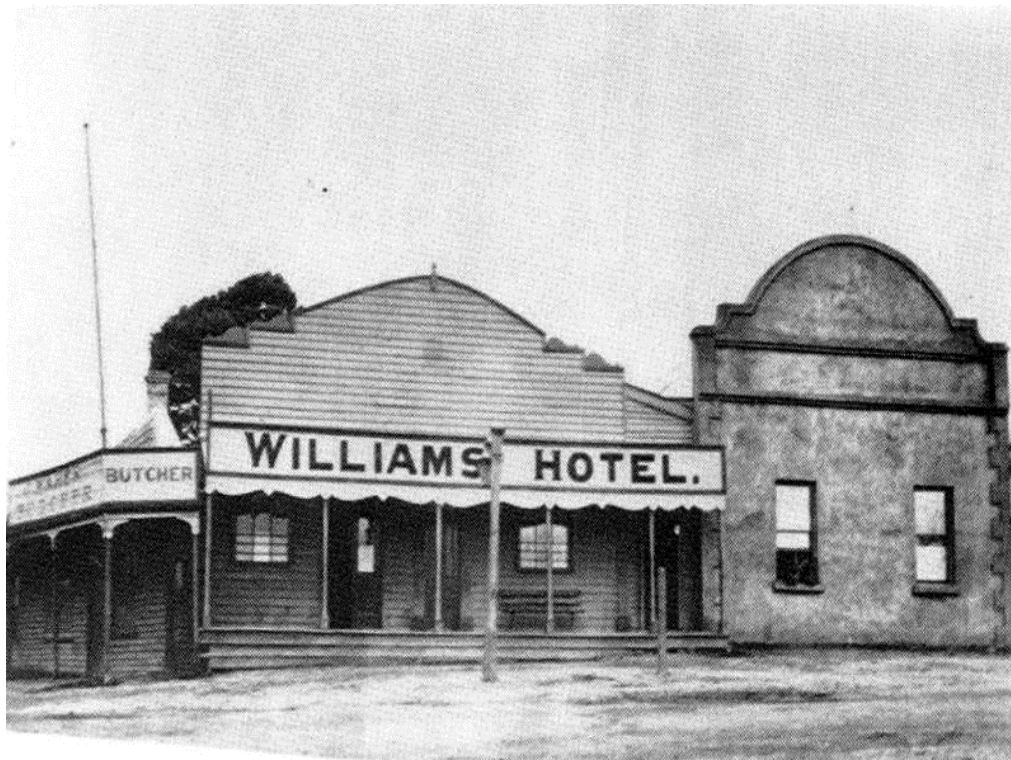


Figure 2: Williams Hotel & Maher’s Butcher Shop, 69 Main Street, n.d. [c.1915-25]

Source: June Huggins, private collection, Ballan.

⁵⁴ Ballan Shire Rate Books, *op.cit.*, 1890, 1891, 1895.

⁵⁵ Huggins, *op.cit.*, 28 August 1896.

⁵⁶ ‘Widow’s Will. Caveat Lodged. Daughter Disputes Validity’ in *The Argus* 19 February 1930, p.5.

Controversy engulfed the Williams family after the death of Mrs Mary Williams in 1921. Her will, prepared in 1917, was challenged by a family member on the basis that it Mrs Williams had suffered memory loss and 'her inability to recognise' anybody.⁵⁷ The legal action was heard by Chief Justice Sir William Irvine in the Banco Court in 1930 and he subsequently set aside the will 'on the grounds of the testamentary incapacity of the testatrix.'⁵⁸ The court action was later resolved and on 11 June 1930, Mrs Williams' daughter, Miss Catherine Williams, gained Title to the hotel. It appears to have been during her ownership (and after 1932) that the east wing of the hotel was altered. A photograph of Main Street, Gordon, in 1932, partly showed the hotel in its early 20th century state. However, it was soon refurbished, with the roof, parapet and verandahs being replaced with a gabled roof, new stepped parapet and return verandah supported by brick piers and squat, fluted concrete columns. The walls were also reclad in timber weatherboard and strapped cement sheet. Some windows and doors were also altered. These changes had increased the value of the hotel from £3000 in 1930 to £4000 in 1944, following Catherine Williams' death.⁵⁹ At this time, the property was described as 'having a frontage of 114 links to the Melbourne Road' and 'on which is erected a 10 roomed Hotel of Weatherboard and Brick.'⁶⁰

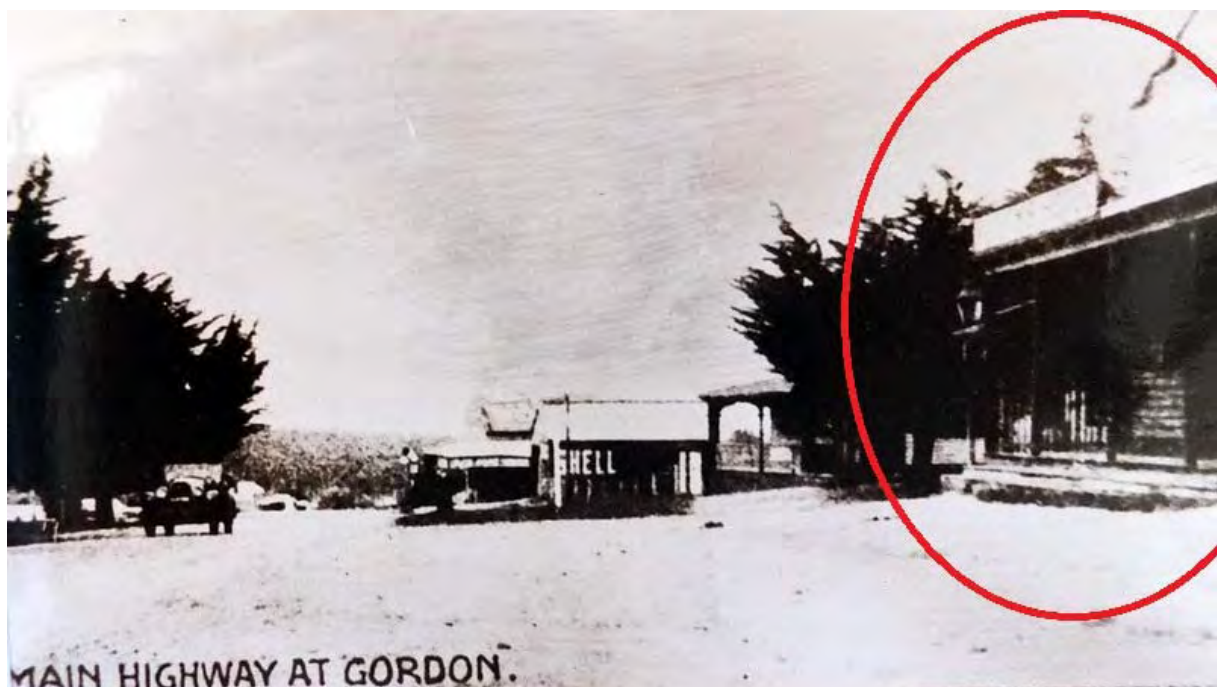


Figure 3 Main Street, Gordon, 1932, showing the former hotel on the right.

Source: June Huggins, private collection, Ballan.

Ownership of the hotel was transferred to Catherine Williams' sister and brother in law, Mary and Cornelius O'Brien, and their daughter, Miss Honorah O'Brien on 15 October 1944.⁶¹ In 1956, they engaged the architectural firm of L.H. Vernon and Associates of Ballarat to design alterations and the installation of a septic tank.⁶² Three years later in 1959, the property was sold to Patrick and Mary

57 'Widow's Will. Caveat Succeeds. Testamentary Incapacity' in *The Argus*, 21 February 1930, p.7.

58 *Ibid.*

59 *Ibid.* & Catherine Williams, Probate Administration files, 1944, VPRS 28/P3 Unit 4142 PROV.

60 *Ibid.*

61 Certificate of Title, *op.cit.*

62 L.H. Vernon & Associates, Architects, Ballarat, 'Williams Hotel, Gordon, Proposed Alterations and Installn of Septic Tank for Mr C. O'Brien', proposed floor plan, June & Royal Huggins private collection, Ballan.

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Dwyer.⁶³ They operated the hotel until 1969, when it was voluntarily de-licensed after they took up business at the Gordon Hotel.⁶⁴ In 1973, Patrick and Mary Dwyer donated use of the hotel to the Missionary Sisters of Charity.⁶⁵ They established a Children's Home in the building to cater for 15 children of both sexes, and five female staff.⁶⁶ Internal alterations were proposed (Figure 4). In February 1973, Mother Teresa visited Gordon and stayed at the Home.⁶⁷

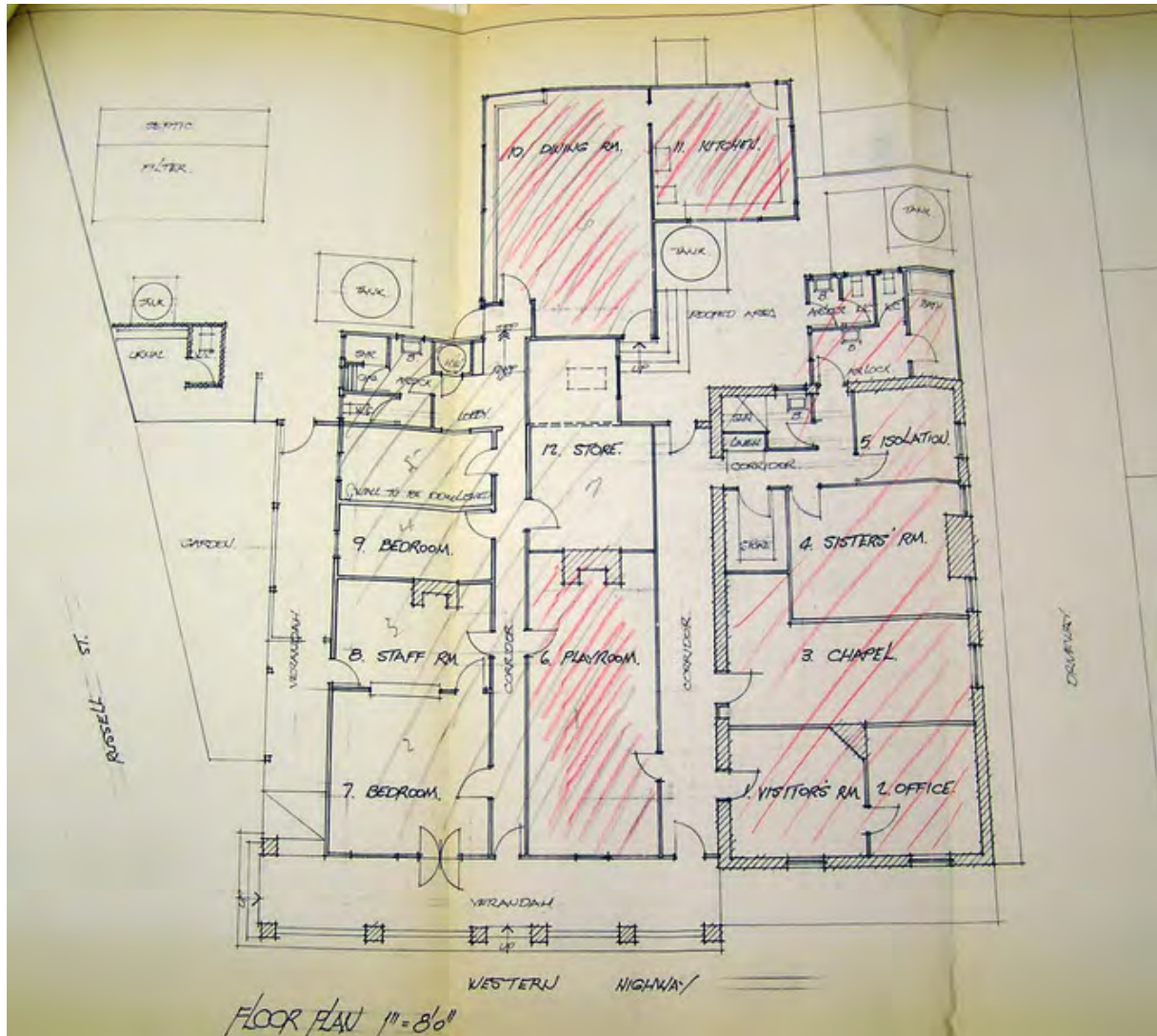


Figure 4: Floor plan of former hotel showing proposed conversion into a Children's Home, 1973.

Source: Public Building file, VPRS 7882/P1 Unit 2048 PROV.

The Children's Home was to be short-lived as on 9 November 1976, the hotel was sold and converted into a private residence.⁶⁸

⁶³ Certificate of Title, vol. 8218 fol. 544.

⁶⁴ J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery Records and History 1878-2010*, Joe Donegan and Maureen Davenport, Gordon, 2012, p.15.

⁶⁵ Ibid.

⁶⁶ See Acting Building Surveyor, Shire of Ballan, to Chief Health Officer, Department of Health, Melbourne, 29 November 1973 in Public Building file, VPRS 7882/P1 Unit 2048 PROV.

⁶⁷ Donegan & Davenport, *op.cit.* See also J. Donegan, *In God's Hands: A History of the Parish of St. Patrick's Gordon*, Victoria, Modotti Press, Ballan, 2011, p.21.

⁶⁸ Donegan & Davenport, *op.cit.*

COMPARATIVE

In 1888, the Gordon township boasted nine hotels. One of the largest was the Mount Hope Hotel, Gordon, built in 1861 for Cheri Mars.⁶⁹ Situated in Main Street opposite the Post Office and it succumbed to fire in 1916.⁷⁰ Other hotels in the town that no longer survive included the 10-roomed Black Swan, Main Street (destroyed by fire in 1883)⁷¹, Robertson's Hotel (built in c.1863)⁷², Simmons' Hotel, Main Street (established in 1869),⁷³ Unicorn Hotel and Draper's Shop, Main Street (established in the 1860s by Samuel Deeble),⁷⁴ Camp Hotel, Main Street (established by John McCarthy in 1868),⁷⁵ and Delaney's Railway Hotel (established c.1873).⁷⁶

Today, the only other surviving hotel in Gordon is the Gordon Hotel, 92 Main Street. The existing interwar era brick and tiled gable roofed building was constructed in 1936, replacing the earlier Farmers' Arms Hotel built of timber weatherboard in c.1870.⁷⁷ The Gordon Hotel is the only operating hotel in the town.

Other hotel buildings in the western region of the Moorabool Shire built about the time of the former Hotel at 69 Main Street include:⁷⁸

- Ballan Hotel, 136 Inglis Street, Ballan: built in 1859-60 for George Flack, the original Victorian Georgian styled building was built with parapeted corrugated galvanised steel wall cladding and a return post-supported concave verandah. A gabled roof and return two storey balcony verandah were the major alterations carried out in 1928-30. The scale and design of the building is not comparable to the former hotel at 69 Main Street.
- Commercial Hotel, 153 Inglis Street, Ballan: the central portion of the two storey, hipped roofed rendered brick building was constructed in 1867-68 for William Gosling. Substantially additions were carried out in 1873, with the building of a parapeted hipped roofed west wing. A single storey addition was built on the east side between 1926 and 1930, and it was refurbished in c.1956. The former hotel at 69 Main Street, Gordon, is not directly comparable to this building.
- Blackwood Hotel, 1 Golden Point Road: built in 1868, the Victorian styled hipped roofed hotel has a Late Victorian return post-supported verandah added in 1899. The timber building features early timber framed doorways (with transoms and one doorway also has sidelights), panelled timber doors in the splayed corner and timber framed double hung windows. The unusual, curving eaves decoration appears to have replaced the original design (the existing being similar to the original design). Although the hotel building has experienced some alterations, the original design and character dominates. The Blackwood Hotel is not directly comparable to the former hotel at Gordon.

69 *A Pictorial History of the Shire of Ballan, op.cit.*, p.94.

70 *Ibid.*

71 See *Geelong Times*, 28 February 1883.

72 Robertson was listed as the owner in the Ballan Shire Rate Book, *op.cit.*, in 1863. See also *Bacchus Marsh Express*, 9 March 1867, p.3.

73 *Ibid.*, 20 November 1869, p.2 & *The Star* (Ballarat), 6 January 1869.

74 *Ballarat Star*, 4 August 1868.

75 *Bacchus Marsh Express*, 26 September 1868.

76 *The Argus*, 7 July 1933, p.13, reported on the destruction by fire of the de-licensed Railway Hotel, 'the oldest landmark in Gordon' having been built 'more than 60 years ago.' Delaney was the hotelkeeper in the 1880s – see Huggins, *op.cit.*, 9 December 1882.

77 See heritage citation for the Gordon Hotel.

78 See relevant heritage citations for further details, unless otherwise referenced.

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- Former Royal Mail Hotel, 100 Golden Point Road, Blackwood:⁷⁹ all that remains of the timber hotel constructed in c.1863 is the front steeply-pitched gabled wing constructed of timber, with the majority of the building (which had a parapeted hipped roof form) having been demolished. It is not comparable to the former hotel at 69 Main Street, Gordon.
- Greendale Hotel, Greendale:⁸⁰ built in c.1874 for George Williams as the Medway Hotel, the building included nine rooms exclusive of the private residence. The single storey, hipped roofed, timber weatherboard building has a return post-supported verandah. Although it has experienced some alterations it appears to be predominantly intact. It is not comparable to the hotel at 69 Main Street, Gordon.

Overall, the former hotel at 69 Main Street, Gordon, is one of the earliest surviving hotel buildings in the western region of the Moorabool Shire, and the earliest surviving former hotel building in Gordon. Like almost all of the hotels built in the western region of the Shire in the 1850s-1870s, it has experienced a number of alterations and additions, some of which provide a meaningful understanding of its evolution and development. In this regard, the former hotel is comparable to the Ballan Hotel and Commercial Hotel at Ballan, with both hotels having experienced notable changes. Some of these changes contribute to the significance of these buildings today.

The former hotel building at 69 Main Street is also one of very few surviving joint residential and commercial buildings constructed in the 19th century in Gordon. Other examples include:

- 56-60 Main Street: although built in c.1868, the dwelling may have been extended in the early 1900s with the construction of the existing projecting front gabled wing. From 1877 it was owned by Harriett and John Northey, and Mrs Northey operated a shop from this location until her death in 1910.
- 64 Main Street: built in 1884 as the London Chartered Bank to a design by E. James and Co., the face brick austere Victorian Classical styled building has distinctive parapeted behind which are double gabled roof forms.
- 82 Main Street: built as a bakery and dwelling for Timothy and Mary Clifford in c.1877, the elongated double hipped roofed modest timber building with a front post-supported verandah served these dual functions until the early 20th century.
- 32 Russell Street: built as a drapery and grocery store and dwelling in 1883 for Philip Henry Watkinson, the double gabled timber building continued as a shop and residence until the late 1960s.

79 A.J. Buckingham & M.F. Hitchcock, *Aspects of Early Blackwood - The Goldfields, The Landmarks, The Pioneers*, Blackwood Publishing, Blackwood, 5th printing, 2002, pp.55-57.

80 *Bacchus Marsh Express*, 19 December 1874, p.2.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling & Outbuilding

Place No. GOR034

ADDRESS: 71 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair-Good**Integrity:** Moderate**Photograph Date:** 2009, 2014 & 2015

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes – gabled outbuilding east of the dwelling
Prohibited Uses May be Permitted?	No
Incorporated Document	Yes

Other Recommendations

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 71 Main Street, Gordon, has significance as a representative example of a modest-scaled Late Victorian styled timber dwelling built in the early 20th century in the central township area. A typical example of the Late Victorian type (with its hipped, single storey roof forms and projecting front hipped concave post-supported verandah, central doorway with transom and flanking timber framed double hung windows, modest eaves, face red brick chimneys, timber weatherboard wall cladding and corrugated sheet metal roof cladding). It was constructed in c.1908 by James Canty, contractor, it is one of few remaining of this type in Gordon today. The outbuilding on the east side of the dwelling (with its painted galvanised corrugated sheet metal roof and timber weatherboard wall cladding, and window opening, door opening and the decorative timber bargeboards in the gable end on the west elevation) represents the original west wing of the store built in c.1871 (and extended to include this gabled building before 1885) that was located on the Main Street boundary. This outbuilding served as the Gordon Post Office in the 1880s, the office of the Gordon Advertiser newspaper from 1898 until the early 1900s, as store and from the mid 1910s until at least the mid 20th century as a bakery.

How is it significant?

The dwelling at 71 Main Street, Gordon, has historical and aesthetic significance at a LOCAL level.

The gabled outbuilding at 71 Main Street, Gordon, has historical significance at a LOCAL level.

Why is it significant?

The dwelling at 71 Main Street, Gordon, has historical significance for its associations with contextually rare residential development in the town in the early 20th century (Criterion A). It was built in c.1908 by James Canty, a contractor and was the home of the local baker from the mid 1910s until the mid 20th century. With his family, Thomas Clifford was the first baker to reside there. He was the son of Gordon's pioneer baker, Timothy Clifford, whose bakery survives at 82 Main Street.

The outbuilding at 71 Main Street, Gordon, has historical significance for its associations with early commercial developments in the town from the 1870s (Criterion A). The outbuilding is the surviving west wing of the former brick and timber store first built inc.1871 on the Main Street boundary to the property. The surviving fabric represents a timber addition constructed by 1885. During the 1880s, the building served as the local Post Office, before becoming the office of the Gordon Advertiser newspaper in 1898, a grocery store by 1907 and a bakery by 1917. It served this latter function until at least 1960. The first baker to own and operate the bakery from c.1917 was Thomas Clifford, the son of Timothy Clifford's, a pioneer baker of Gordon who established a bakery at 82 Main Street in 1877. The historical significance of the former store (now outbuilding) at 71 Main Street is embodied in the surviving early fabric.

The dwelling at 71 Main Street, Gordon, has aesthetic significance as a representative example of a Late Victorian style in the town (Criterion D). This is expressed in the single storey hipped roof forms and front hipped concave verandah, symmetry to the front elevation (in the central doorway and flanking windows), modest eave and face red brick chimneys. A once ubiquitous architectural type, the dwelling at 71 Main Street is one of a small number of moderate and predominantly intact examples remaining in the Gordon area today.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site at 71 Main Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 71 Main Street, Gordon, is situated on a rectangular allotment, near the side (west) boundary. There is a modest front setback to Gordon Street that is bound by a timber post and woven fire fence (approximately 1m high) and powder-coated vehicular gates east of the dwelling which provide access to a gravelled driveway. The front yard is open and grassed, with perimeter garden beds, including a creeper over the front fence. To the rear (south-east) of the dwelling is a mature Cypress tree.

To the east side of the dwelling is a gabled former bakery store with a skillion addition on the north side. This outbuilding represents the western portion of the former Gordon Advertiser Office building refurbished in 1898 and which was located on the Main Street boundary on this site. The building has a red-painted galvanised corrugated sheet metal roof and timber weatherboard wall cladding. The upper portion of the north wall of the gabled building is clad in strapped cement sheet (being a later wall added after the relocation of the structure to the present site). A skillion addition on the north side has corrugated sheet metal roof cladding and corrugated sheet metal wall cladding on the north side, and timber weatherboard wall cladding on the east side. On the west elevation is an early window opening (with timber framed window) and timber framed door opening (possibly with an introduced door) on the west side. The gable end has early decorative timber bargeboards. The building is currently at risk from damage caused by the overhanging and dropped branches of the adjoining cypress tree.



Photo 2: Former bakery store, 71 Main Street, 2015.

The single storey, timber weatherboard, Late Victorian styled dwelling has a front hipped roof form with a hipped concave post supported verandah, and rear double hipped roofs that have been extended as gable roofs. There are also other modest additions at the rear and also a small gabled addition on the east side towards the rear. These roof forms are clad in red painted galvanised corrugated steel. There are two face red brick chimneys of Federation design on the east side. The symmetry of the front façade is identified in the early central front doorway with an introduced panelled and glazed door and early transom above, and the flanking timber framed double hung windows. The leadlighting in the upper sash of the front window on the east side has been introduced. There are other similar early windows on the side, as well as introduced windows. The timber window and door architraves and timber window sills appear to be early. The timber verandah posts, decorative timber verandah brackets, capped timber verandah balustrade and brick verandah steps have been introduced. Also introduced is the timber lattice screen along the base of the dwelling on the east side.

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PLACE NAME: Dwelling & Outbuilding

ADDRESS: 71 Main Street, Gordon

Place No. GOR034

Assessment Date: Feb 2016



Photo 3: Dwelling, 71 Main Street, 2009.



Photo 4 Dwelling, 71 Main Street, 2015.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling at 71 Main Street

The dwelling at 71 Main Street, Gordon, is located on allotment 11 of Section 3 in the Township and Parish of Gordon.¹² Comprising 1 rood and 24 perches, the site was first taken up on 6 October 1871 by Jules Samuel Gascard, formerly of Mt Egerton, and who had previously established an adjoining hotel

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, *op.cit.*

12 See Plan of the Township of Gordon, 1942, VPRS 16171 PROV & Certificate of Title, vol. 470 fol. 911. The Title is dated 6 November 1871.

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business and a butcher's shop at 69 Main Street in c.1860.¹³ In 1873, Gascard sold his properties in Gordon (which included the subject site, neighbouring sites and the adjoining hotel) to Thomas Woodman.¹⁴ In addition to his hotel, the *Bacchus Marsh Express* reported on the sale of Gascard's three allotments on 16 August 1873, stating that each had 'a dwelling erected thereon.'¹⁵

Thomas Woodman was born in Hertfordshire, England.¹⁶ Possibly lured by the goldrush, he emigrated to Victoria and in the 1860s he had established a hotel at Red Hill, Blackwood.¹⁷ By 1868 he had relocated to Ballarat, although in February 1868 he had an interest in the Kangaroo Bob Quartz Mining Company at Gordon.¹⁸ He married Jane Kemp Andrew in 1869 and they had three children: Harriet Anne (born 1871, died 1872), Charlotte Bryer (born 1873, died 17 weeks later) and Florence Ada (born 1876).¹⁹ Thomas and Jane Woodman had relocated to Gordon by November 1869, as it was at this time when Thomas was appointed Acting Clerk of Petty Sessions.²⁰ In 1870, he was appointed A Commissioner of the Supreme Court and Agent of the Board and Land and Works (Clerk of Works) at Gordon.²¹ The following year in 1871, he became the temporary Assistant Mining Registrar at Gordon, the same year he was appointed a temporary Warden's Clerk.²²

Although Woodman also owned the neighbouring Freemason's Hotel, he appears to have operated a store at 71 Main Street after his acquisition of the property in 1873. There seems to have been a small brick store building on the front boundary, adjoining the hotel (which had possibly been built by Gascard some time after 6 November 1871).²³ Woodman was rated as a storekeeper with a tenement and 160 acres having a net annual value of £28 in 1877.²⁴ It was at this time when the *Bacchus Marsh Express* announced:

Mr. Thomas Woodman has announced the sale by auction of his stock-in-trade, business, and other properties, in and in the neighbourhood of Gordon, at the conclusion of this week, as he intends leaving the district.²⁵

Thomas sold his store at 71 Main Street to Mrs Kate Daly, a hotel keeper. Title was transferred into her name on 25 July 1877.²⁶ She operated the adjoining hotel until her death in 1885.²⁷ By this time, a gabled timber weatherboard addition had been made to the store at 71 Main Street, probably when it became the post office. The building was described in the Statement of Assets in Kate Daly's Estate:

13 Ibid. & 'Jules Samuel Gascard 1836-1899', in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

14 Certificate of Title, vol. 614 fol. 670.

15 *The Settler, op.cit.*, citing the *Bacchus Marsh Express*, 16 August 1873.

16 Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

17 In 1869, Thomas Neaves advertised his intention for a beer licence in the house is then occupied at Red Hill, Blackwood, owned by T. Woodman. See *Bacchus Marsh Express*, 2 October 1869, p.2.

18 *Victoria Government Gazette*, 22 February 1868, p.469.

19 Victorian Births, Deaths and Marriages Indexes, op.cit. For the death of Charlotte, see also the *Illustrated Australian News for Home Readers*, 7 November 1873, p.191.

20 *Victoria Government Gazette*, 5 November 1869, p.1766.

21 *Ibid.*, 4 March 1870, p.398 & 25 March 1870, p.498.

22 *Ibid.*, 6 April 1871, p.536 & 25 August 1871, p.1379.

23 *The Settler, op.cit.* The auction notice stated that there was a tenement on each of the three allotments owned by Gascard in addition to the hotel, suggesting that the brick wing of the former store had been built by this time.

24 Ballan Shire Rate Book, 1877, VPRS 5557/P0 Unit 5, PROV (Ballarat).

25 *Bacchus Marsh Express*, 7 July 1877, p.3.

26 Certificate of Title, op.cit. & vol. 968 fol. 593.

27 See Kate Daly, Probate Administration files, 1885, VPRS 28/P2 Unit 191 PROV.

Building, 2 rooms, of which are of brick and 2 rooms of wood, let to Government as a Post Office at £35 a year.²⁸

The property remained part of Daly's Estate until it was transferred to her son, James in 1889.²⁹ The following year, 1890, it passed to James Daly's sister, Miss Mary Helen Daly of Albert Park.³⁰ It is not known who occupied the store throughout the early 1890s, but in 1898 it became the office of the *Gordon Advertiser* newspaper under the proprietorship of Patrick Francis Sullivan which announced:

... in future the *Gordon Advertiser* will be printed in more commodious premises adjoining Williams' Hotel, and formerly known as the old Post Office. The building is at present undergoing necessary alterations and by the end of next week, the premises will be thoroughly renovated.³¹

A photograph of the newspaper office shortly after its refurbishment showed that it consisted of double gabled roof forms, the eastern (left) gabled wing being larger and constructed of brick, with timber weatherboard infill (Figure 1). The small western wing was of weatherboard construction. Post-supported verandahs projected at the front, with the east verandah being parapeted with a signage hoarding. They had decorative timber verandah valances. Further decoration was carried on in the timber bargeboards and turned timber finials in the gable ends. The east wing had a central four panelled timber door with flanked timber framed four paned shopfront windows, while the west wing featured a single 12 paned timber framed double hung window and a four panelled timber door.



Figure 1: Gordon Advertiser Office, 71 Main Street, Gordon, and portrait of P.F. Sullivan, c.1898. The western (right) portion of the building is the surviving outbuilding to the east of the dwelling today.

Source: *The Settler: Official Quarterly Newsletter of the Ballan Historical Society*, vol. 7, no.4, December 2003.

28 Ibid.

29 Certificate of Title, op.cit. & vol. 2183 fol. 508.

30 Ibid.

31 R. Huggins, Transcript of the *Gordon Advertiser*, 6 May 1898.

Sullivan's occupation of the building as a newspaper office appears to have been short-lived. By 1901-02, the newspaper office had relocated to a building owned by Ralph W. Tanner of Mount Egerton.³² Douglas Dicker, storekeeper, may have occupied the building at 71 Main Street soon after, as he was listed in the Ballan Shire Rate Books in 1904-05.³³ By 1907, the building was the location of Alf J. Evans and Co., grocers.³⁴ Located at Ballan, Evans and Co. operated a store at Gordon at this time.

In 1908, the property at 71 Main Street, along with the adjoining two properties on the west side, was sold to James Canty, a contractor.³⁵ He appears to have constructed the existing dwelling on the site at this time while the store at the front was leased to J.J. Parker, storekeeper.³⁶ Canty sold the dwelling and store at 71 Main Street in 1917 to Thomas Clifford.³⁷

Thomas Timothy Clifford was one of seven children to Timothy (1846-1921) and Mary Clifford (1852-1932) who had both emigrated from Tipperary, Ireland (at separate times).³⁸ He was born in 1878³⁹ and followed his father in the bakery business. The family bakery and grocery store, established in 1877 was situated at 82 Main Street. Thomas Clifford (known as Tom) operated his father's bakery in the early years of the 1900s. He married Nora Margaret Williams of the Williams Hotel, Gordon, 1911.⁴⁰ They had a son, Thomas William Clifford.⁴¹ In 1914, Timothy Clifford advertised his bakery business for rent 'for a number of years' and that it was then 'in the occupation of Tom Clifford.'⁴² This suggests that Thomas Clifford was about to relocate to 71 Main Street, possibly prior to his purchase of the property.

Clifford operated his bakery at 71 Main Street until 1928 when he sold the property to Gerhard Charles Jongebloed, a baker of Melton and previously of Ballan.⁴³ He leased it to Henry Sadler, a baker, before 1935-36.⁴⁴ At this time, the property had a net annual value of £100.⁴⁵ By 1940-41, E.R. Dixon

32 The Ballan Shire Rate Book, op.cit., for 1901-02 listed Sullivan as the occupier of a building at Gordon owned by R.W. Tanner. No property has been uncovered that was owned by Tanner in Gordon.

33 Ibid., 1904-05.

34 Ibid., 1908-09. See also the Sands & McDougall's Business Directory for 1907, extract provided by Maureen Davenport, Canberra.

35 Certificate of Title, op.cit.

36 The Ballan Shire Rate Book, op.cit., for 1909-10 listed James Canty as owner of a house with a net annual value of £12/10/-. The listing had "and shop" crossed out. The Rate Book also listed Canty as owner of a store and land with a net annual value of £20. Handwritten over Canty's name was J.J. Parker. A. Ward in 'Heritage Review for Moorabool Shire', which formed part of the 'Moorabool Shire Land Use and Development strategy' prepared by TBA Planners, December 1996, claimed that the existing dwelling was the former Mt Egerton police quarters that had been relocated to the subject site. However, the *Gordon Advertiser*, 3 December 1915 (in the transcript by Huggins) stated that the Mt Egerton police constable's quarters was purchased by S. Tepper, farmer and relocated by traction engine to Emily Park, Bungal, and used as a dwelling. Another old police station at Mt Egerton and owned by R.W. Tanner, was sold for relocation to A.W. Taylor of Williamstown in 1917. See *Gordon, Egerton & Ballan Advertiser*, 26 October 1917, p.1.

37 Certificate of Title, op.cit. Interesting, the property still appeared as part of the Estate of James Canty at the time of his death. See James Canty, Probate Administration files, Inventory provided & shown to Henry Townsend Steward, 2 March 1926, VPRS 28/P3 Unit 1615 PROV.

38 M. Davenport, 'Clifford/Hogan Family', unpublished notes, 2015.

39 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

40 Davenport, op.cit.

41 Ibid.

42 Huggins, op.cit., 2 October 1914.

43 Certificate of Title, vol. 4054 fol. 734 & *The Argus*, 8 March 1928, p.10.

44 Ballan Shire Rate Book, op.cit., 1935-36.

45 Ibid.

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operated the bakery before 1940-41 and in 1945-46 the bakery was run by Alan Percival Allen.⁴⁶ In 1959, the property was sold to Geoffrey and Dorothy Clifton, bakers.⁴⁷ It appears that it was after the property had been sold to the Brogden Bros. Pty Ltd and Alexander and Gertrude Dal in 1960⁴⁸ when the original brick portion of the store was demolished and the timber wing relocated to the east side of the dwelling.

COMPARATIVE⁴⁹

The hipped roofed form with projecting front verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung windows) comprising the dwelling at 71 Main Street represented a typical example of a Victorian style in the 19th and very early 20th centuries. However, it is one of a small number remaining of this type in the Gordon area today. The other surviving examples are:

- St. Patrick's Presbytery, 10 Careys Road, Gordon, built in 1913. Designed by the architects, Kempson and Conolly, it is of more substantial brick construction, is more elaborate (with its encircling post-supported verandah having curved lattice timber fascias and timber framed tripartite windows) and appears to be more intact.
- 'Erin's Vale', 161 Conroys Lane, Gordon, built possibly c.1890 (or possibly relocated to the site). Of timber construction, it has a post supported verandah and decorative cast iron valances and brackets.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This timber weatherboard dwelling has projecting gabled wings at the rear. There is a return post-supported verandah. It appears to be a more substantial and intact example than the dwelling at 71 Main Street.
- Dwelling, 16 Tennyson Street, Gordon, built c.1872.⁵⁰ [town plan of Gordon 1942] This dwelling has been altered and is missing a front verandah. It is in poor condition and low integrity, the dwelling at 71 Main Street having higher integrity.
- 'Woodlawn', 108 Donnellans Road, Millbrook, built c.1874. Although built of brick, this dwelling is one of the most comparable with the dwelling at 71 Main Street, given their very similar hipped roof forms and front hipped concave post-supported verandahs. The chimneys at 108 Donnellans Road have been altered.

The surviving portion of the former store (and later bakery) comprising the outbuilding to the east of the dwelling at 71 Main Street is a rare survivor of 19th century commercial development at Gordon. Other 19th century former timber shops in Gordon include:

- 56-60 Main Street: although built in c.1868, the dwelling may have been extended in 1874 with the construction of the existing projecting front gabled wing. From 1877 it was owned by Harriett and John Northey, and Mrs Northey operated a shop from this location until her death in 1910.
- 82 Main Street: built as a bakery and dwelling for Timothy and Mary Clifford in c.1877, the elongated double hipped roofed modest timber building with a front post-supported verandah served these dual functions until the early 20th century.
- 32 Russell Street: built in 1883 as the dwelling, drapery and grocery store of Philip Henry Watkinson, it continued as a store until the late 1960s. The double gabled building of timber

46 Ibid., 1940-41. The Rate Book listed J.D. Stevenson, manager, Mooroopna Flour Mill as owner, yet this is not reflected in the Certificates of Title.

47 Certificate of Title, op.cit.

48 Ibid.

49 See heritage citations for further details about these properties, unless referenced otherwise.

50 See Plan of the Town of Gordon, op.cit.

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construction has projecting front verandahs. Lattice screening has been introduced on the verandah of the former store wing.

These other surviving examples appear to be more intact and retained in their original location.

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Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair - Good**Integrity:** Moderate-Low (side addition at front)**Photograph Date:** 2009, 2014, 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling and former store and bakery at 82 Main Street, Gordon, has significance as a rare surviving example of a 19th century modestly scaled timber building that originally functioned for residential and commercial purposes, having been built in c.1877 for long-time resident and baker, Timothy Clifford (1846-1921). The building is the only known surviving bakery structure in the town,

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reflecting commercial progress during Gordon's second phase of gold mining activity from the late 1860s until the 1880s. The property also has associations with Clifford's wife, Mary (1852-1932), a local entrepreneur who acquired several properties in the Gordon area, including the substantial estates, 'Glengarriff' farm in 1897 and 'Oakvale' homestead in 1910. While the dwelling and former store and bakery has been extended on the east side (possibly at an early time) and the front façade repaired and possibly altered, the Victorian vernacular design is discernible in the: double hipped roof forms at the front that traverse the site and the rear, lower hipped roof form (which appears to represent the bakery wing); prominent face brick chimney on the west side; single storey height; narrow eaves; face brick chimneys; skillion post-supported front verandah (albeit with introduced posts); timber framed front doorway with four panelled timber door; timber framed 12 paned double hung windows with timber architraves and sills; corrugated profile sheet metal roof cladding and the timber weatherboard wall cladding.

How is it significant?

The dwelling and former store and bakery at 82 Main Street has historical significance at a LOCAL level.

Why is it significant?

The dwelling and former store and bakery at 82 Main Street has historical significance for its associations with both residential and commercial development in the central township of Gordon during the second phase of gold mining activity between the late 1860s and 1880s (Criterion A). Built in c.1877 for Timothy Clifford (1846-1921), the dwelling, store and bakery were the home and business of the Clifford family until 1917 (Criterion H). The business was also operated by Clifford's wife, Mary (18952-1932) who was a local entrepreneur, having acquired several properties in the Gordon area from the later 19th century, including 'Glengarriff' farm, Boundary Road, in 1897 and 'Oakvale', Donnellans Road, in 1910 (Criterion H). The Clifford family appears to have relocated temporarily to 'Glengarriff' in c.1915-16. The dwelling and former store and bakery is a tangible physical and rare legacy of residential and commercial life in Gordon from the 1870s. Although altered, the original Victorian vernacular design is discernible in the hipped roof forms, chimneys, roof and wall construction, front verandah, front four paneled timber door and front 12 paned timber framed double hung windows. The historical significance is therefore embodied in this original Victorian vernacular styled fabric.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the front southern portion of the site at 82 Russell Street, and the front verandah that projects beyond the Title boundary as shown on the following map:



Source of Aerial Image: Moorabool Shire Council.

DESCRIPTION:

The dwelling and former store and bakery at 82 Main Street, Gordon, is located on a typical rectangular allotment at the corner of Main and Palmerston Streets in the central township area. There is a substantial north yard that slopes downwards to the rear with gabled and skillion outbuildings. The southern portion facing Main Street containing the dwelling, store and bakery is fenced off from the northern part by a post and wire fence. Similar fencing forms the southern and eastern boundaries to the property while along the front on the east side is a low widely-spaced timber picket fence. There are perimeter garden beds on the east and west sides of the dwelling and at the rear, include a mature tree. The building is situated near the front boundary.

The single storey, timber weatherboard, Victorian vernacular styled building has a double hipped roof form that traverses the site, the front roof having been extended on the east side, possibly at an early time. At the rear is a third hipped roofed wing set down from the front double hipped roofs (this rear hipped wing may represent the original bakery) and has a prominent face brick chimney on the west side. There is also a rear skillion behind the hipped roofed addition. These roof forms are clad in red painted corrugated sheet metal. There are narrow eaves and missing and dilapidated gutters. A narrow post-supported skillion verandah extends across the front of the building. The turned timber verandah posts have been introduced.

Early features of the building include the face brick chimneys, timber framed front doorway (with four panelled timber door) and flanking timber framed 12 paned double hung windows. The timber window architraves and sills appear to have replaced earlier fabric. The doorway is centred on the original front hipped facade of the building which is defined by the vertical timber cover strip on the front wall. The eastern addition also has timber framed 12 paned double hung windows with timber

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architraves and sills. On the side (west) elevation is a paired timber framed double hung window reflective of the interwar (c.1920s-40s) period.

Overall, the building appears to be in fair condition when viewed from the street. The integrity of the building should be considered in terms of its evolution, the original tripled hipped roofed dwelling being the original portion and the front hipped wing on the east side possibly an early addition as part of the grocery store.



Photo 2: Dwelling and former store and bakery, west and south (front) elevations, 2009.



Photo 3: Dwelling and former bakery and store, east elevation showing replacement floor stumps and weatherboard wall cladding, as well as rear skillion addition, 2015.

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HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling & Former Store & Bakery, 82 Main Street

The dwelling and former store and bakery at 82 Main Street is located on allotment 5 of Section 1 in the Township of Gordon first owned by Richard Parker of Daylesford.¹² He sold it to Timothy Clifford, a

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 See Township of Gordon Plan, 1954, VPRS 16171 PROV.

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baker, on 16 July 1870.¹³ At least seven years were to elapse before the existing hipped roofed timber dwelling, store and bakery were built in c.1877.¹⁴

Timothy Downing Clifford was born in 1846 at Kenmare, Kerry, Ireland, the son of Timothy Clifford and Johanna Downing.¹⁵ He emigrated to Victoria on the "Shalimar", arriving on 20 May 1865.¹⁶ It appears that Clifford went straight to Mount Egerton where he established a butchery and bakery business in partnership with Joseph Graham. This partnership was dissolved in 1868.¹⁷ Possibly after a time in Ballarat, he married Miss Mary Catherine Hogan (born 1852 at Tipperary, Ireland).¹⁸ She was the daughter to Michael and Catherine (nee Hayes) Hogan. Mary appears to have emigrated to Australia with her mother, Catherine. Timothy and Mary Clifford had seven children: Johanna (born 1871), Michael (born 1874, died of cerebral apoplexy in 1905), Catherine (born 1875), Timothy (Thomas) (born 1878), Mary (born 1880), William Gerald (born 1882) and Herbert Jeremiah (born 1886).¹⁹

The Clifford family resided and worked at 82 Main Street after the construction of the dwelling, store and bakery at 82 Main Street from in c.1877 and throughout the remainder of the 19th century. The hipped roofed extension on the east side may have been added in at early time as the bakery and grocery business grew. In 1889, Timothy Clifford returned to his Irish homeland. As reported in the *Gordon Advertiser*:

An old respected townsman, Mr T. Clifford, left Gordon on Thursday morning for Ireland, it is intention to remain in the old country about 12 months. He left Melbourne yesterday by the mail steamer Lusitania.²⁰

During his absence, it appears that the bakery business was carried out by Mrs Clifford. Returning on 7 December 1889,²¹ Timothy Clifford continued to work and live at the bakery and store until before 1914.²² In 1914, the property and bakery were operated and occupied by Clifford's son, Thomas. At this time, Timothy Clifford placed a notice in the *Gordon Advertiser*:

To Bakers and Storekeepers. To rent for a number of years. The business now in the occupation of Tom Clifford; comprising bakehouse, store and dwelling house, stables and sheds. Apply to Timothy Clifford, Gordon.²³

During the ensuing years, Clifford relocated to the family farm, 'Glengariff', which appears to have been acquired a few years earlier.²⁴ With the 'Glengariff' farm rented to Timothy and Mary's son, Herbert

13 Certificate of Title, vol. 84 fol. 755.

14 See Ballan Shire Rate Books 1876 & 1877, VPRS 5557/P0 Unit 5 PROV (Ballarat). Clifford was not listed in the Rate Book for 1876 but he was listed as the owner of a tenement, Gordon, in 1878.

15 Information supplied by Maureen Davenport, Canberra, citing *The Advocate*, 24 March 1921 & Digger – Pioneer Index, Victoria 1836-1888.

16 Index to Unassisted Inward Passenger Lists to Victoria 1852-1923, PROV online.

17 *The Ballarat Star*, 23 January 1868, p.3.

18 Davenport, op.cit.

19 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

20 R. Huggins, Transcript of the *Gordon Advertiser*, 25 May 1889.

21 *Ibid.*, 7 December 1889.

22 Huggins, op.cit., 2 October 1914. However, Timothy Clifford continued to be listed as a baker and grocer, Gordon, until 1917. See *Sands and McDougall Business Directory*, 1917, kindly provided by Maureen Davenport, Canberra.

23 Huggins, op.cit.

24 The *Sands and McDougall Directory* for 1918 listed Timothy as "Clifford, T., sen., farmer", indicated that he had retired to the farm by this time. The *Gordon Egerton & Ballan Advertiser*, 11 August 1916 p.4, states that Private Jack McGrath was a nephew of Mrs Clifford, "Glengariff", Gordon, which suggests that the Clifford family had

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling & Former Store & Bakery

Place No. GOR035

ADDRESS: 82 Main Street, Gordon

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by 1916 preceding his marriage in 1917 to Eileen Cecilia Ryan (a daughter of Thomas and Johanna Ryan of 'Mount View'²⁵), it appears that Timothy and Mary, along with their daughter, Johanna, relocated back to the dwelling and bakery at 82 Main Street. Timothy Clifford died there on 20 February 1921.²⁶ At this time, Clifford's property at 82 Main Street was described as 'containing 1 acre 1 rood and 4/10ths of a perch or thereabouts on which is erected a 6 roomed weather board dwelling with shop attached and outbuildings all very old.'²⁷ It was valued at £300.²⁸

Ownership of the property passed to Mrs Mary Clifford.²⁹ In earlier years, she had become a local entrepreneur, acquiring a number of properties in the Gordon area. In 1897, she purchased the homestead of Peter Grant, 'Glenavon Farm', 55 Boundary Road and named it 'Glengarriff'.³⁰ She transferred ownership in two parts to her sons, Thomas and Herbert Jeremiah, farmers, in 1924.³¹ In 1910, Mrs Mary Clifford acquired 'Oakvale' homestead, 179 Donellans Road.³² This property was given to her son, William Gerald, and in 1916 he married Mary Helena Ryan (1894-1974), another daughter of Thomas and Johanna Ryan of 'Mount View'.³³

Mary Clifford continued to live at 82 Main Street with her daughter, Johanna, until at least the mid 1920s.³⁴ On Mary Clifford's death in 1932, other properties that she had acquired included land known as 'Summer Hill', Gordon, land near the Church of England, Gordon, known as Mar's paddock, and land in the Shire of Buninyong known as the Black Hill paddock.³⁵ Mary Clifford was well-respected in the town. The Advocate gave the following obituary:

Following a brief illness, Mrs. Mary Clifford, the oldest resident of Gordon, died on the 8th inst., aged 81 years. She was the widow of the late Mr. Timothy Clifford, a well-known business man of the early mining days of Gordon, and an aunt of the Premier, Mr. Hogan. She is survived by a family of three sons and three daughters. One of the sons, Mr. Herbert Clifford, was for a number of years one of the representatives of the West riding of Ballan shire, and had occupied the present's chair. He relinquished municipal life last year.³⁶

Settlement of Mary Clifford's estate took some years. In 1935-36, the dwelling, storey and bakery at 82 Main Street was still rated under her name, having a net annual value of £10.³⁷ In 1938, the property was described in her statement of assets as being a 'very dilapidated old 4 roomed weatherboard cottage and store (unoccupied)'.³⁸ It was purchased in 1939 by Leo Michael Tudor, a labourer of Gordon.³⁹ It may have been Tudor who installed a window on the west elevation of the building. By

relocated to the farm by this time. Herbert Clifford was listed as being a farmer of 'Glengarriff' in 1917 – see the *Gordon Egerton & Ballan Advertiser*, 10 August 1917, p.4.

25 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

26 *The Advocate*, 24 March 1921, stated that Clifford 'died at his residence, Main Street.'

27 Timothy Clifford, Probate Administration files, 1921, VPRS 28/P3 Unit 1134 PROV.

28 Ibid.

29 Certificate of Title vol. 375 fol. 922.

30 Huggins, *op.cit.*, 26 February 1897.

31 Certificate of Title, vol. 2645 fol. 836.

32 Huggins, *op.cit.*, 2 December 1910. See also heritage citation for 'Oakvale'.

33 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

34 See Ballan Shire Rate Book, 1924-25, VPRS 5557/P0 Unit 39 PROV (Ballarat).

35 Mary Clifford, Probate Administration files 1938, VPRS 28/P3 Unit 2342, PROV.

36 *The Advocate*, 17 March 1932, p.16.

37 Ballan Shire Rate Book, op.cit., 1935-36.

38 Mary Clifford, op.cit.

39 Certificate of Title, op.cit.

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PLACE NAME: Dwelling & Former Store & Bakery

Place No. GOR035

ADDRESS: 82 Main Street, Gordon

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1940-41, Tudor had relocated to 529 Macaulay Road, Kensington.⁴⁰ He leased the dwelling and shop to Reginald Kohn.⁴¹ He sold fruit, ice cream and other goods.⁴² In 1945, the property was taken up by Leslie Edward White, a farm labourer of Millbrook.⁴³

COMPARATIVE

The dwelling and former store and bakery at 82 Main Street is one of very few surviving joint residential and commercial buildings built in the 19th century in central Gordon. Other examples include:⁴⁴

- 56-60 Main Street: although built in c.1868, the dwelling may have been extended in 1874 with the construction of the existing projecting front gabled wing. From 1877 it was owned by Harriett and John Northey, and Mrs Northey operated a shop from this location until her death in 1910.
- 69 Main Street: built as the Freemason's Hotel in c.1860 for Jules Gascard, the timber and rendered brick building originally comprised a hotel, butcher's shop and residence. It has experienced a number of alterations in the 19th and early 20th centuries, some of which give a tangible understanding of its evolution.
- 32 Russell Street: built in 1883 as the dwelling and drapery and grocery store of Philip Henry Watkinson, it continued as a store until the late 1960s. The double gabled building of timber construction has projecting front verandahs. Lattice screening has been introduced on the verandah of the former store wing.

The dwelling and former store and bakery at 82 Main Street is one of the more unusual examples of the Victorian vernacular style in Gordon. Most other surviving Victorian vernacular dwellings have gabled roof forms. Another surviving example of the hipped roofed type is the dwelling at 18 Main Street. It was built in c.1860-63 for Laurent Roustan, a French miner and mining speculator who lived there until his death in 1901.⁴⁵ In recent times, the dwelling has been extended with a substantial hipped roofed addition.

40 Ballan Shire Rate Book, op.cit., 1940-41.

41 Ibid.

42 Joe Donegan, Gordon, to Maureen Davenport, Canberra, February 2015.

43 Certificate of Title, op.cit.

44 See heritage citations for these properties for further details.

45 In comments to the authors, Roy Huggins, historian of Ballan stated that Roustan's dwelling was built in c.1860. The earliest record of a dwelling on this site owned by Roustan is in the Ballan Shire Rate Book, op.cit., for 1863. Biographical details on Roustan are given on his death in Huggins, Transcript to the *Gordon Advertiser*, 15 February 1901.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** General Store

Place No. GOR036

ADDRESS: 90 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant building); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The general store, 90 Main Street, has significance as one of just two surviving commercial buildings constructed during the interwar era in Gordon, and one of few interwar predominantly intact shops in the western region of the Moorabool Shire. Built in c.1924 for John Gleeson, farmer, it replaced an old timber cottage that had been constructed in c.1882. The general store has served its original

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purpose since the 1920s, initially under the occupation of J.J. Sterritt and in the late 1930s and 1940s by William H. Morrow. The significant fabric includes: principal gabled roof form that traverses the site, together with the minor gabled roof that projects at the front and a rear skillion wing. Other early or appropriate design qualities includes the corrugated sheet metal roof cladding, timber weatherboard and strapped cement sheet wall cladding, wide eaves, face brick chimney with a soldier-coursed capping, single storey height, fixed timber framed shopfront windows, timber framed front doorway, paired timber framed double hung front window at the west end, timber framed double hung windows at the sides, timber window architraves and sill, and the gable infill (strapped cement sheet cladding).

How is it significant?

The general store at 90 Main Street, Gordon, has historic and aesthetic significance at a LOCAL level.

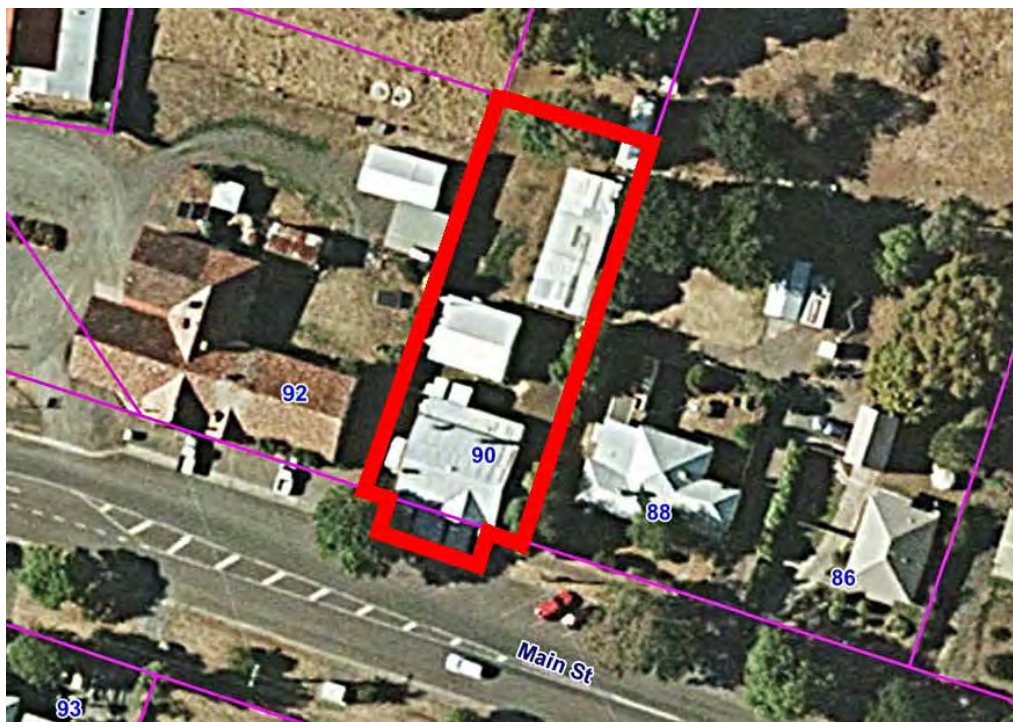
Why is it significant?

The general store, 90 Main Street, Gordon, has historical significance for its associations with interwar era commercial development in Gordon and the western region of the Moorabool Shire, a time when very few new commercial buildings were constructed (Criterion A). Built in c.1924 for John Gleeson, a farmer (following the demolition of a small timber cottage built in c.1882), the general store has served its original purpose from this time. Early occupants included J.J. Sterritt (1930s) and W.H. Morrow (late 1930s and the 1940s), both grocers.

The general store at 90 Main Street, Gordon, has aesthetic significance as one of few predominantly intact examples of interwar era commercial buildings in the western region of the Moorabool Shire (Criterion D). The interwar era design qualities are clearly defined in the single storey gabled roof forms, construction materials, wide eaves, window openings, chimney and gable infill.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 90 Main Street, and the front verandah that projects beyond the Title boundary as shown on the following map:



Source of Aerial Image: Moorabool Shire Council.

DESCRIPTION:

The general store, 90 Main Street, Gordon, is set on a modest, narrow, rectangular allotment which slopes downwards towards the rear. There is an open grassed rear yard with an introduced skillion shed as well as a gabled shed closer to the general store building. There are wide side setbacks, the west driveway setback having introduced high solid metal vehicular gates on the front boundary. The store building is set on the front boundary.

The single storey, asymmetrical, interwar era general store building is characterised by a principal gabled roof form that traverses the site, together with a minor gabled roof that projects at the front, a rear skillion wing and a front post-supported skillion verandah. This verandah may have been introduced. The roofs are clad in corrugated sheet metal and there are wide eaves with exposed timber rafters. On the front roof face at the west end is an original face brick chimney with a soldier-coursed capping.

Other early features of the design include the fixed timber framed shopfront windows, timber framed front doorway (the panelled timber and glazed door and side and highlights may have been introduced), paired timber framed double hung front window at the west end, timber framed double hung windows at the sides, timber window architraves and sills, timber weatherboard wall cladding (front elevation), strapped cement sheet wall cladding and the gable infill (strapped cement sheet cladding). The wall and verandah roof signage has been introduced.

Overall, the building appears to be in good condition when viewed from the road. It has moderate-high integrity given that most of the original fabric has been retained (or has been replaced to match the original design).



Photo 2: General store, 90 Main Street, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

90 Main Street before the General Store

Before 1863, John Robertson, hotel keeper and mining shareholder, built a timber hotel at 92 Main Street, Gordon, then identified as allotment 2 of Section 1 in the Township of Gordon.¹² He took

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 Robertson's hotel had been built by 1863 as he was listed as the owner of a 'house' with a net annual value of £40 at this time – see Ballan Shire Rate Book, 1863, VPRS 5557/P0 Unit P2 PROV (Ballarat). See also the Plan of the Township of Gordon, 1942, VPRS 16171 PROV for allotment and section details. The *Victoria Government Gazette*, 26 January 1865, p.364, listed Robertson as a mining shareholder with the Southern Cross Gold Mining Company at Portland Flat, Gordons.

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PLACE NAME: General Store

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freehold of this site and the adjoining allotment 1 on 3 March 1864.¹³ Robertson remained the owner of the hotel until he went insolvent in 1872.¹⁴ He continued to occupy and operate the hotel under the new owner, Thomas Ellison; a gentleman of Melbourne.¹⁵ After the sale of the property to Andrew Blanch, a hotel keeper in 1877,¹⁶ John Robertson became a mail contractor, conveying the mail between the Gordon township and the railway station one mile away.¹⁷ He lived in a small two-roomed wooden cottage on Crown Land.¹⁸ In 1882 on his death as a result of an accident (he was thrown from his horse which eventuated in fatal head injuries), he was described as 'an old and highly respected resident of the Gordon district.'¹⁹

On 20 January 1882, Andrew Blanch excised the eastern portions of his property (allotments 1 and 2) and sold them to James Cody.²⁰ He in turn sold the excised land to Kate Daly on 25 February 1882.²¹ It appears that Mrs Daly soon constructed a dwelling on the site as on her death in 1885 the property was valued at £60 and described as follows:

Part of allotments 1 and 2 section 1 said township[and parish and containing one rood and 37 7/10 perch, fenced with paling fence with 4 roomed cottage and kitchen detached erected thereon, let at 3/- per week.²²

Kate Daly's probate took a few years to be executed and it was not until 1890 when Patrick Daly (Kate Daly's son) acquired ownership.²³ Following the serving of a writ (apparently for unpaid debts), the property was briefly taken up by Patrick Daly's brother, James, in 1891, before being sold to Miss Catherine Bourke on 11 April 1891.²⁴ She lived there until her death in 1906 which was recorded in the *Gordon Advertiser*:

One of the oldest identities of the Gordon district in the person of Miss Catherine Bourke, died on Monday morning at the age of 80 years. About a fortnight ago a chimney in Miss Bourke's house caught fire, and putting it out she was stricken with paralysis. Her brother, Mr. John Bourke, who is 90 years of age, found her lying in the fireplace in an unconscious condition. Dr Corry had since attended regularly upon the sufferer, but she gradually sank and passed away as stated, the cause of death being cerebral apoplexy. The late Miss Bourke originally came from Borrisoleigh, County of Tipperary, Ireland, in company with her brother John in the early part of 1854, in the ship 'Invincible', and landed in Melbourne in August of that year. On their arrival in the colony they made for Ballarat and were both there during the stormy times of the Eureka Stockade. Her brother Patrick and she took up land at Gordon close to where the Catholic Church now stands and she in conjunction with her brother carried on farming pursuits for many years in Gordon. Her brother died and she subsequently sold the farm and was living on the proceeds until the time of her death. Her brother John was also with her. She was of a very charitable disposition. Her brother John, who

13 Ibid.

14 Certificate of Title, vol. 220 fol. 992.

15 Ibid. & Ballan Shire Rate Book, op.cit., 1876.

16 Certificate of Title, vol. 554 fol. 791.

17 *Bacchus Marsh Express*, 15 April 1882, p.2.

18 John Robertson, Probate Administration files, 1882, VPRS 28/P2 Unit 129 PROV.

19 *Bacchus Marsh Express*, op.cit.

20 Certificate of Title, vol. 982 fol. 373.

21 Ibid., vol. 321, fol. 133.

22 Kate Daly, Probate Administration files, 1885, VPRS 28/P2 Unit 191 PROV.

23 Certificate of Title, vol. 1330, fol. 944.

24 Ibid. & vol. 2359 fol. 601.

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PLACE NAME: General Store

Place No. GOR036

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survives her, is over 90 years of age, and her sister Margaret, who also survives her, is 86 years old. The family are highly respected, both in Borrisoleigh and Ballarat and Gordon.²⁵

Valued at £20, Miss Bourke's property at 90 Main Street was described in 1906 as follows:

All that piece of land being part of Crown allotments one and two Section one Township of Gordon Parish of Kerit Bareet County of Grant containing about half an acre on which is erected a very old weatherboard Cottage containing 4 rooms occupied by deceased at the time of her death.²⁶

From 1906, the property was occupied by John O'Connor, a miner and executor of Miss Bourke's estate, until it was sold to Daniel Devlin, a labourer, until 1912.²⁷ He owned it until it was sold to John Gleeson, a farmer of 'Green Hill', Gordon, on 13 May 1924.²⁸

History of the General Store

In 1924, John Gleeson appears to have demolished the old timber cottage at 90 Main Street and had the existing general store constructed as the net annual value for the property had increased to £30 (from £6 in 1921-22).²⁹ The property was listed with the same net annual value in 1935-36 when it was described in the Ballan Shire Rate book as a shop for the first time.³⁰ It had been owned by Mrs Annie Collins of Waubra from 1931 and she leased it to Joseph John, a grocer.³¹ A son of the pioneers, William and Marion Sterritt (nee Anderson), J.J. Sterritt was born at Gordon in 1880.³² Before 1919, he was employed at James Delaney's store attached to the Farmers' Arms Hotel (the location of the existing Gordon Hotel at 92 Main Street).³³

In 1937, the general store was sold to Frederick Tudor, publican of the neighbouring Gordon Hotel.³⁴ He leased it to William H. Morrow who operated a general grocery store there until 1940-41.³⁵ During the Second World War, J.J. Sterritt appears to have run the business until Morrow's return in 1947.³⁶ Throughout the war years, Morrow appears to have tended to his farm at Gordon.³⁷ He afterwards relocated to New Guinea where he operated a general store at Goroka in the highlands.³⁸ Morrow's

25 R. Huggins, Transcript of the *Gordon Advertiser*, 14 September 1906.

26 Catherine Bourke, Probate Administration files, 1906, VPRS 28/P2 Unit 780 PROV.

27 Certificate of Title, vol. 2359 fol. 601.

28 Ibid. *The Ballarat Courier*, 24 June 1915, p.4, reported on Private J.B. Gleeson missing in action during World War One, the son of John Gleeson of Green Hill, Gordon.

29 Ballan Shire Rate Books, op.cit., 1921-22 & 1924-25. There is conflicting information about the date of construction of the store. Fiona Williams at <http://www.mconline.com.au/forum/read.php?5,27> stated that 'The original Farmers Arms hotel was situated in the car park of what is now the current Gordon Hotel (which was built in 1936). The Farmers Arms was dismantled and the timber was used to build the Gordon General Store. I obtained this information from the late Fred Tudor in 2000, when I was the licensee of the Gordon Hotel.'

30 Ballan Shire Rate Book, op.cit., 1935-36.

31 Certificate of Title, op.cit. The Ballan Shire Rate Book for 1935-36 listed J. Sterritt as occupier. The Sands and McDougall Business Directory for 1920 and 1930 listed a Josh. J. Sterritt as occupiers of a property in Gordon. It would appear that his was meant to be Joseph J. Sterritt.

32 See heritage citation for 35 Main Street, Gordon, for further details.

33 Huggins, op.cit., 10 January 1919.

34 Certificate of Title, op.cit.

35 *Sands and McDougall's Business Directory*, 1940-41, kindly provided by Maureen Davenport, Canberra.

36 Ibid., 1943-47.

37 See Ballan Shire Rate Books, op.cit., 1945-46 which listed W.H. Morrow as a farmer on allotment 25 of Section 14, comprising 19.333 acres.

38 M. Davenport, 'Gordon General Store', research notes, Canberra, January 2015, including citing an email from Andrew Morrow, Ocean Grove, to Maureen Davenport, 2014.

life was etched with tragedy as two of his three wives died relatively young.³⁹ His second wife, Marion Morrow (nee Hook), died in 1944 and was buried at the New Gordon cemetery.⁴⁰

In late 1947, the general store was sold to Richard Canty junior, a storekeeper.⁴¹ The following year, 1948, he sold it to Malcolm Francis Rogers, a storekeeper.⁴² It was again sold in 1951, this time to the storekeeper, Denny James Howson.⁴³ George Henry Bonthorn, a carpenter, acquired the property in 1952 and he sold it to Desmond and Jane Read of Mountain View Road, Briar Hill, in 1954.⁴⁴ In 1956, Edward Cosburn, an estate agent, purchased the property and he sold it in 1959 to Leonard and Merlyn Rowe, storekeepers.⁴⁵

COMPARATIVE⁴⁶

Other Interwar Commercial Buildings in Gordon

The only other surviving commercial building constructed during the interwar (c.1929-40s) period in Gordon is the neighbouring Gordon Hotel, 92 Main Street, built in 1936. Apart from the articulation of similar gabled roof forms, the Gordon Hotel is not comparable with the general store.

Other Interwar Shops in the western region of the Moorabool Shire

Other interwar era shops in the western region of the Moorabool Shire include:

- 22 Fiske Street, Ballan: constructed between 1922 and 1925, the former shop and boarding house has a main hipped corrugated sheet metal roof form and projecting minor gabled wing and hipped post-supported verandah at the front. On the side (west) elevation is an early interwar era shopfront with highlights, glazed tile surrounds and an ingo with a panelled timber and glazed door with a two paned transom above. The projecting skillion-roofed post-supported verandah appears to be of later interwar era construction, having replaced an earlier verandah.
- 146 Inglis Street, Ballan: built in c.1925-26 as the timber weatherboard Kookaburra Café and billiard room, the building has a principal hipped roof form with minor hipped and gabled wings that project towards the front, the shop portion being the parapeted gabled wing. It has a shopfront below an introduced post-supported skillion verandah.

Overall, the general store at 90 Main Street, Gordon is a representative example of an interwar shop in the western region of the Moorabool Shire, although different in composition to other surviving examples.

39 Ibid.

40 Certificate of Title, op.cit.

41 Ibid.

42 Ibid.

43 Ibid.

44 Ibid., vol. 7774, fol. 107.

45 Ibid.

46 See heritage citations for further details on the properties outlined.

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PLACE NAME: Gordon Hotel

Place No. GOR037

ADDRESS: 92 Main Street, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009, 2014, 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (hotel building only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Gordon Hotel, 92 Main Street, has significance as the only operating hotel in Gordon, a town that once boasted at least nine operating hotels. It is also a representative example of five single storey interwar era brick hotels constructed in the western region of the Moorabool Shire. It was built in 1936 for Mary and Frederick Tudor to a design by the Geelong architects, Buchan, Laird and Buchan,

in association with L.H. Vernon, architect of Ballarat. The building replaced the Farmers' Arms Hotel that had been established on the site in c.1863. While the Gordon Hotel has experienced some alterations (particularly at the west end), the original design of the building is clearly discernible. The significant fabric includes: elongated gabled roof form at the front that traverses the side, together with a gabled wing and minor gabled porch that projects at the front, and the minor rear traversing gabled wing. Other intact or appropriate qualities include the asymmetrical composition, single storey height, face brick wall construction, tiled roof cladding, wide eaves with exposed timber rafters, panelled and vertical timber strapping to the gable ends, square brick porch piers, timber framed double hung 12 paned windows (arranged in banks, pairs and singularly), clinker brick soldier-coursed lintels, front timber entrance doors with glazed upper panels, and the parapeted brick front wall to the east of the projecting front gable.

How is it significant?

The Gordon Hotel at 92 Main Street, Gordon, has historic, aesthetic and social significance at a LOCAL level.

Why is it significant?

The Gordon Hotel, 92 Main Street, Gordon, has historical significance as an enduring legacy of hotel development in Gordon, being the only operating hotel in the town which once boasted at least nine hotels during the second phase of gold mining from the late 1860s until the 1880s. It was built in 1936 for Mary and Frederick Tudor to a design by the Geelong architects, Buchan, Laird and Buchan, in association with L.H. Vernon, architect of Ballarat. It replaced the Farmers' Arms Hotel built in c.1863 for John Robertson. More stringent hotel license regulations in addition to the dilapidated state of the earlier timber hotel building appear to have been the causes for the building of the existing brick hotel.

The Gordon Hotel at 92 Main Street, Gordon, has aesthetic significance as a representative example of just five similarly-designed interwar era single storey brick hotel buildings constructed in the western regional of the Moorabool Shire (Criterion D). Although altered, the original interwar Bungalow stylistic character of the building is clearly discernible in the articulation of the gabled roof forms, front porch, brick wall construction, tiled roof cladding, and timber framed double hung 12 paned windows and the timber and glazed front doors. The building is a local landmark towards the western end of the central township area and one of few substantial interwar developments.

The Gordon Hotel at 92 Main Street, Gordon, has social significance as it is recognised and valued as a long-serving meeting place for community functions and recreation from 1936 until the present day (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 92 Main as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Gordon Hotel, 92 Main Street, Gordon, is set on a contextually modest but wide corner allotment. There is minimal landscaping, with a perimeter garden bed at the front and east side of the hotel. There are open grassed areas to the narrow side (east) setback and rear yard. On the west side in the large setback and yard is a gravelled car park. At the rear of the hotel are a number of outbuildings.

The asymmetrical, single storey, face brick, interwar Bungalow styled hotel building has an elongated gabled roof form that traverses the side, together with a gabled wing and minor gabled porch that project at the front, and minor rear traversing gabled wing that is setback from the main (west) gable end. The roof forms are clad in terra cotta tile with wide eaves having exposed timber rafters. Although a substantial building, the hotel has a domestic outward appearance, as defined by the gable ends (having panelled and vertical timber strapping), square brick piers supporting the modest front entrance porch, single, paired and banks of timber framed double hung 12 paned windows with clinker brick soldier-coursed lintels (the lintels under the projecting front gable having been rendered) and the timber entrance doors with glazed upper panels. The eastern window in the front gable end has been introduced. Flanking the projecting front gabled wing is a parapeted wall.

The west end of the main traversing gabled wing comprises a porte cochere supported by slender square posts. This open wing of the building might represent a later addition. Under the porte cochere are introduced windows and doors and a roller door. The internally illuminated advertising signs that project from the front gable end and roofline have been introduced.

Overall, the building appears to be in good condition when viewed from the road. It has moderate integrity as the majority of the fabric represents the original design, the main change having apparently been the extension of the main roof at the west end to create the porte cochere for the drive through bottle shop.



Photo 2: Gordon Hotel, 92 Main Street, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

¹ S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

² *Ibid.*

³ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

⁴ *Ibid.*

⁵ D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Gordon Hotel

Place No. GOR037

ADDRESS: 92 Main Street, Gordon

Assessment Date: Feb 2016

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Gordon Hotel

The Former Farmers' Arms Hotel

Before 1863, John Robertson, hotel keeper and mining shareholder, built a timber hotel at 92 Main Street, Gordon, then identified as allotment 2 of Section 1 in the Township of Gordon.¹² He took freehold of this site and the adjoining allotment 1 on 3 March 1864.¹³ Robertson remained the owner of the hotel until he went insolvent in 1872.¹⁴ He continued to occupy and operate the hotel under the new owner, Thomas Ellison; a gentleman of Melbourne.¹⁵ After the sale of the property to Andrew Blanch, a hotel keeper in 1877,¹⁶ John Robertson became a mail contractor, conveying the mail between the Gordon township and the railway station one mile away.¹⁷ He lived in a small two-roomed wooden cottage on Crown Land.¹⁸ In 1882 on his death as a result of an accident (he was thrown from his horse which eventuated in fatal head injuries), he was described as 'an old and highly respected resident of the Gordon district.'¹⁹

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, op.cit.

8 Watson, op.cit.

9 Bannear, op.cit.

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 Robertson's hotel had been built by 1863 as he was listed as the owner of a 'house' with a net annual value of £40 at this time – see Ballan Shire Rate Book, 1863, VPRS 5557/P0 Unit P2 PROV (Ballarat). See also the Plan of the Township of Gordon, 1942, VPRS 16171 PROV for allotment and section details. The *Victoria Government Gazette*, 26 January 1865, p.364, listed Robertson as a mining shareholder with the Southern Cross Gold Mining Company at Portland Flat, Gordons.

13 Ibid.

14 Certificate of Title, vol. 220 fol. 992.

15 Ibid. & Ballan Shire Rate Book, op.cit., 1876.

16 Certificate of Title, vol. 554 fol. 791.

17 *Bacchus Marsh Express*, 15 April 1882, p.2.

18 John Robertson, Probate Administration files, 1882, VPRS 28/P2 Unit 129 PROV.

19 *Bacchus Marsh Express*, op.cit.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Gordon Hotel

Place No. GOR037

ADDRESS: 92 Main Street, Gordon

Assessment Date: Feb 2016

In 1879, Blanch sold the hotel property to Ambrose Delaney (c.1834-1884).²⁰ With his wife, Mary, he operated what became known as Delaney's Hotel at Delaney's corner²¹ until his life was cut short in 1884. The *Gordon Advertiser* gave the following obituary:

We are sorry to announce the death of Mr Ambrose Delaney, who departed to "that bourne from whence no traveller returns" on Sunday morning, from hydatids. Mr. Delaney had been gradually improving in health up to Saturday night, when he suffered a relapse and rapidly grew worse, passing away peacefully at about 9 o'clock on the morning stated. The deceased gentleman, who was 50 years of age, and leaves a sorrowing widow and four young children to mourn his loss, was an old resident of this township, and was universally esteemed, it can safely be said that his quiet and unassuming manner never made him an enemy. The funeral, which was one of the largest ever seen here, took place on Monday, and showed at once the respect in which the deceased was held. The Rev. Father O'Callaghan read the funeral service.²²

Valued at £300, Ambrose Delaney's property was described at the time of his death as:

All that piece of land being part of Crown Allotments one and two Section one Township of Gordon containing one acre three roods and thirty two perches in which is erected an Hotel and Drapery store consisting of ten rooms constructed of weatherboard and erected about fourteen years ago and called the Farmers' Arms Hotel and Drapery Store, a small garden.²³

Mrs Mary Delaney (c.1842-1925) continued to operate the hotel as well as care for her four children: Joseph (born 1872, Brighton), Ambrose Bernard (born 1876, Buninyong), Ellen (born 1879, Gordon) and James (born 1882, Gordon).²⁴ Just months after the death of her husband, the *Gordon Advertiser* reported on an incident at her hotel with her son Bernard, which caused some damage to the verandah:

An occurrence which might readily have been attended with loss of life, took place at the Farmer's Arms Hotel on Thursday night. A cask containing a quantity of rum was standing on the verandah, when a little boy, seven years of age, named Bernard Delaney, son of the landlord, extracted the spigot and dropped a lighted lucifer match into the liquor, replaced the spigot. Immediately an explosion took place, sending the top of the cask through the roof of the verandah and scattering burning spirit in all directions. The boy was singed and scalded, but fortunately escaped with his life, through having retired a short distance after putting the match into the cask.²⁵

Mrs Delaney continued the operation of the hotel until 1915 when her son, James, a local storekeeper, took over the business.²⁶ He acquired Title for the property from his mother in 1923.²⁷ Six years later

²⁰ Certificate of Title, vol. 982, fol. 373 & vol. 1093, fol. 428.

²¹ Maureen Davenport, Canberra, unpublished notes provided in January 2015.

²² R. Huggins, Transcript of the *Gordon Advertiser*, 8 March 1884, personal collection, Ballan.

²³ Ambrose Delaney, Probate Administration files, 1884, VPRS 28/P2 Unit 162 PROV.

²⁴ Both Ambrose and Mary Delaney (nee Ryan) were born in Tipperary, Ireland. They married in Victoria in 1867 and they had eight children, four having died in childbirth, in infancy or as children: Michael (borne 1868, died 1869), Elizabeth (born 1870, Melbourne, died 1872), Elisabeth (born 1874, Buninyong, died 1882, Gordon) and Edward Andrew (Born 1878, died 1879 Scotchman's Lead). See Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne and Delaney, Probate, op.cit.

²⁵ Huggins, *op.cit.*, 15 November 1884.

²⁶ See *Sands and McDougall's Directories of Victoria*, 1914 & 1915. Mrs Delaney was listed as the hotelkeeper in 1914 but her son, James, was listed as hotelkeeper in 1915 for the first time.

²⁷ Certificate of Title, op.cit.

in 1929, Delaney sold the hotel to Mrs Annie Collins, a widow.²⁸ Delaney continued to occupy and operate the hotel until at least 1930.²⁹

Existing Gordon Hotel

In November 1935, Mrs Collins, then hotelkeeper at 92 Main Street, Gordon, announced to the Licensing Court 'that plans were being prepared for the erection of a new hotel on a site adjoining the present building.³⁰ In April 1936, ownership of the hotel property passed to Mrs Mary Ann Tudor (and her husband, Frederick).³¹ Construction of the new brick hotel had commenced by September of that year to a design by the Geelong architects, Buchan, Laird and Buchan in association with L.H. Vernon, architect of Ballarat.³² Works had been completed by October 1937 as the name of the hotel was officially changed to the Gordon Hotel at that time.³³ The original hotel building on the site was subsequently dismantled and the timber used to build the general store at 90 Main Street.³⁴

The newly-completed Farmers' Arms Hotel, built on modern lines, became a focus for locals. However, according to Maureen Davenport, former resident of Gordon:

In about the first half of the 20th century, these local hotels [at Gordon] were stymied by the "6 o'clock closing" law. Thirsty farmers who worked all day in the heat, who wished to have a drink at the hotel after 6pm were legally unable to do so. The local policeman, who lived near the hotel, was in an invidious position if he inflexibly upheld the law. There were sometimes raids by police checking for after hours drinking.³⁵

During the Second World War between 1940 until 1945, there was a succession of publicans of the Gordon Hotel: Mrs M.E. Lehan (1940), Miss I.M. Armistead (1941), Kevin C.F. Kirby (1942), John A. Denman (1943) and Emily Gibb (1945).³⁶ In 1946, Mrs Mary Tudor returned to run the hotel and she continued until at least 1950.³⁷ By 1960, while under her ownership, the hotel was operated by J. Apa and then J.T. Brennan in 1962.³⁸ He continued until at least 1964.³⁹

After the death of Mrs Tudor in 1972, the Gordon Hotel was purchased by Patrick William and Mary Dwyer of the Williams Hotel, 69 Main Street, Gordon.⁴⁰ They closed the Williams Hotel and relocated to the Gordon Hotel,⁴¹ it then being the only operating hotel in the town since the town was established in the late 1850s.

28 Ibid.

29 Delaney was still listed as the hotelkeeper at the Gordon Hotel in the *Sands and McDougall's Directory of Victoria* for 1930.

30 *Shepparton Advertiser*, 19 November 1935, p.5.

31 Certificate of Title, op.cit. Davenport, op.cit., states that Fred Tudor also operated the hotel even though Title was in his wife's name only.

32 M. Lewis & T. Sawyer, *Australian Architectural Index* online, Melbourne University, citing the Vernon collection, Ballarat.

33 *The Argus*, 5 October 1927 (information kindly provided by Maureen Davenport).

34 Fiona Williams, While the Billy Boils Café, 93 Main Street, email published online to Leonie Loveday re: Gordon's History, 29 May 2010.

35 Davenport, op.cit.

36 *Sands and McDougall's Directories of Victoria*, 1940, 1941, 1942, 1943 & 1945, supplied by Maureen Davenport.

37 *Ibid.*, 1946 & 1950.

38 *Ibid.*, 1960, & 1962.

39 *Ibid.*, 1964.

40 Certificate of Title, op.cit.

41 J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery Records and History 1878-2010*, Joe Donegan and Maureen Davenport, Gordon, 2012, p.15.

COMPARATIVE

Other Hotels in Gordon

In 1888, the Gordon township boasted nine hotels. One of the largest was the Mount Hope Hotel, Gordon, built in 1861 for Cheri Mars.⁴² Situated in Main Street opposite the Post Office (built in 1890), it succumbed to fire in 1916.⁴³ Other hotels in the town that no longer survive included the 10-roomed Black Swan, Main Street (destroyed by fire in 1883)⁴⁴, Robertson's Hotel (built in c.1863)⁴⁵, Simmons' Hotel, Main Street (established in 1869),⁴⁶ Unicorn Hotel and Draper's Shop, Main Street (established in the 1860s by Samuel Deeble),⁴⁷ Camp Hotel, Main Street (established by John McCarthy in 1868),⁴⁸ and Delaney's Railway Hotel (established c.1873).⁴⁹

Today, the only other surviving hotel is the former Williams Hotel. The oldest hotel in the town, it is now a private residence. It was built as the Freemason's Hotel in c.1860 for Jules Gascard, the timber and rendered brick building originally comprising a hotel, butcher's shop and residence. It has experienced a number of alterations in the 19th and early 20th centuries, some of which give a tangible understanding of its evolution.

Other Brick Interwar Hotels in the western region of the Moorabool Shire

It appears that hotel licensing regulations forced several hotel establishments to be either upgraded or replaced. At 69 Main Street, for example, the eastern portion of the hotel building was refurbished with a new gabled roof and return verandah. Similarly at Ballan, the Ballan Hotel (built in 1859-60) and the Commercial Hotel (built 1867-68) were both upgraded in the 1920s.

Today, the Gordon Hotel at 92 Main Street, Gordon, is one of five single storey brick hotels built in the western region of the Moorabool Shire during the interwar (1920s-1940s) era.⁵⁰ The other hotels are: are the Bridge Hotel, 190 Bungaree Wallace Road, Bungaree; Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree; Mineral Springs Hotel, Ballan Daylesford Road, Korweinguboorra; and the Lal Lal Falls Hotel, Lal Lal. These single storey buildings have gabled and/or hipped roof forms clad in tiles, face red brick construction and modest porches, following a similar design and appearance as the Gordon Hotel. They all appear to be predominantly intact.

Overall, the Gordon Hotel is the only surviving hotel building in the town and it is a representative example of the five interwar era brick hotel buildings constructed in the western region of the Moorabool Shire.

42 *A Pictorial History of the Shire of Ballan, op.cit.*, p.94.

43 *Ibid.*

44 See *Geelong Times*, 28 February 1883.

45 Robertson was listed as the owner in the Ballan Shire Rate Book, *op.cit.*, in 1863. See also *Bacchus Marsh Express*, 9 March 1867, p.3.

46 *Ibid.*, 20 November 1869, p.2 & *The Star* (Ballarat), 6 January 1869.

47 *Ballarat Star*, 4 August 1868.

48 *Bacchus Marsh Express*, 26 September 1868.

49 *The Argus*, 7 July 1933, p.13, reported on the destruction by fire of the de-licensed Railway Hotel, 'the oldest landmark in Gordon' having been built 'more than 60 years ago.' Delaney was the hotelkeeper in the 1880s – see Huggins, *op.cit.*, 9 December 1882.

50 Western Moorabool Shire Heritage Study Stage 2A database.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** New Gordon Cemetery

Place No. GOR005

ADDRESS: Old Melbourne Road, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 8.5: Commemoration

Condition: Fair**Integrity:** High**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The New Gordon Cemetery, Old Melbourne Road, Gordon, has significance as an important place of commemoration and as a significant cultural landscape to the local area. It is the largest of five goldfields cemeteries in the western region of the Moorabool Shire. Reserved in 1867 as a replacement to the Kerrit Bareet cemetery to the west of the town, the New Gordon Cemetery was not surveyed until 1878 when Trustees were appointed. However, the earliest burials appear to have occurred in 1871. The cemetery is set on 10 acres of steeply sloping land (the considerable size of the reservation reflecting the large population at the Gordon goldfields at this time and the consequent anticipated need for a sizeable burial ground). The cemetery is laid out following a traditional (and common) lineal plan for the period, with the graves segregated by denominational sections. There are a large number of grave sites with granite and marble headstone and monuments, most of which have bluestone or masonry borders and cast iron palisade surrounds.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: New Gordon Cemetery

Place No. GOR005

ADDRESS: Old Melbourne Road, Gordon

Assessment Date: Feb 2016

These graves mark the locations of numerous pioneers of Gordon, many of whom contributed to the early development of the town.

How is it significant?

The New Gordon Cemetery, Old Melbourne Road, Gordon, is historically, aesthetically and socially significant at a LOCAL level.

Why is it significant?

The New Gordon Cemetery, Old Melbourne Road, Gordon, is historically and aesthetically significant for its associations with the early development of the Gordon township when the site was reserved for a cemetery in 1867, replacing the earlier Kerrit Bareet Cemetery to the west of the town that was reserved in 1864 (Criteria A, C). The largest goldfields cemetery in the western region of the Moorabool Shire, the site marks the final resting place of numerous pioneers of the Gordon district, many of whom made an important contribution to the development of the area from the 19th and 20th centuries. The cemetery demonstrates important visual qualities. These qualities include the rural setting comprising a steeply sloping open grassed site and numerous headstones, monuments and grave surrounds laid out in regular rows segregated into religious denominations: Roman Catholic, Church of England, Wesleyan and Presbyterian (these sections also include a memorial children's wall and a paupers' area). The cemetery has associations with numerous trustees who managed the site since 1878 (Criterion H). Members of the local community, the first trustees were: Alexander Major, Robert Hollow, John McNeil, Cheri Mars and John Pilling. A Secretary of the Cemetery Trust in the early 20th century and who was highly respected in the community was J.B. Lee (1853-1914). His son replaced him as Secretary. In addition to the trustees, Jack Ryan (1899-p1972), a surveyor, made an important contribution in surveying the cemetery site in 1932 and plotting the locations of the graves. Throughout the 20th century, there have been a number of voluntary record-keepers who have ensured that burial details are kept up to date and they have included Ellen Fahey, Vera Winter, Keith Eastwood and Monica Eastwood.

The New Gordon Cemetery, Old Melbourne Road, Gordon, is socially significant as it is recognised and valued by the wider Gordon community for cultural, spiritual and commemorative reasons (Criteria G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the cemetery site, Old Melbourne Road, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:¹

The New Gordon Cemetery, Old Melbourne Road, Gordon, consists of a large (10 acre) irregular allotment on steeply sloping land. The vast, open grassed reserve has the graves arranged in regular rows and laid out in six sections, most of which are by religious denomination. A central, curved bitumen driveway assists to subdivide the different sections, in addition to a gravelled thoroughfare on the west side and grassed and gravelled walks.



Photo 1: Aerial image of the New Gordon cemetery, showing the lineal layout of the graves.

Source: Moorabool Shire Council.

Section A largely comprises the graves of the Roman Catholic denomination, with 14 rows of graves as well as a lawn section comprising the northern portion. The southern end of Section A also includes a paupers' section comprising the graves of itinerant workers and six Chinese.

Section B takes up the front, central portion of the site, extending around to the main entrance in the north-west corner of the site. At the entrance is a more recent brick memorial wall with niches for the accommodation of ashes of the deceased. Section B has four long rows of more recent graves and like

¹ Some aspects of the description have been taken from J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery: Records and History 1878-2010*, Joe Donegan & Maureen Davenport, 2012.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: New Gordon Cemetery

Place No. GOR005

ADDRESS: Old Melbourne Road, Gordon

Assessment Date: Feb 2016

Section A, it has a lawn section at the north end. There is no Section C. Sections D and E are more recent and are located on high ground in the south-west corner. Section D has two rows of graves in a lawn area while Section E is defined by a single row of graves with monuments. Sections D and E have overtaken the once larger Presbyterian section that is centrally located on high ground to the south of the site. Two early graves in the Presbyterian Section survive (those of Henry Harper and James Barr). The Presbyterian Section includes the CE-P Section that contains both Church of England and Presbyterian burials. Also in Section D is a children's' memorial wall.

The Church of England Section is situated in the south-east corner of the site and comprises seven rows of graves. On low ground in the north-east of corner of the cemetery and largely overgrown by trees is the Wesleyan Section. Only a small number of monuments survive in this section.

The grave monuments vary in size, elaboration and design, reflecting the period in which they were constructed as well as the affluence and religious background of the deceased. Many have granite or marble headstones, with bluestone or rendered masonry bases, and a number also featuring cast iron palisade surrounds in different designs. They mark the resting place of many of Gordon's pioneer families.



Photo 2: Brick memorial wall with niches near cemetery entrance, 2014.



Photo 3: Grave of Patrick Bourke, 2014.

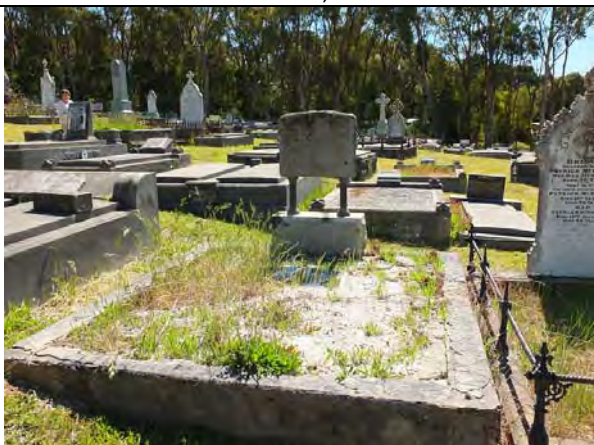


Photo 4: Grave of Thomas Fitzpatrick, 2014.



Photo 5: Graves of Patrick and Ellen Glenane and their children, Richard, Ellen and Thomas, as well as Alice Glenane, Margaret O'Keeffe (nee Glenane) and Patrick Glenane, 2014.



Photo 6: Grave of Mary and John Greene and their daughter, Bridget Agnes, 2014.



Photo 7: Grave of Richard and Elizabeth Cantwell and their children Ellen, Michael and Matthew, and Richard Cantwell's Brother, Matthew, 2014.



Photo 8: Grave of Frederick and Bridget Blood and their children, John, Frederick, Michael, Mary and George, 2014.



Photo 9: Grave of the Toohey family, 2014.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.² In 1858, Evans established a mine at the location of the present-day primary school.³ This led to a rush of 300 people by July of that year.⁴ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁵ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁶

² S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

³ *Ibid.*

⁴ D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

⁵ *Ibid.*

⁶ D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁷ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁸ In 1871, the population had reached 412 and it increased to 984 in 1881⁹ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.¹⁰

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹¹ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹²

History of the New Gordon Cemetery

Development of the Cemetery

As early as September 1858, two months after the rush of 300 people to the Gordon goldfields, the Gordon correspondent to the Ballarat Star newspaper reported 'the several important matters that are in great request' to the Chief Secretary of the Lands Department.¹³ These matters included the need for a cemetery reserve.¹⁴ The site on allotment 14A of Section 13 in the Parish of Kerrit Bareet, just north-west of the fledgling Gordon settlement and comprising 6 acres, became the township's first burial ground.¹⁵ The earliest known burial was that of an infant, William Sparke, on 6 January 1869, aged 5 months.¹⁶

On 20 April 1867, a new cemetery comprising ten acres and seven perches (subject site) was temporarily reserved to the east of the Gordon township, on steeply sloping ground on the south side of the Melbourne Road.¹⁷ It appears that the William Perkins was the first burial in the Wesleyan Section on 11 May 1871,¹⁸ although the cemetery was not surveyed until 1878.¹⁹

Burials in the cemetery were segregated by religious denominations. The largest number of burials took place in Section A, given the high population of Catholics at Gordon, many of whom were of Irish descent.²⁰ In 1917, the *Gordon, Egerton and Ballan Advertiser* gave a detailed account of the early burials at the New Gordon Cemetery:

7 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

8 Bannear, op.cit.

9 Watson, op.cit.

10 Bannear, op.cit.

11 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

12 Bannear, op.cit.

13 *The Ballarat Star*, 24 September 1858, p.2.

14 *Ibid.*

15 See Parish of Kerrit Bareet Plan, 1944, VPRS 16171 PROV.

16 See interpretive display board at the entrance of the cemetery.

17 See Township of Gordon Plan, 1942, VPRS 16171 PROV & *Victoria Government Gazette*, 7 May 1867, p.845.

18 J. Donegan et.al., op.cit., p.69.

19 'Among the Tombstones: A Walk with old Mortality' in the *Gordon, Egerton & Ballan Advertiser*, 24 August 1917, p.4.

20 Donegan, et.al., op.cit., p.13.

Shortly after this sacred enclosure was opened for interments some bodies were exhumed in the old cemetery and re-interred in the new ground. The first burial in Catholic ground was that of a child, Jane McHugh, Gordon. The next was Thomas Herring, aged 46, who was accidentally killed by a falling tree on the Daylesford road. The stone over the grave of Mrs Abraham Chapman is inscribed the following pathetic lines, written by "Mona Marie":- "Two years I suffered grief and pain, Death, pitying, set me free; Mine is the first lone grave In the Gordon cemetery."

Hers was the first grave in Protestant ground.

Martin Stocks was buried Jan 21st, 1882. Andrew Blanch, engine driver, who was accidentally killed at the North Parker's mine, was interred Feb 18th, 1882.

The next grave received the remains of Robert Hollow, who died Dec 17th, 1887. He was a storeman for Mr Cheri Mars, and subsequently he had a store of his own. Morgan Edwards, an expert mine manager at Egerton, was also interred there. He died Sept 15th, 1888. On May 24th, 1891, the mortal remains of Thomas Leslie, aged 45 years, draper, of Egerton, were consigned to the grave there. The same year, Herman Shroder, aged 75 years, was buried. Before his death, which occurred on March 26th, he owned a saw mill at Bacchus Marsh, where he died. The next was Mrs Bridget Honan, who died on April 5th, 1892. She was the mother of Mr Michael Honan, a former resident of Ballarat. Next came Davis Calwell, of Bolwarrah, aged 66 years, who died Feb 22nd, 1898. After her tragic death from accidental drowning on Sept 1st, 1899, Mrs Catherine Walsh, of Egerton road, was buried there. She was 64 years of age. The next was Fred King, aged 31 years who was accidentally killed on Oct 31st, 1903, at the old Parkers' Extended mine, Gordon. The next grave received a venerable old lady – Mrs Sarah Gleeson, who passed away Nov 16th, 1904, at the ripe old age of 100 years. She was the mother of Patrick and John Gleeson. Many of the more modern graves have been earnestly ornamented with some costly tombstones, Celtic crosses, - and - monuments, which reflect credit upon the surviving relatives of the departed. The cemetery now contains 1904 graves.²¹

As well as denominational demarcation, burial segregation also occurred on the grounds of financial wealth and race. Both the poor and the Chinese were buried in the paupers' section.²² Of the latter, only approximately six appear to have been buried in the cemetery. It reflected the racial divide given the Chinese miners in the 19th century as well as varying cultural traditions and practices. In 1885 for example, the body of Hong Pow was initially to be buried in the Gordon Cemetery but his affiliation with a Celestial society brought about a different conclusion as reported in the *Gordon Advertiser*:

A Chinaman named Hong Pow was found dead in bed in his hut, near Gordon, on Monday morning. The cause of death was consumption, from which the deceased had been suffering for many years. Latterly he had been an out-patient of the Ballarat Hospital, and being unable to work he was supported by some of his fellow-countrymen resident here. Some of the latter made arrangements to have the deceased buried in the local cemetery, but it appears that the departed one belonged to a Celestial society which undertakes to forward the bones of all deceased members to the land of their birth, and some of the members of this society in Ballarat objected to Hong Pow's remains being placed in the grave that had already been dug in the Gordon Cemetery, and the funeral was delayed til the following Friday when an undertaker arrived here to convey the body to Ballarat, where it was interred, and where the bones of the deceased will be accessible when the time arrives, for the above-mentioned society to send them over to China.²³

21 *Gordon Advertiser, op.cit.*

22 Donegan, et.al., *op.cit.*, pp.13-14.

23 R. Huggins, Transcript of the *Gordon Advertiser*, 7 November 1885, personal collection, Ballan.

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The transformation of the once natural bushland site into rows of graves and substantial monuments was augmented by other improvements throughout the 19th century. They included the construction of approaches and fencing, and the planting of pine and other trees in an effort to beautify the setting to the town's departed.²⁴

The beautification of the cemetery in the late 1870s and 1880s had waned by the turn of the century. In 1899, the *Gordon, Egerton and Ballan Advertiser* bemoaned the neglected state of the site:

The grass in the local cemetery is so abundant and high that it is absolutely dangerous, both from fear of fire and as a harbour for snakes and other vermin, to say nothing of its being an eye sore. Without wishing to usurp the duties of the trustees, we would suggest that it be cleared, either by "feeding it off", cutting it, or burning systematically. Could not a working bee be organised to do a little general renovation to the dilapidated grave enclosures, and thus make the whole place more of a beauty spot than it now presents?²⁵

The early years of the 20th century brought a number of threats to the cemetery. In 1907, the *Gordon Advertiser* reported on vandalism to graves:

For some time past some hoodlums have been in the habit of visiting the Gordon cemetery and performing acts of vandalism there. A number of the iron fences surrounding the graves have been broken and several of the headstones laid flat, one of them being so badly broken that a new one had to be erected. Then again bags and hoops have been placed over several tombstones. We would like to remind these desperadoes who are in the habit of playing these silly tricks that the sooner they discontinue then the better it will be for all concerned for if they are found out they certainly will be prosecuted.²⁶

The following year in 1908, *The Argus* reported on the poisoning of a pine tree in the cemetery, which 'had been deliberately bored through in seven places and charged with poison, the object of killing the tree.'²⁷ A rabbit plague was the cause of further damage to the cemetery in 1918:

The Gordon cemetery, which is regarded as the most important God's acre outside Ballarat, has now become a rabbit infested area, and much damage has been done to graves by the destructive rodents. People who have raised costly monuments over their departed ones, will be shocked to find that in some of the graves rabbits have burrowed for several feet, thereby creating much havoc. Despite the fact that several of the iron railings have been wire netted, the rodents gain access to the graves by jumping over the railings. It is apparent that the fence surrounding the cemetery in need of repair, likewise the wire netting attached to it. Bracken and other rubbish have been allowed to grow in such a way as to give a casual observer the idea that the board of management were long since beneath the sod. If no funds are available (and certainly there ought to be, judging by the yearly interments), then a working bee should be formed, and the work of clearing the rubbish from the cemetery and protecting the graves from the ravages of rabbits, begun at once. Some of the relatives living in the district, whose next of kin lie buried in the sacred enclosure, should clean up the graves entrusted to their care, thereby assisting the trustees in marking the prettily situated graveyard "a thing of beauty."²⁸

24 See Bacchus Marsh Express 19 April 1879 & Donegan, et.al., *op.cit.*, p.10.

25 *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society, December 2003*, citing the *Gordon, Egerton & Ballan Advertiser*, 13 January 1899.

26 Huggins, *op.cit.*, 28 June 1907.

27 *The Argus*, 3 June 1908, p.8.

28 *Gordon, Egerton & Ballan Advertiser*, 29 March 1918.

By 1919, the cemetery was still in a neglected state. A meeting of the trustees was held to determine 'the best ways and means to have the Cemetery cleared and cleaned.'²⁹ Encouraging the relatives of the deceased to restore and maintain the graves was also proposed.³⁰

In 1923, John (Jack) Ryan (1899-1972) surveyed the cemetery and prepared a site plan showing the locations of the burial plots.³¹ Ryan was initially a surveyor in Melbourne and later the Shire Engineer of the Belfast Shire Council at Port Fairy from 1941 until 1953.³² He then served as Shire Secretary until his death in 1972. He was buried in the Gordon cemetery.³³

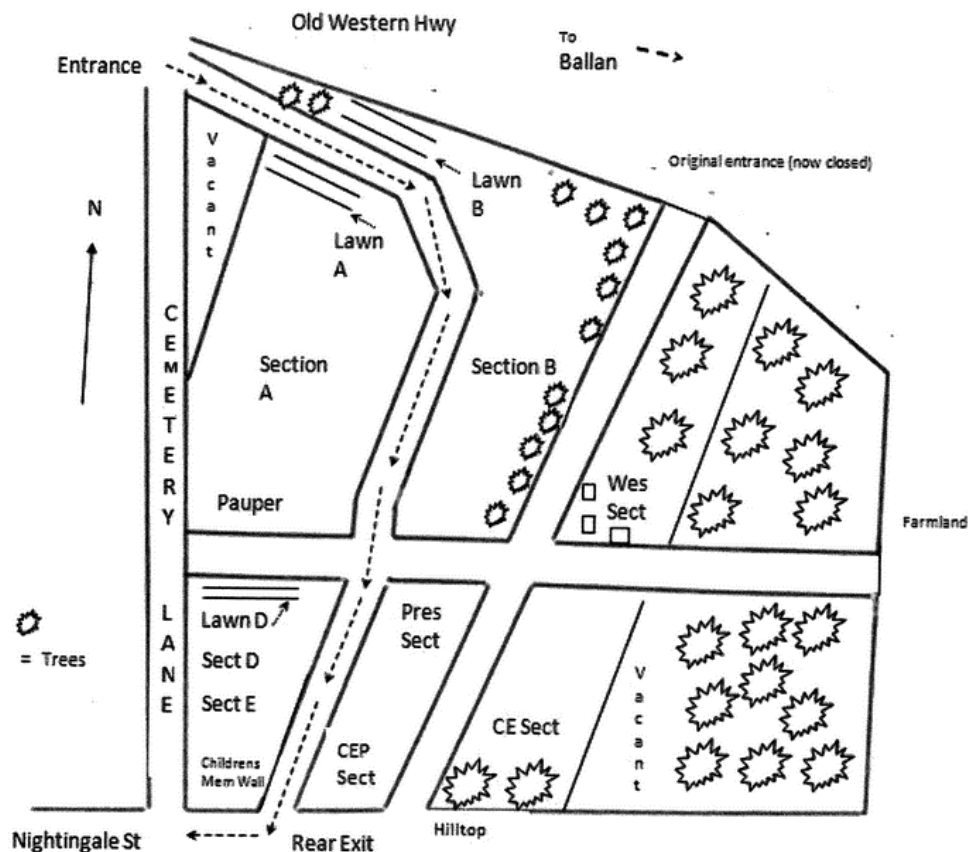


Figure 1: Site plan of the Gordon cemetery based on the survey by Jack Ryan in 1923.

Source: Donegan & Davenport, *Gordon (Victoria) Cemetery Records and History 1878-2010*, p.8.

Management of the Cemetery

The management of the New Gordon cemetery was vested in Trustees comprising a group of local men. The first Trustees appointed on 18 June 1869 were: Alexander Major, Robert Hollow, John McNeil, Cheri Mars and John Pilling.³⁴ Some biographical details of the Trustees are as follows:

Alexander Major was a local storekeeper at Gordon, in partnership with Robert Irwin.³⁵ He was Secretary of the Committee of Gordon's second Denomination School.³⁶ He was Deputy Registrar for Births, Deaths and Marriages at Gordon until his death in 1872.³⁷

²⁹ *Gordon Advertiser*, 24 October 1919.

³⁰ *Ibid.*

³¹ Donegan et.al., *op.cit.*, p.15.

³² *Ibid.*

³³ *Ibid.*

³⁴ *Victoria Government Gazette*, 18 June 1869, p.892.

Robert Hollow came to Gordon in the early 1860s where he took up mining before becoming the 'uncertified' Head Teacher of Gordon's second Denominational School.³⁸ Hollow had previously been a headmaster in England.³⁹ The school was to be short-lived as the 'school relied entirely on the fees paid by its pupil's parents' and 'The School Committee had an agreement with Robert Hollow ...that, in lieu of wages, he was to receive all the fees that he could collect from his pupils.'⁴⁰ The school closed on 22 October 1864.⁴¹ Hollow subsequently took up storekeeping, firstly for Cheri Mars and later on his own account.⁴² In 1877, he became a preacher in the local Wesleyan Church.⁴³ In 1886, he managed a store at Wandong for 12 months and on his return home to Gordon in 1887 he was accidentally killed by a train on the Gordon Railway line.⁴⁴ Aged 60 years, he left a wife and five children.⁴⁵

John McNeill was a local farmer of 'Green Hill', Gordon. He sold his farm of 37 acres in 1905 following his removal from the district.⁴⁶

Cheri Mars was a Frenchman who held mining interests and had established the Mount Hope Hotel at Gordon in 1861.⁴⁷ In the early 1860s, Mars was a member of the School Committee.⁴⁸ He was a Councillor with the Ballan Shire Council between 1884 and 1887, and 1891 and 1903, serving as Shire President in 1884-85 and 1898-99.⁴⁹ He returned to his home town, Bordeaux, France, in 1903.⁵⁰

John Pilling was a local book keeper. By 1878, he relocated to Ballan where he became manager of Edward Blake's general store.⁵¹ On his death from asthma and bronchitis in 1882, he was described as being 'a trusted and valued servant' and 'was as much liked and esteemed as he was well known.'⁵² Pilling's wife had died only a week earlier, after a long illness.⁵³ They left a son and two daughters.⁵⁴

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- 35 Ballan Shire Rate Books, 1863, 1868, 1869-70, VPRS 56557/P) Unit 3 PROV (Ballarat).
36 D. Mason, 'Gordon State School No. 755: History 1882-1982', Gordon Primary School, 1982.
37 *Bacchus Marsh Express*, 3 August 1872 & Alexander Major, Probate Administration files, VPRS 28/P0 Unit 111 PROV.
38 Mason, *op.cit.*
39 *Ibid.*
40 *Ibid.*
41 *Ibid.*
42 R. Huggins, Transcript of the *Gordon Advertiser*, 12 December 1887, *The Argus*, 20 December 1887, p.8, Ballan Shire Rate Books 1876, 1877, 1882, 1883, *op.cit.* & *Gordon, Egerton & Ballan Advertiser*, 24 August 1917.
43 *Ibid.*
44 *Ibid.*
45 Huggins, *op.cit.*
46 *Ibid.*, 13 January 1905.
47 *A Pictorial History of the Shire of Ballan*, p.94,
48 Mason, *op.cit.*
49 Fraser & Ranken, *op.cit.*, p.8.
50 C. Mars, 'Letter from France: Former Resident of Gordon', in the *Ballarat Courier*, 3 July 1915.
51 *Bacchus Marsh Express*, 15 July 1882, p.3.
52 *Ibid.*, 22 July 1882.
53 *Ibid.*, 15 July 1882.
54 *Ibid.*, 22 July 1882.

Other Early Trustees

In 1878, the Trustees comprised Alfred Goding, John Northey, Patrick McMahon, Thomas Bohan, Mr. Chapman, William McCulloch, James Parker and Robert Irwin.⁵⁵ They replaced Alexander Major who had passed away, and McNeil, Mars and Pilling had had left the district.⁵⁶ These Trustees established a scale of fees and charges for the cemetery which were published in the Victoria Government Gazette. For public graves, a single interment in the open ground cost £1 while the single interment of still born child cost 0.6.0.⁵⁷ For private graves, the costs were £1.10.0 for a grave measuring 8 by 6 feet if selected by the trustees, and £4.0.0 for a grave measuring 8 by 6 feet if selected by the applicant.⁵⁸ There was a fee of 0.12.6 for re-opening an adult grave or 0.5.0 for re-opening the grave of a child under 10 years.⁵⁹

In 1880, Alfred Goding resigned but he was not replaced by T.K. Dell until 1883.⁶⁰ Thomas Bohan resigned at this time and he was replaced by Thomas Ryan.⁶¹ In 1885, Patrick McMahon and Mr. Chapman resigned, being replaced by Timothy Clifford and James Edwards.⁶² Robert Hollow died in 1888 and he was replaced by Philip Henry Watkinson.⁶³ With the resignation of Timothy Clifford in the following year, 1889, John Maher became a Trustee.⁶⁴ On the death of T.K. Dell in 1892, William Sterritt was appointed.⁶⁵ Two years later in 1894, John Northey passed away and John Hudson took up the vacancy.⁶⁶ Along with William McCulloch, Hudson resigned in 1896 and they were replaced by John McKeddie and Louis Rozenski.⁶⁷ He resigned in 1900, the year that P.H. Watkinson died.⁶⁸ They were replaced by Ephraim Parkinson, although he resigned in 1902 along with John McKeddie and William Sterritt.⁶⁹ They were replaced with Frederick William Hill, Gordon Clayton and Lionel Rosenow.⁷⁰

The management of the cemetery was sometimes challenging. In 1902, some of the Trustees authorised the grazing of sheep on the site. This eventuated in controversy to such an extent that it was reported in *The Argus*:

Some sheep that were travelling in search of grass were allowed to get into the Gordon Cemetery. At a meeting of the trustees on Wednesday night, Mr. John Maher, one of the trustees, characterised the conduct of the other five trustees who sanctioned the letting of the sheep as a desecration of the dead. He stated that he would sooner have the sheep walk over his living body than they should be allowed to trample over the graves of his dead relations. The meeting was a disorderly one, ending up in confusion.⁷¹

55 *Victoria Government Gazette*, 17 May 1878, p.2202.

56 *Ibid.*

57 *Ibid.*, 6 September 1878.

58 *Ibid.*

59 *Ibid.*

60 *Ibid.*, 11 June 1880, p.1492.

61 *Ibid.*, 17 August 1883, p.1846.

62 *Ibid.*, 23 October 1885, p.2911.

63 *Ibid.*, 9 March 1888, p.729.

64 *Ibid.*, 4 October 1889, p.3308.

65 *Ibid.*, 15 July 1892, p.2926.

66 *Ibid.*, 27 April 1894, p.1743.

67 *Ibid.*, 14 August 1896, p.3544.

68 *Ibid.*, 25 January 1900.

69 *Ibid.*, 29 October 1902, p.4371.

70 *Ibid.*

71 *The Argus*, 5 December 1902, p.7.

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A respected member of the Gordon community who served as Secretary of the Cemetery Trust was John Bartholomew Lee (1853-1914). Appointed Deputy Electoral Registrar for Gordon in 1882 and a Commissioner for taking declarations and affidavits in 1891,⁷² *The Advocate* gave the following obituary:

Mr. John B. Lee, whose death we recorded briefly last week, passed away on 27th December, at his residence, Main-street, Gordon. The deceased gentleman, who was 61 years of age, was a native of Nenagh, and came to Australia about 42 years ago. He leaves a widow and six children, one of whom is Rev. Fr. Lee, stationed at Daylesford ... An immense congregation crowded the church, showing the great esteem in which deceased was held ... The funeral, which was one of the largest ever seen in the district, left the church at 12.15 for the Gordon Cemetery, where Fr. Lee read the last prayers. The deceased gentleman was most highly respected by all the residents of the district. He was correspondent for "The Advocate" and "Argus".⁷³

The following meeting of the Gordon Cemetery trustees in late January 1914 was adjourned for 10 minutes out of respect to the memory of the late Secretary.⁷⁴

In the early years, trustees were responsible for appointing a sexton to manage the day to day operations of the cemetery. Graves were dug by a grave digger under instruction from the sexton. Few details are known of the sextons and grave diggers at Gordon. One sexton was George Groves who in 1904 had a narrow escape from being killed after experimenting with a dynamite cap that exploded.⁷⁵ It appears that record-keepers took over part of the role of the sexton in the 20th century. Between 1920 and 1943, Miss Ellen Fahey took on this role.⁷⁶ She was succeeded by Vera Winter (1943-1974), Keith Eastwood (1974-2000) and Monica Eastwood (2005 onwards).⁷⁷

COMPARATIVE

The New Gordon Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire. The earliest is the old cemetery at Ballan, first reserved in 1851.⁷⁸ Historically, those most comparable with the New Gordon cemetery are other goldfields burial grounds. These cemeteries are laid out following common lineal plans separated into denominational sections. They are as follows:

- Blackwood Cemetery: 8 acres, reserved in 1860.⁷⁹ The Blackwood Cemetery is the earliest of five goldfields cemeteries in the western region of the Moorabool Shire.
- Greendale Cemetery: 5 acres were reserved on 6 March 1866.⁸⁰ This cemetery is also set on sloping land and includes a sexton's hut.
- Mt Egerton Cemetery: 3 acres were reserved in 1872.⁸¹ The cemetery is well treed on sloping ground.
- Kerrit Bareet Cemetery, Gordon: 6 acres were reserved to the west of the Gordon township in 1864 although the earliest burial appears to have taken place in 1859. The reserve was reduced to 1.25 acres and it closed in 1891. Only one headstone survives today.⁸²

72 *Victoria Government Gazette*, 22 September 1882, p.2313 & 13 March 1891, p.1192.

73 *The Advocate*, 10 January 1914, p.31.

74 *Gordon, Egerton & Ballan Advertiser*, 23 January 1914, p.4.

75 *The Argus*, 22 March 1904, p.6.

76 Donegan, et.al., *op.cit.*, p.16.

77 *Ibid.*

78 *Victoria Government Gazette*, 28 May 1851, p.572.

79 *Victoria Government Gazette*, 22 June 1860, p.1164.

80 *Ibid.*, 6 March 1866, p.1715.

81 Parish of Bungal plan, 1967, VPRS 16171, PROV.

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- Morrisons Cemetery: 5 acres was reserved on 15 March 1872.⁸³ The cemetery is rectangular in plan and is bordered by early mature pine trees. There appear to be fewer graves than at Blackwood.

Overall, the New Gordon Cemetery is the largest goldfields cemetery in the western region of the Moorabool Shire.

82 J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler*, vol.7, no.10, June 2005.

83 *Victoria Government Gazette*, 15 March 1872, p.574.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: St. Patrick's Catholic School & Convent

Place No. GOR013

ADDRESS: 1558 & 1564 Old Melbourne Road, Gordon

Assessment Date: Feb 16

Historic Themes:

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Theme 8.2: Education

Theme 8.5: Commemoration

Condition: Good

Integrity: Moderate

Photograph Date: 2009 & 2014



St. Patrick's School, 2014



Former St. Patrick's Convent, 2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register: No

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**

Recommended for inclusion in the Victorian Heritage Inventory: **No**

Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply? **Yes (original school building only)**

Internal Alteration Controls Should Apply? **No**

Tree Controls Should Apply? **No**

Fences &/or Outbuildings of Note? **No**

Prohibited Uses May be Permitted? **Yes**

Incorporated Document **Yes**

Other Recommendations

As the former convent has not been identified as having sufficient heritage value to warrant retention, any proposal for its removal should ensure the retention of the stained glass windows. Ideally, they should be retained on the St. Patrick's School site and interpretation given to their aesthetic, historical and social values. An Incorporated Plan could be considered to ensure the

retention of the windows and also the exemption from the need for a planning permit for works to the existing building and site.

STATEMENT OF SIGNIFICANCE:

What is Significant?

St. Patrick's Catholic School, 1564 Old Melbourne Road, has significance as a tangible legacy in the development of Catholic education in the Gordon district from 1930 until the present day. Situated in a rural area traditionally populated by Irish Catholic settlers, St. Patrick's School was built in 1930 by V. Dynan. It represents one of four brick Catholic school buildings constructed during a major building phase during the interwar era in the Parish of Gordon. The significance of the school building is identified in the central red brick building of the school site, with its gambrel roof form (clad in corrugated sheet metal), broad eaves, timber lattice in the minor gable ends, red brick chimneys, projecting brick buttresses on the south elevation, and the window openings (the windows have been introduced).

The four memorial windows in the former convent, 1558 Old Melbourne Road, Gordon, have significance as rare examples of the mature Modernist work of the prolific stained glass artist, Alan Sumner. They commemorate the service of the well-known Australian war photographer, Damien Parer, T.J. Fletcher of Egerton as a Medical Orderly, and other local soldiers of World War Two. They also include liturgical figures and scenes of the local Catholic school children, St. Patrick's Church, immigrants and pioneers in the field.

How is it significant?

St. Patrick's Catholic School, 1564 Old Melbourne, Road, Gordon, is historically and socially significant at a LOCAL level.

The memorial windows in the former convent, 1558 Old Melbourne Road, Gordon, are aesthetically, historically and socially significant at a LOCAL level.

Why is it significant?

St. Patrick's Catholic School, 1564 Old Melbourne Road, is historically significant for the key role it has played in the educational development of local students of the Catholic faith in the Gordon district from the interwar period until the present day (Criterion A). Built in 1930 by V. Dynan, the historical significance of the school is embodied in the surviving original fabric as identified by the single storey gambrel roof form clad in corrugated sheet metal, face red brick wall construction with projecting buttresses on the south elevation, broad eaves, and the window openings. The school is one of four surviving Catholic School buildings constructed during a major building phase in Catholic education in the Gordon Parish in the 1920s and 1930s, and it is therefore a symbol of faith education.

St. Patrick's Catholic School, 1564 Old Melbourne Road, is socially significant as is recognised and valued by the Catholic community in the Gordon area as a place of learning since 1930 (Criterion G).

The memorial windows in the former convent, 1558 Old Melbourne Road, are aesthetically significant for their postwar Modernist designs of the artist, Alan Sumner (Criterion D & E). They depict a combination of liturgical, local and war scenes over four windows in the south façade of the former convent.

The memorial windows in the former convent, 1558 Old Melbourne Road, are historically and socially significant for their commemorative value associated with the well-known Australian war

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PLACE NAME: St. Patrick's Catholic School & Convent

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photographer, Damien Parer, the medical orderly, Thomas Fletcher of Gordon, and other local soldiers who fought in World War Two (Criteria H & G). The windows are the work of the prolific stained glass artist, Alan Sumner (Criterion H).

SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to have sufficient integrity and historical, architectural or social heritage value to meet the local significance threshold:

- Stained glass (war memorial) windows in the former convent.

Contributory Significance

The following fabric is considered to contribute to the significance of the school and former convent site, as part of its 20th century development:

- St. Patrick's School building (central gambrel roof portion).
- Memorial to Troy Toohey.

Historical Interest

The former convent is considered to have historical interest for its associations with the life and witness of the Sisters of St. Joseph's from 1964. The building is however not considered to meet a sufficient threshold to have significance status (apart from the war memorial windows in the former convent).

Non Contributory

The following fabric is not considered to contribute to the significance of the place:

- Additions to St. Patrick's School.
- Outbuildings.
- School grounds.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the school and former convent site, 1558 and 1564 Old Melbourne Road, Gordon, as shown on the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The Setting

St. Patrick's Catholic School, 1564 Old Melbourne Road, and the former St. Patrick's Convent, 1558 Old Melbourne Road, Gordon, are set on a large wedge-shaped allotment with a frontage to Old Melbourne Road. The school and convent buildings are situated in the south-east portion of the site, with a car park located immediately north of the convent in the east portion of the site, and a small grassed area north of the school building and a substantial open grassed play area in the south-west corner of the site. Part of the play area is screened by a row of mature Golden Cypress trees on the southern boundary. There is another row (windbreak) of Cypress trees forming the western boundary. In front (south) of the original school building is an introduced garden with a timber retaining wall. Much of the site is an open grassed paddock, visually separated from the school and convent buildings by a row of trees.



Photo 2: Aerial view of St. Patrick's School and former convent site, n.d.

Source: Moorabool Shire Council.

The original St. Patrick's School building is centrally located within the school complex. The single storey, face red brick, interwar era building has a gambrel roof form that traverses the site clad in corrugated sheet metal. The small gable ends have early timber lattice infill. There are early broad eaves and at the rear (north) are two early face brick chimneys. Other early features of the design include the projecting brick buttresses on the south facade, and the window openings on the south façade (although the large steel framed windows have replaced the original windows). Projecting from the east and west facades are skillion additions. Attached to the original (but altered and infilled) verandah on the north side of the building is another single storey addition with an elongated gambrel roof clad in sheet metal. To the east of the original school building and attached by a narrow flat-roofed link is an elevated single storey pavilion of recent construction. Of lightweight construction, it has a prominent skillion roof form and projecting cuboid wings. To the west of the original school building is a large shallow gabled building clad in Colorbond.



Photo 3: Aerial view of St. Patrick's School, 2009.



Photo 4: New pavilion to the east of the original school building, 2014.

The south-eastern portion of the site is taken up by the former convent building. It has a modest front yard comprising an open grassed area with perimeter garden beds. There is an introduced steel post and wire mesh fence and pedestrian gate on the front boundary, approximately 1100 mm high. The convent is single storey and has an elongated gabled roof form that traverses the site, as well as double-hipped roof forms that project to the north (rear). These roof forms are clad in tiles and there are wide eaves. The convent has orange brick wall construction, a recessed front entry porch with doorway and steel framed window, and timber framed windows along the south elevation.



Photo 5: Former convent, 2014. The stained glass windows are part of the right portion of the front (south elevation). One of the windows is obscured by a shrub.

Of particular interest are the four vertically-oriented windows on the eastern portion of the south façade. A war memorial, each of these windows have decorative stained glass with varying iconography. The eastern-most window includes a figure of Our Lady Help of Christians holding the Christ Child above which is the Holy Spirit. In the background is a windmill and a homestead, while in the foreground are workers in the field. The lower scene has St. Patrick's Church with local children walking from school to the Church under the charge of a Sister of the Cross, the school and a bell being in the background. The central-eastern window has an Angelic figure below which is a scene depicting the well-known Australian war photographer, Damien Parer, photographing a blinded soldier being comforted by a native of Papua New Guinea. The central-western window has a figure of St. Patrick addressing the congregation at Druids Mount, the lower scene depicting immigrants arriving at the Victorian coast by sailing ship and a pioneer's home and working in the field. The western-most window has a figure of St. Michael spearing a serpentine (symbolising evil) with soldiers advancing in the background. The lower scene has stretcher bearer Thomas J. Fletcher of Egerton with two natives of Papua New Guinea carrying a wounded soldier. A Red Cross tent is shown in the background.

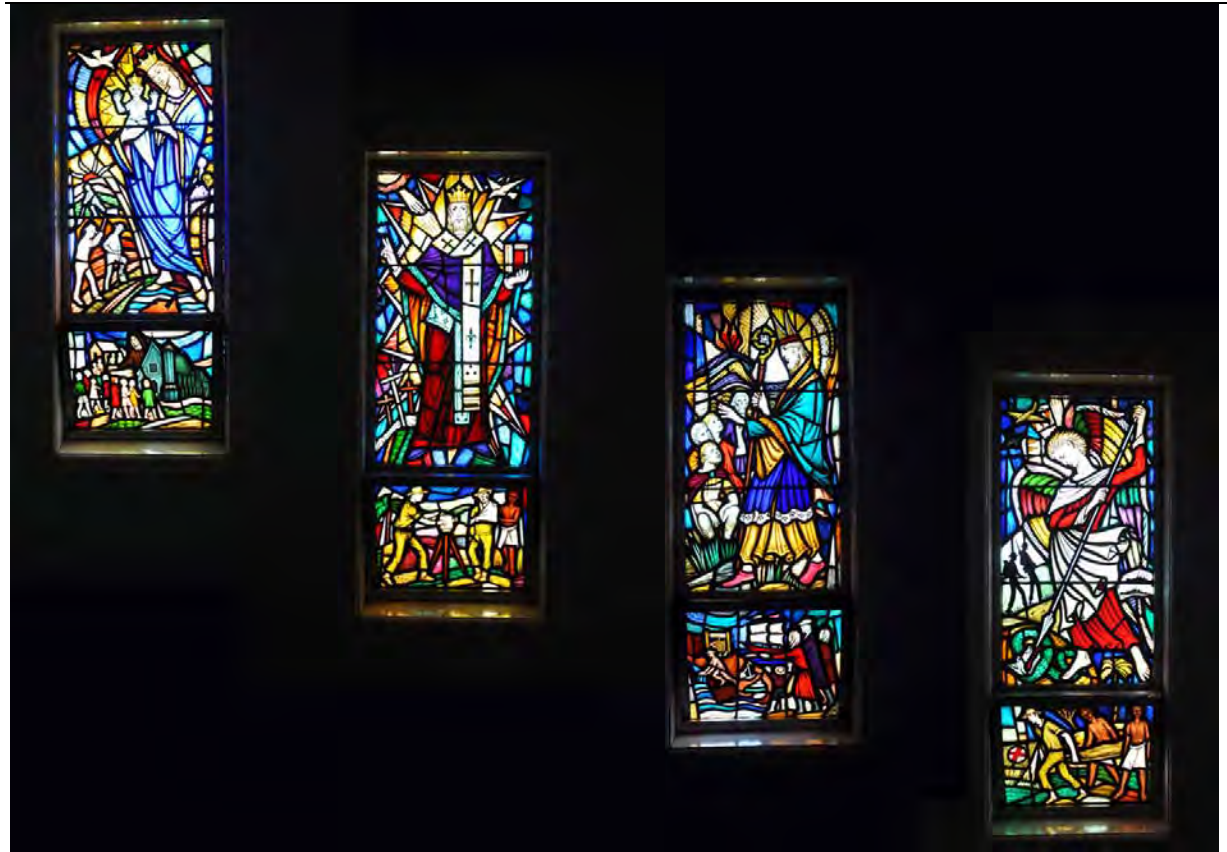


Photo 6: A. Sumner, Four stained glass windows in the south wall of the convent, Gordon, c.1964.

Source: 'St. Patrick's Church, Gordon, Victoria, Australia' at Living in Ballan blogspot, 3 November 2012,
<http://livinginballan.blogspot.com.au/2012/11/st-patricks-church-gordon-victoria.html>



Photo 7: A. Sumner, Memorial window depicting Damien Parer photographing a blinded soldier supported by a native of Papua New Guinea, c.1964. Source: M. Davenport, 'War Veterans' in J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery Records & History 1878-2010*, p.25.



Photo 8: A. Sumner, Memorial window depicting Thomas Fletcher, stretcher bearer of Egerton and natives of Papua New Guinea, carrying a wounded soldier, c.1964. Source: M. Davenport, 'War Veterans' in J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery Records & History 1878-2010*, p.25.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton,

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

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New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of St. Patrick's School & Convent

The Early Years of Catholicism in Gordon

The influx of Irish Catholic miners to Gordon in the late 1850s led to the establishment of a Roman Catholic Church. In 1864, allotment 12 of Section 1 in the Township of Gordon fronting the north side of Main Street had been acquired by the Archbishop of Melbourne, J.A. Goold, for church purposes.¹² In December 1864, the Secretary of the Gordon's Roman Catholic Church, Patrick Ryan, called tenders for the erection of a church.¹³ Plans and specification could be seen 'at Mr Mar's Mount Hope Hotel, Gordons.'¹⁴ A gabled timber structure (Figure 1), this building later became known as St. Patrick's Hall.



Figure 1: Main Street, Gordons, n.d., showing the first timber Catholic Church and school building on the north side of the road. Source: June Huggins, Ballan.

⁹ Bannear, op.cit.

¹⁰ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

¹¹ Bannear, op.cit.

¹² Plan of the Town of Gordon, 1942, VPRS 16171 PROV.

¹³ *The Star*, Ballarat, 7 December 1864, p.3.

¹⁴ *Ibid.*

The Early Schools

In 1857, the Church of England built the first school at Gordon, known as the Gordon's Diggings School No. 270.¹⁵ It was built of slab and bark.¹⁶ A second school was established by the Victorian Board of Education in 1865. It became known as the Gordon Common School No. 755.¹⁷ In May 1868, an application was made for the reservation of three roods and seven and half perches comprising allotment 13 of Section 4 in the Township of Gordon for Common School No. 755¹⁸ and in November 1868 it was gazetted for school purposes.¹⁹ A new school building was constructed in 1869, the first Head Teacher being William Dicker.²⁰ In 1873, the school became Gordon State School No. 755.²¹ A new brick school building was opened on 7 July 1882 at 1 Dicker Street, Gordon.

The First Catholic School at Gordon

In the initial years, Gordon Common (and later State) School No 755 included children of the Roman Catholic faith. In 1882, Miss Catherine Hanrahan was appointed a pupil-teacher at the Gordon State School.²² She was dismissed in 1884 and it was in May of that year that Miss Hanrahan established the first Catholic School at Gordon. As outlined in *The Argus*:

Our Gordon correspondent writes: - "Miss Hanrahan, who for many years past has held the position of pupil- teacher in the state school here, was recently dismissed by the Education department, on the grounds that she failed to obtain a second-class pupil-teacher's classification at any of the last four annual examinations. As a reprisal Miss Hanrahan has just opened a private school here, under the auspices of the Roman Catholic denomination, and though unable to pass so simple an examination so that of second-class pupil-teacher in four different essays, her co-religionists have supported her new school to such an extent that she has withdrawn upwards of 80 pupils from the local state school.²³

The fledgling Catholic school was established in St. Patrick's Hall in Main Street, Gordon. The school closed temporarily in 1885 while Tappin and Gilbert, architects of Ballarat, supervised the repair of the old building.²⁴ To be refurbished for school purposes as well as for local dances and concerts, the repairs included an iron roof (to cover the timber shingles), installation of lining boards in the interior and the erection of a small porch at the front.²⁵ After the completion of the repairs, St. Patrick's Roman Catholic School recommenced.

By 1906, further repairs (including painting) were carried out.²⁶ It was at this time when the Head Teacher, Miss Gellie, resigned.²⁷ In 1914, a community of Josephite nuns arrived at Gordon to take

15 D. Mason, 'Gordon State School No. 755 History 1882-1982', history booklet, Gordon Primary School, 1982.

16 Ibid.

17 *Victoria Government Gazette*, 17 January 1865, p.104.

18 Application No. 2672, 21 May 1868, 'Gordon School' public building file, VPRS 242/P0 Unit 55 PROV.

19 *Victoria Government Gazette*, 24 November 1868, p.2244.

20 Ibid.

21 L.J. Blake (ed.), *Vision & Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, Melbourne, 1973.

22 Mason, op.cit.

23 *The Argus*, 7 May 1884, p.6.

24 Tappin & Gilbert architects to Central Board of Health re: repairs to building, 23 July 1885, 'St. Patrick's Hall' public building file, VPRS 7882/P1 Unit 487 PROV.

25 Ibid.

26 R. Huggins, Transcript of the *Gordon Advertiser*, 23 February 1906.

27 Ibid., 6 July 1906.

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charge of the schools in the Gordon Parish.²⁸ They relieved the then Head Teacher, Miss Blionk²⁹ and it appears that from this time the school was sometimes referred to as 'St. Joseph's'.³⁰ The arrival of the Sisters of St. Joseph had immediate results in the improved academic performance of the students in 1915. As reported in the *Gordon, Egerton and Ballan Advertiser*:

The Gordon and Ormond Convent schools which are conducted by the Sisters of St. Joseph are doing good work in our midst is evident. The result of the recent examinations may be mentioned as highly creditable to teachers and pupils, and the success achieved in music by the latter may well be accepted as a guarantee that other branches of education are also efficiently conducted. The schools should every day become more popular, and in exceedingly healthy districts like Gordon and Ormond, parents and guardians should avail themselves of the opportunity afforded, by sending the young in their charge to reap the advantages thereof.³¹

In charge of St. Joseph's convent and school at this time was Sister Moira.³² In 1918, she took charge of St. Joseph's convent at Maffra and was replaced at Gordon by Sister Theila.³³

Building of St. Patrick's School

In 1921, *The Advocate* announced that it was 'proposed to remove the school building, which is known as St. Patrick's Hall, to a site near the convent.'³⁴ At this time, the convent, being the former presbytery, had been relocated from its original location on the hillside to the north of the Gordon township to part of W. Clifford's property on the south side of the Old Melbourne Road, half way between St. Patrick's Church and St. Patrick's Hall.³⁵ This proposal never proceeded, nor did the idea of acquiring Mr W. Carroll's land for Catholic School purposes in 1927.³⁶

By early 1930, a site for a new school adjoining St. Patrick's Church and Presbytery had been selected, the land being offered by John Thomas Ryan, farmer of 'Sunnyside', Gordon.³⁷ A design was prepared by V. Dynan, a builder of Essendon. He was contracted to construct the new school in April 1930 at a cost of £1100.³⁸ To be built of brick with a galvanised iron gambrel roof form, fibro cement ceilings, hardwood floor, steel framed windows,³⁹ a verandah on the north side with flanking cloak rooms, it was to accommodate two classrooms.

28 *Gordon, Egerton & Ballan Advertiser*, 5 June 1914.

29 *Ibid.*, 31 July 1914.

30 *Ibid.*, 1 April 1915, refers to the school as St. Joseph's.

31 *Ibid.*, 3 December 1915.

32 *Ibid.*, 2 August 1918.

33 *Ibid.*

34 *The Advocate*, 27 October 1921.

35 J. Donegan, *In God's Hands: a history of the Parish of St. Patrick's Gordon, Victoria*, Modotti Press, Ballan, 2011, p.54.

36 *The Advocate*, 10 February 1927.

37 Certificate of Title, vol. 3103 fol. 405 was not transferred from John Ryan to the Roman Catholic Trusts Corporation for the Diocese of Ballarat until 1981, which suggests that Ryan had offered the land but held Title.

38 *The Argus*, 29 May 1930 and V. Dynan to the Secretary, Board of Health n.d. [c. April 1930], 'St. Patrick's Catholic School' public building file, VPRS 7882/P1 Unit 876 PROV.

39 Father Guy Gavan Duffy, Application for Building Permit, 28 April 1930, 'St. Patrick's Catholic School' public building file, VPRS 7882/P1 Unit 876 PROV.

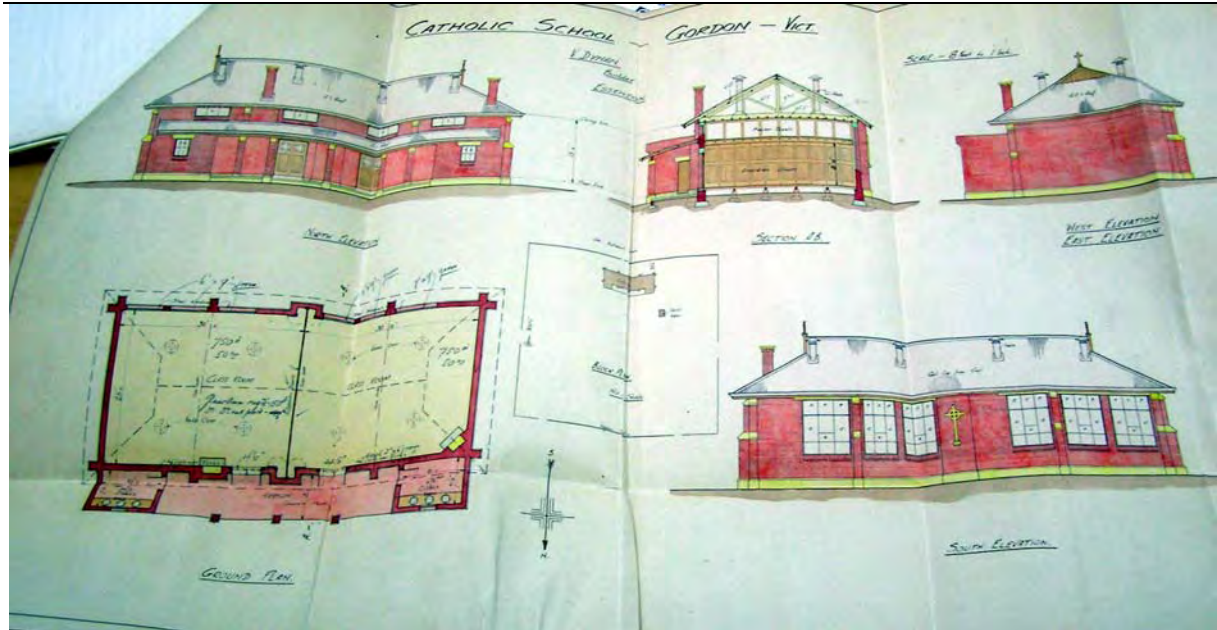


Figure 2: V. Dynan, Drawings of Proposed Catholic School, Gordon, 1930.

Source: Gordon Catholic School public building file, VPRS 7882/P1 Unit 876 PROV.

Father Guy Gavan Duffy made application to the Board of Health for the new building on 28 April 1930.⁴⁰ The Board of Health subsequently listed a number of defects with the proposal:

1. The high lights shown in the East wall are not permissible, as they would be in front of the class.
2. As the main lighting wall faces South, the total nett glass area required per classroom is 150 square feet.
3. For a classroom 25 feet wide, the upper limit of the glass in the main windows requires to be not less than 12'6" above the floor, hence the walls must be raised and height of the windows from sill to head correspondingly increased, or else the width fo the building reduced to about 22 feet. If the walls are raised, any deficiency in glass area which is not made up by the increase in height of main widnows may be made up by pivotted sashes between the verandah roof and the main wall plate.
4. Main windows must be freely openable to the extent of at least 50 per cent. Of their area, part at the top and part at the bottom, the hoppers not being considered as part of such an openable area. A simple design of window is suggested, with the panels at each side of the hopper openable as casements, and all the top panels either on pivots or hinged as fanlights.⁴¹

After further discussion and resolution, a building permit was issued and by late May 1930 work on the new building was 'progressing satisfactorily.'⁴² A few weeks prior to its opening by the Archbishop Mannix, *The Advocate* gave the following description of the school building:

The opening of the new brick school, St. Patrick's, Gordon, will take place on Sunday, August 17. The ceremony is to be performed by his Grace Archbishop Mannix. The new building supplies a long-felt need, as it will supply the dual purposes of an up-to-date school and a parish hall, being designed for both purposes. The old building has long outlived its usefulness, and for years was quite unsuitable as a hall. The new building is close to the presbytery and St. Patrick's Church, and is much more centrally situated for children coming from all directions. The opening is looked forward to with very

40 Ibid.

41 Memo from the Secretary of Board of Health, 5 May 1930, 'St. Patrick's Catholic School' public building file, VPRS 7882/P1 Unit 876 PROV.

42 *The Argus*, 29 May 1930, p.5.

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considerable interest in all parts of the parish. During the past month well organised efforts have been carried out to assist in reducing the cost. In these efforts all have enthusiastically participated, with very gratifying success. Elaborate arrangements are in hand for the opening, in which all parts of the parish are deeply interested. The Premier (Hon. E.J. Hogan, M.L.A.) will be present amongst the representative gathering who will welcome his Grace the Archbishop and otherwise take part in the opening.⁴³

A former pupil of St. Patrick's, Joe Donegan, has also described the school building as it was in the 1930s (Figure 3):

The school was new ... There were two rooms, separated by big doors that folded back into the walls each side. The entrance was in the centre of the building with large heavy door which opened into a passage way with entry then into the school rooms. At each end of this passage way were two small rooms that were wash rooms where we cleaned ourselves up after playing.⁴⁴



Figure 3: Class of St. Patrick's Catholic School, 1931, with the new school building (south elevation) in the background.

Source: Joe Donegan, Wallace.

From August 1930, the school has continued to educate children of the Roman Catholic faith until the present day. In 1938, a brick supper room with a skillion roof was added at the west end to cater for entertainments held there for fundraising for parish needs.⁴⁵ Two years later in 1940, a similar addition was added at the east end by Father Lande.⁴⁶ Of rudimentary corrugated iron construction, the walls

⁴³ The Advocate, 31 July 1930, p.20.

⁴⁴ J. Donegan, *Pa Joe: not the average bloke – stories of people, pioneers, poverty and progress*, Joe Donegan, Wallace, 2009, p.56.

⁴⁵ Donegan, *In God's Hands, op.cit.*, p.53.

⁴⁶ *Ibid.*

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were later replaced with brick.⁴⁷ Between 1940 and 1960, water supply and toilet facilities were installed, and an additional classroom and small office constructed.⁴⁸ Improvements were made to the grounds in the 1960s. The work involved the levelling of the grounds for a sports arena.⁴⁹ Other building works were made in subsequent years, including the infilling of the northern verandah and construction of a new verandah, rebuilding works in the late 1980s at a cost of \$450,000, and in 1993 further extensions and remodelling.⁵⁰ A monument was installed in the school grounds in 2003 following the tragic death of Troy Toohey, a twelve year old student of St. Patrick's who was killed in a car accident.⁵¹ A double portable classroom was placed on the hill overlooking the oval in 2005 and it has later functioned as an art room and library (an earlier library being altered into a technology room).⁵² In 2010, a multi-purpose facility was built as part of a Federal Government stimulus package.⁵³

The Former Convent

In 1875 after the opening of St. Patrick's Church, Gordon was declared a parish in the Archdiocese of Melbourne.⁵⁴ The area of the parish was substantial and comprised Gordon, Millbrook, Ormond [Springbank], Mt Egerton, Ballan, Mt Blackwood [Korobeit] and Bacchus Marsh.⁵⁵ In 1914, Father Cusack invited the Sisters of St. Joseph to the parish to take over the running of the Catholic Schools.⁵⁶ Founded in 1866 by Mother Mary MacKillop, the work of the Sisters began in Victoria at Numurkah in 1890.⁵⁷ At Gordon, the Josephite nuns were accommodated in the old presbytery on the hillside to the north of the Gordon township.⁵⁸ In 1921, the convent was relocated to a site fronting the Old Melbourne Road, half way between the church and the school which was then St. Patrick's Hall in Main Street.⁵⁹

In 1964, a new brick convent was constructed adjacent to St. Patrick's School, and nearby St. Patrick's Church and Presbytery.⁶⁰ Resident at Gordon at this time was Father Michael Parer, who was assistant Parish Priest.⁶¹ Father Parer was the nephew the well-known Australian war photographer, Damien Parer.⁶² Father Parer instigated the commissioning of the prolific stained glass artist, Alan Sumner, to create four windows in memory of his uncle, Damien Parer and local war veterans of World War Two.⁶³ Annotated sketches by Sumner reveal the iconography and meaning of each of the windows (Figure 4). One window included a figure of Our Lady Help of Christians holding the Christ Child above which was the Holy Spirit (Figure 5). In the background were a windmill and homestead, while in the foreground

47 *Ibid.*

48 St. Patrick's Catholic School – Our History in <http://www3.spgordon.catholic.edu.au/about-us.html>, March 2015.

49 Donegan, *Pa Joe, op.cit.*, p.60.

50 St. Patrick's Catholic School, *op.cit.*

51 *The Courier*, Ballarat, 23 November 20013 online.

52 St. Patrick's Catholic School, *op.cit.*

53 *Ibid.*

54 History of the Gordon Parish, Catholic Diocese of Ballarat at <http://www.ballarat.catholic.org.au/parishes/default.cfm?loadref=508>, March 2015

55 *Ibid.*

56 Donegan, *In God's Hands, op.cit.*, p.52.

57 'St. Michael's, a Brief History' in *E-News*, online newsletter of the Catholic Diocese of Ballarat.

58 Donegan, *In God's Hands, op.cit.*

59 *Ibid.*

60 M. Davenport, 'War Veterans: War Memorial Windows – Old Gordon Convent' in J. Donegan & M. Davenport, *Gordon (Victoria) Cemetery Records and History 1878-2010*, Joe Donegan & Maureen Davenport, 2012, p.25.

61 *Ibid.*

62 *Ibid.*

63 *Ibid.*

were workers in the field. The lower scene had a gabled church (the design later being altered to reflect the appearance of St. Patrick's Church) with local children walking from school to the Church under the charge of a Sister of the Cross, the school and a bell being in the background.

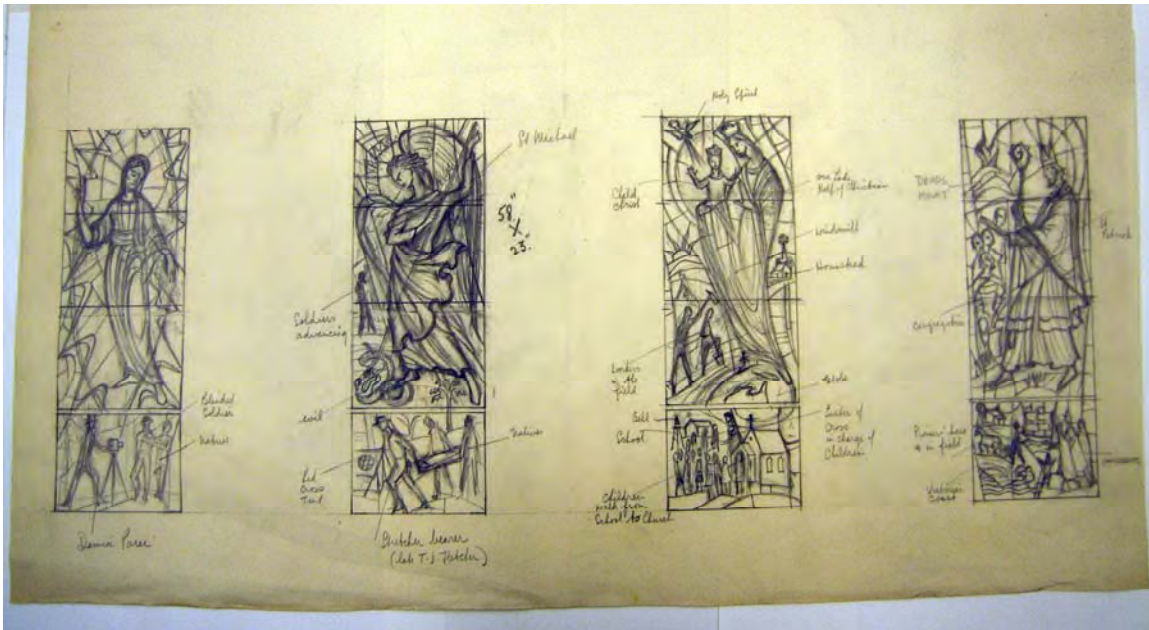


Figure 4: A. Sumner, 'Gordon Josephite Convent Windows', 1964
Source: State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

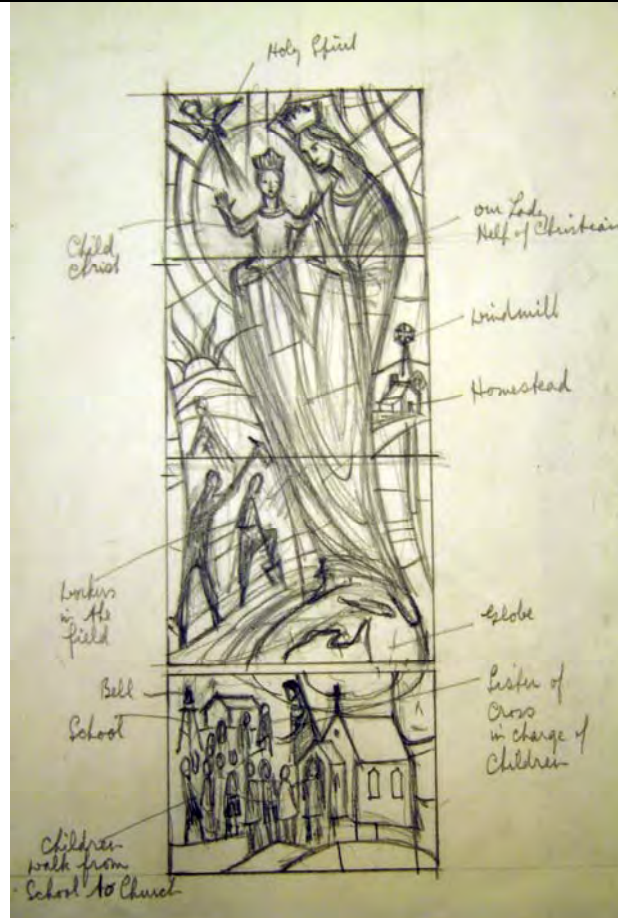


Figure 5: A. Sumner, 'Gordon Josephite Convent Windows', 1964
Source: State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

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Another window had an Angelic figure below which was a scene depicting the well-known Australian war photographer, Damien Parer, photographing a blinded soldier being comforted by a native of Papua New Guinea (Figure 6).⁶⁴ Parer was born on 1 August 1912 at Malvern, Melbourne and was largely educated at St. Stanislaus School, Bathurst.⁶⁵ He joined the school's camera club which began his life-long career as a photographer.⁶⁶ Following his schooling and unable to find photographic work in Melbourne, he resumed his education and later took an apprenticeship which led him to Sydney with work with the motion picture director, Charles Chauvel.⁶⁷ With his experience in both photography and motion pictures, Parer was appointed as official movie photographer to the Australian Imperial Forces, sailing for the Middle East in January 1940.⁶⁸ Having filmed in Greece and Syria, he travelled to Tobruk in August 1941 and then covering the conflict in the Western desert.⁶⁹ By mid 1942 Parer had gone to New Guinea and it was during his time there when he filmed some of his most famous sequences, including those used in the Kokoda front line.⁷⁰ The documentary produced from Parer's work won its producer, Ken Hall, an Oscar for documentary film making.⁷¹ It was through this footage where Parer's desire to draw public attention to the conditions under which the Australians were fighting.⁷² In 1943 after a year of disagreement, Parer left the employment of the Department of Information to take up a position for Paramount News, a United States company.⁷³ On 17 September 1944, Parer was killed by a burst of Japanese machine gun fire.⁷⁴

64 A. Sumner, 'Gordon Josephite Convent' windows, 1964, State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

65 'War Correspondent & Photographer Damien Peter Parer', Australian War Memorial online, <https://www.awm.gov.au/people/P10676622/>

66 Ibid.

67 Ibid.

68 Ibid.

69 Ibid.

70 Ibid.

71 Ibid.

72 Ibid.

73 Ibid.

74 Ibid.



Figure 6: A. Sumner, 'Gordon Josephite Convent Windows', 1964. The lower scene depicts the photographer, Damien Parer.

Source: State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

A third window had a figure of St. Patrick addressing the congregation at Druids Mount, the lower scene depicting immigrants arriving at the Victorian coast by sailing ship and a pioneer's home and working in the field (Figure 7).



Figure 7: A. Sumner, 'Gordon Josephite Convent Windows', 1964

Source: State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

The fourth window had a figure of St. Michael spearing a serpentine (symbolising evil) with soldiers advancing in the background (Figure 8). The lower scene had stretcher bearer, Corporal Thomas Joseph Fletcher, formerly of Mount Egerton, with two natives of Papua New Guinea carrying a wounded soldier.⁷⁵ A Red Cross tent was shown in the background. T.J. Fletcher was born at Mount Egerton on 2 August 1901. A motor driver, he enlisted on 30 June 1940 at the age of 38 years. At this time, he was living in Bourke Street, Melbourne, his parents having relocated to 'Wareek' near Maryborough. Fletcher was killed in action on 4 October 1942.⁷⁶

⁷⁵ Sumner, op.cit.

⁷⁶ See T.J. Fletcher, 'Attestation Form', 30 June 1940, National Archives of Australia, Canberra, online, series B883/VX43033, <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=6127793> . See also Australian War Memorial online https://www.awm.gov.au/people/roll-search/roll_of_honour/?preferred_name=fletcher%2C+thomas+j&service_number=&unit=&conflict=Second+World+War%2C+1939-1945&op=Search According to the Kokoda Historica website, Corporal Tom Fletcher had volunteered to stay at Sangai, New Guinea, to care for Captain Sydney Buckler and the other wounded. They found themselves trapped behind enemy lines following the Battle of Isurava (26-29 August 1942). Tragically, it 'was six weeks before a party of Australians could reach Sangai. When they arrived they found the bodies of John Metson, Tom Fletcher and the other sick and wounded. They had been discovered by the Japanese and executed.' <http://www.kokodahistorical.com.au/index.php/diggers-stories/john-metson-new>

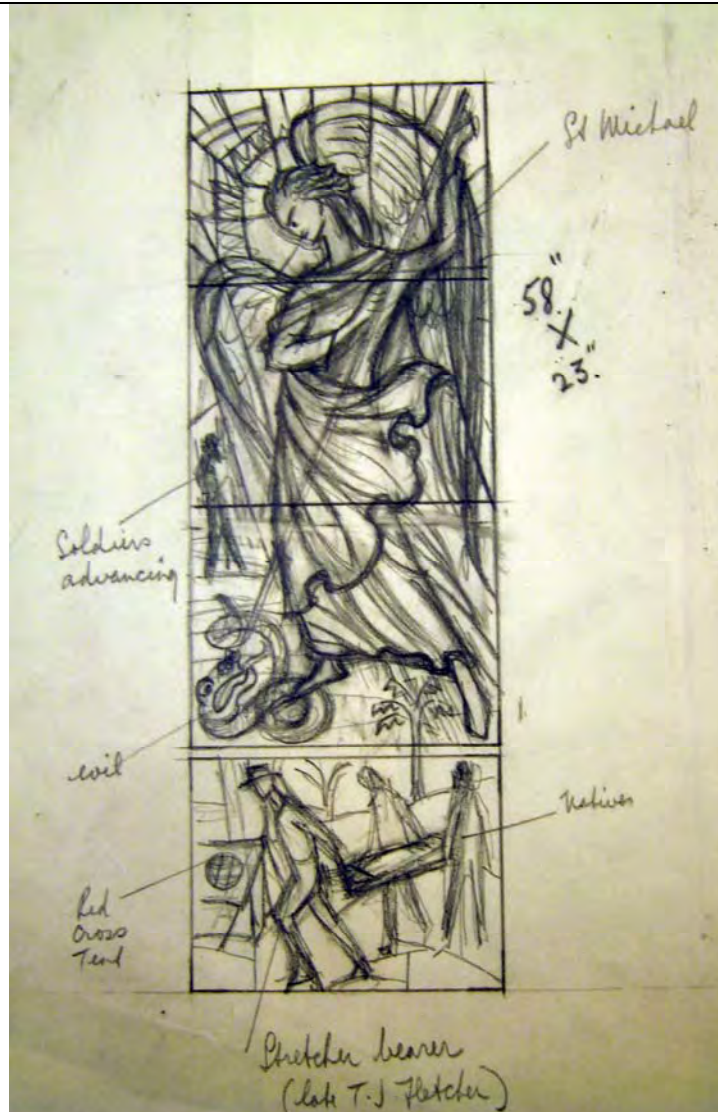


Figure 8: A. Sumner, 'Gordon Josephite Convent Windows', 1964. The lower scene depicts stretcher-bearer, Corporal Tom Fletcher, formerly of Mt Egerton. Source: State Library of Victoria, kindly provided by Dr Bronwyn Hughes.

From 1964, the new convent was the home of three Josephite nuns, two of whom taught at St. Patrick's School, the other a piano teacher and caretaker⁷⁷. With the departure of the nuns in 1980, the building ceased to function as a convent.⁷⁸

⁷⁷ *Ibid.* & Donegan, *Pa Joe*, *op.cit.*

⁷⁸ Davenport, *op.cit.*

COMPARATIVE

Other Catholic Schools

The high Irish Catholic population that settled in the Gordon Parish in the 19th century provided a solid basis of the construction of Catholic schools throughout the district. In addition to St. Patrick's, Gordon, the interwar years brought about the building of a number of Catholic schools in the Parish. They included:

- St. Michael's School, 186 Bungaree Wallace Road, Bungaree. Built in 1926,⁷⁹ the modest brick school has hipped roof forms, the front projecting wing behind surmounted by a parapet with name plate that reads "St. Michael's School". A covered way has been introduced at the front. The scale, design, construction and integrity of St. Michael's are comparable with St. Patrick's, Gordon.
- Our Lady of Fatima School, 1 Ti Tree Road, Dunnstown. Built in 1952,⁸⁰ the building has an elongated gable roof form with a prominent chimney in the gable end. The scale and brick construction is comparable to St. Patrick's, Gordon, but the roof form is different and Our Lady of Fatima School is more intact.
- St. Michael's School, Springbank Road, Springbank. Built in 1932,⁸¹ this school is the most comparable to St. Patrick's, Gordon, with its single storey hipped roof form, broad eaves, red brick wall construction and banks of timber framed multi-paned windows. St. Michael's School is more intact than St. Patrick's.

Other War Memorial Stained Glass Windows by Alan Sumner

Alan Robert Sumner (1910-1994) was responsible for the completion of over 400 stained glass windows between 1946 and 1994.⁸² At the age of 15 years, he had joined the stained glass department of E.L. Yenken and Co. as an apprentice under the guidance of the firm's glass artist, William Frater.⁸³ There, Sumner gradually took up greater responsibility for painting the conventionally-designed windows preferred by Yencken's conservative clientele.⁸⁴

Taking up military service in World War Two 1943, Sumner's return to stained glass artistry in the post war years and from the 1950s also witnessed a marked change in his work.⁸⁵ According to Bronwyn Hughes:

[Sumner] ... set up an independent studio and by the mid-1950s he had established a modest reputation based largely on his early work but increasingly on a new Modernist direction, which he evolved after returning from a trip through Europe in 1953. He was not only profoundly moved by the rhythm, colour and complexity of the medieval stained glass of Chartres and St. Chapelle but also the great painters, including Cezanne and El Greco.⁸⁶

Sumner's designs for the windows at the former convent, Gordon, reflected his mature Modernist style, as identified in the elongation of the figures, stylised heads, sweeping robes, painting technique

79 See heritage citation for St. Michael's Church, Presbytery and School.

80 *The Advocate*, 28 August 1952 & 1 January 1953.

81 *Ibid.*, 10 March 1932, p.12.

82 B. Hughes, 'Twentieth century stained glass in Melbourne churches', Masters Research thesis, Faculty of Arts, The University of Melbourne, 1997, p.104.

83 B. Hughes, 'The Governor's Window' in *La Trobeana: Journal of the C.J. La Trobe Society Inc.*, vol. 12, no.2, July 2013, p.13.

84 *Ibid.*

85 Hughes, 'Twentieth century stained glass', op.cit., p.102.

86 *Ibid.*

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: St. Patrick's Catholic School & Convent

Place No. GOR013

ADDRESS: 1558 & 1564 Old Melbourne Road, Gordon

Assessment Date: Feb 16

and colours.⁸⁷ From the 1950s until 1994, Sumner designed very few war memorial windows throughout Victoria.⁸⁸ In addition to the windows at Gordon, his other designs included those at:

- Scot's Church, Shepparton, c.1970-80.⁸⁹ Apart from the use of vivid colours, these windows are not comparable with those at Gordon.
- St. John's Anglican Church, Maffra, c.1950-70.⁹⁰ The window depicts the resurrection. Similar to the windows at Gordon is a vibrancy of colour, stylised figure heads and the inclusion of the symbol of the Red Cross.
- Caulfield Grammar School Chapel, Caulfield, 1957, pencil sketch. According to Bronwyn Hughes, the sketch was 'One of three designs for Caulfield Grammar School. Sumner has treated each panel as a separate scene. Similar imagery but not as cohesively structured. Note in margin reads: 'Coral Sea Kokoda Battle Britain Tobruk Alamein' and 'Caulfield Grammar'. Carbon on reverse indicates that a later drawing was made.'⁹¹
- Scot's Church, Melbourne, 1964. Rough sketch of memorial to airmen. The sketch shows images reflecting themes of peace and war, including the Dove of Peace and broken buildings.⁹²
- Melbourne Boys' High School, South Yarra, 1961. The design depicts three young male figures looking upwards to figures and badges of the armed forces.⁹³ The colours and designs of the figures are similar to the windows at Gordon.
- St. Brigid's Catholic Church, Mordialloc, 1957. The rough sketch shows parachutes, dropping men in fatigues, small tent, and suggestion of tropics and mountains, with one soldier helping another up a steep climb. Archangel St. Michael hovers above the scene.⁹⁴ The theme of camaraderie and the design of the parachutist have similarities with the windows at Gordon.

87 Ibid., p.104. These were some of the hallmarks Hughes outlines as part of Sumner's Modernist approach.

88 The collection of 344 works of Alan Sumner at the State Library of Victoria online, March 2015, lists very few war memorial designs. This is confirmed by Dr Bronwyn Hughes in an email to Dr David Rowe, 10 March 2015.

89 State Library of Victoria online, accession H2009.133/136 & associated notes by B. Hughes.

90 Ibid., accession H2009.243.

91 Ibid., accession H2009.133/11.

92 Ibid., accession H2009.133/54-55.

93 Ibid., accession H2009.133/157.

94 Ibid., accession, H2009.133/9.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Kerrit Bareet Cemetery (Gordons Burial Ground)

Place No. GOR044

ADDRESS: Old Western Highway, Gordon

Assessment Date: Feb 2016

Historic Themes:

Theme 4.2: Gold Mining

Theme 6.1: Building Towns

Theme 8.5: Commemoration

Condition: Fair**Integrity:** Low**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:**

No

Victorian Heritage Inventory:

No

Local Planning Scheme:

No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:**National Trust (Victoria) Register:****RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?

Yes – existing headstone only

Internal Alteration Controls Should Apply?

No

Tree Controls Should Apply?

No

Fences &/or Outbuildings of Note?

No

Prohibited Uses May be Permitted?

No

Incorporated Document

No

Other Recommendations

STATEMENT OF SIGNIFICANCE:

What is Significant?

The Kerrit Bareet Cemetery, Old Western Highway, Gordon, has significance as an important place of commemoration to the local area and a tangible historical legacy of the town's gold mining beginnings. The first burials at the site appear to have occurred from January 1859, but it was not surveyed as part of a broader land subdivision until 1863 and temporarily reserved for cemetery purposes until 1864. The location of over 70 burials, the cemetery closed in 1891. Throughout the 20th century, the cemetery was subject to disrepair, with all but the headstone of Thomas Geddes (died 23 September 1859) remaining, with the land leveled, grass sowed, trees planted and new fences erected in 1983. The fabric of significance at the Kerrit Bareet cemetery includes the allotment layout, grave and headstone of Thomas Geddes and unmarked burials presumably located throughout the site.

How is it significant?

The Kerrit Bareet cemetery, Old Western Highway, Gordon, has historical and social significance at a LOCAL level.

Why is it significant?

The Kerrit Bareet cemetery, Old Western Highway, has historical significance for its associations with the earliest post European contact development as part of the fledgling goldfields town of Gordon from c.1859 (Criteria A, C & H). The cemetery was surveyed as part of a wider subdivision of the area in late 1863 and temporarily reserved for cemetery purposes in 1864. It closed for burials in 1891. Although only the grave of Thomas Geddes (died 23 September 1859) is identified by a headstone, the cemetery marks the final resting place of at least 70 pioneers (and infants of pioneers) of the Gordon district. The cemetery has the potential to yield further information about the early establishment of Gordon and its inhabitants.

The Kerrit Bareet cemetery, Old Western Highway, is socially significant as it is recognised and valued by the Gordon community for cultural, spiritual and commemorative reasons (Criteria G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the cemetery site, Old Western Highway, as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The Kerrit Bareet Cemetery (also known as Gordons Burial Ground and Old Pioneer Cemetery), Old Western Highway, Gordon, consists of a 1 ¼ acre rectangular allotment on sloping land. On the south side is a gravelled driveway that leads to a gravelled car park with a late 20th century cream brick shallow gabled amenities block with post supported verandah on the east side. The site is largely a grassed open space with trees of varying species and treated pine post and rail barriers (of low height) forming boundaries to the driveway and car park.

To the west of the amenities block is the only surviving headstone. The pointed stone has weathered, with only part of the inscription surviving: Sacred to the Memory of Thomas Geddes ...” The grave has an introduced steel post and wire surround.

At the front of the site at the driveway entrance is a gabled interpretive sign entitled “Gordons Burial Ground, Kerrit Bareet Cemetery (25/10/1864 – 10/02/1891). It lists the 42 known burials on the site.



Photo 2: Aerial image of Kerrit Bareet Cemetery. Source: Moorabool Shire Council.



Photo 3: View of front portion of the site looking north-east from the car park, 2014.



Photo 4: View of the amenities block looking north-west from the car park, 2014.



Photo 5: View of Thomas Geddes' grave, 2014.



Photo 6: Interpretive sign at front of site, 2014, listing the 42 known burials.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Kerrit Bareet Cemetery (Gordons Burial Ground)

Place No. GOR044

ADDRESS: Old Western Highway, Gordon

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1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Kerrit Bareet Cemetery

As early as September 1858, two months after the rush of 300 people to the Gordon goldfields, the Gordon correspondent to the Ballarat Star newspaper reported 'the several important matters that are in great request' to the Chief Secretary of the Lands Department.¹² These matters included the need for a cemetery reserve.¹³ The site on allotment 14A of Section 13 in the Parish of Kerrit Bareet, just north-west of the fledgling Gordon settlement and comprising 6 acres, became the township's first burial ground.¹⁴ The earliest known burial was that of an infant, William Sparke, on 6 January 1859, aged 5 months.¹⁵ He was followed by at least six others in 1859: William Edwin Foreman (23 March 1859, aged 2 years), Georgeson (27 October 1859, aged 20 hours), Henry Gilbert (4 October 1859, aged 47 years), George Hoskin, on 12 February 1859, aged 15 months, William Henry Ross (20 February 1859, aged 10 months), and Thomas Geddes (23 September 1859, aged 39 years).¹⁶ An occasional correspondent to the *Ballarat Star* newspaper, Geddes was 'a respected and well-known inhabitant' of Gordon.¹⁷ The Coroner found that he 'died of disease of the heart, or, it might be the rupture of aneurism, or taking in condition the face of his paralytic attic, he might have died for apoplectic paralysis.'¹⁸ Only Geddes' headstone survives in the cemetery today.

Over the next four years, several burials followed. They included those of Henry Granthorn (17 October 1861, aged 3 ½ years), Thomas Ord (21 February 1860, aged 6 months), Martha Osmond (8 April 1860, aged 42 years), Alexander Paterson (9 February 1860, aged 74 days), William Paterson (4 February 1860, aged 1 year), Maria Ruth Penson (23 January 1860, aged 9 years), Margaret Potts (8 December 1860, aged 23 days), Edward Phillip Rainy (5 May 1860, aged 48 years), Thomas Thomas (5 June 1861, aged 46 years), James Venvil (21 August 1861, aged 6 years) and Emily Bridget Willis (17 March 1860, aged 10 months).¹⁹

In November 1863, William C. O'Brien carried out a comprehensive subdivisional survey of the burial ground and surrounding land, and he identified a number of graves.²⁰ On 24 September 1864, the burial site was erroneously advertised for sale along with other adjoining allotments.²¹ It was subsequently withdrawn from sale and on 28 October 1864 the six acres of land were temporarily reserved for the purposes of a cemetery.²² Seven cemetery trustees were appointed in 1866: William Henry Bacchus, Edward Blake, Thomas Corcoran, Cheri Mars, Jules Gascard, John Macneil and Robert Hollow.²³

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, op.cit.

12 *The Ballarat Star*, 24 September 1858, p.2.

13 *Ibid.*

14 See Parish of Kerrit Bareet Plan, 1944, VPRS 16171 PROV.

15 See interpretive display board at the entrance of the cemetery.

16 *The Ballarat Star*, 1 October 1859, p.2, 3.

17 *Ibid.*

18 *Ibid.*

19 Interpretive display board.

20 H.C. Staveley, Report on the 'Gordon Cemetery', 22 November 1940, VPRS 242 Unit 293 PROV.

21 *Ibid.*

22 *Ibid.*

23 *Victoria Government Gazette*, 28 August 1867.

In early 1867, the cemetery reserve was reduced to 1 ¼ acres and the surplus land was added to adjoining land and sold on 10 May 1867.²⁴ The reason for the reduction in the size of the cemetery was the reservation of a new cemetery of 10 acres and 7 perches to the east of the Gordon township which was proclaimed on 29 April 1867.²⁵ Burials continued in the Kerrit Bareet cemetery for the next ten years until 1877.²⁶

In 1890, while no new burials had occurred since 1877, the old cemetery was still available for new burials as reported in the *Gordon Advertiser*:

It appears that the old Gordon Cemetery has up to the present never been closed as a matter of fact is now open to receive burials. The following order made by the Governor-in Council on the 18th of last month, appeared in a recent issue of the Government Gazette", "His Excellency doth direct burials in the ground temporarily reserved for cemetery purposes in October 1864, situate in Gordon consisting of 6 acres, more or less, be wholly discontinued on and after the expiration of 3 months from date hereof". The direction is dated 18 November and consequently the cemetery will not be closed until 18 February next. From information in our possession we learn that there are about 70 bodies interred in this cemetery, the last interment having taken place on the 20th May 1877. There is now only one surviving Trustee, Mr Blake of Ballan, and some years ago he appointed a Mr A Chapman, of Gordon, caretaker. The latter gentleman states that in the present state of affairs if any applicant for a burial brings him a license, he could not refuse to make a fresh interment in the ground. All this information is particularly interesting in view of the proximity of the proposed Gordon Waterworks to the cemetery. It will be observed that the last body was buried 13 years ago.²⁷

The old cemetery was officially closed for burials on 19 February 1891.²⁸ A few months later in June 1891, the Department of Public Health sought to transfer management of the cemetery to the Ballan Shire Council.²⁹ The Council agreed to the proposition as outlined in the *Gordon Advertiser*:

Mr Abraham Chapman, who has taken a great deal of interest in the welfare of the old Gordon Cemetery, will doubtless be pleased that the Ballan Shire Council have undertaken to act as trustees and that £17 is to be allocated by the Public Health Dept for repairing the fencing.³⁰

In 1917 in an effort to keep the grass under control, the Shire Council proposed to lease the cemetery for grazing purposes. The Heath Department had no objection 'provided that effective means were taken to protect the graves.'³¹

While management of the cemetery by the Shire Council may have been greeted with enthusiasm in 1891, by 1940, the site was in a neglected state. At this time, the Rev. Father Lande of St. Patrick's Church, Gordon, complained to the Department of Public Health that the cemetery 'was overgrown with cape bush and in a bad state' and that he was 'anxious to have the area cleared and fenced so that

24 Staveley, op.cit.

25 Ibid. & *Victoria Government Gazette*, 7 May 1867, p.845.

26 J. Huggins, 'The Gordon Pioneer Cemetery' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol.7, no.10, June 2005.

27 R. Huggins, Transcript of the *Gordon Advertiser*, 12 December 1890. The exact number of burial at the Kerrit Bareet cemetery is not known as the cemetery records were destroyed in 1878.

28 Staveley, op.cit.

29 Land file, VPRS 242 Unit 293 PROV.

30 R. Huggins, *op.cit.*, 6 November 1891.

31 *Bacchus Marsh Express*, 7 July 1917.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Kerrit Bareet Cemetery (Gordons Burial Ground)

Place No. GOR044

ADDRESS: Old Western Highway, Gordon

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the graves may be preserved.³² He sought a plan of the burial ground and in early November 1940 he appealed for donations to carry out work 'in erecting a suitable fence.'³³ By September 1941, the new fence had been constructed and the Ballan Shire Council sent a letter of appreciation to Father Lande for his efforts.³⁴

Forty years later in 1982, the old cemetery was again in a state of disrepair.³⁵ The following year in February 1983, the Council applied to the Health Commission for a \$40000 grant to initiate repairs.³⁶ A year later in 1984, the Council was allocated \$1000 from the Health Commission for the removal of all debris and noxious weeds, fallowing of the property four times, re-sow rye grass and clover and the planting of 'an archway of native trees around the remaining tombstone.'³⁷ While the levelling of the site does not appear to have been of community concern, the proposed construction of a public toilet block on the site as part of the refurbishment works was controversial and reached the Melbourne metropolitan newspapers.³⁸ It was subsequently built.

COMPARATIVE

The Kerrit Bareet (old Pioneer) Cemetery is one of 12 public cemeteries in the western region of the Moorabool Shire. The earliest is the old cemetery at Ballan, first reserved in 1851.³⁹ Historically, those most comparable with the Kerrit Bareet cemetery are other goldfields burial grounds. These cemeteries are laid out following lineal plans separated into denominational sections and they are more intact given the more numerous surviving headstones. They are as follows:

- Blackwood Cemetery: Reserved in 1860, the cemetery is set on 8 acres of steeply sloping land (the considerable size of the reservation reflecting the large population at the Blackwood goldfields at this time and the consequent anticipated need for a sizeable burial ground). The first burials at the site appear to have occurred in 1855, prior to the reservation of the land.
- Greendale Cemetery: 5 acres were reserved on 6 March 1866.⁴⁰ This cemetery is also set on sloping land and includes a sexton's hut.
- Mt Egerton Cemetery: 3 acres were reserved in 1872.⁴¹ The cemetery is well treed on sloping ground.
- New Gordon Cemetery: 10 acres were reserved in 1867.⁴² The irregularly-shaped reserve is the largest goldfields cemetery in the western region of the Moorabool Shire.
- Morrisons Cemetery: 5 acres was reserved on 15 March 1872.⁴³ The cemetery is rectangular in plan and is bordered by early mature pine trees. There appear to be fewer graves than at Blackwood.

Historically, the Kerrit Bareet cemetery is similar to the Old Ballan Cemetery, established in 1851, with a new cemetery established closer to town in 1875.⁴⁴ There are only a few surviving headstones at the

32 G. Stafford, file note, 'Old Gordon Cemetery', 18 September 1940, VPRS 242 Unit 293 PROV.

33 *Ibid.*

34 J. Huggins, *op.cit.*

35 *Ibid.*

36 *Ibid.*

37 *Ibid.*

38 *Ibid.*

39 *Victoria Government Gazette*, 28 May 1851, p.572.

40 *Ibid.*, 6 March 1866, p.1715.

41 Parish of Bungal plan, 1967, VPRS 16171, PROV.

42 Parish of Moorabool West plan, part 1, 1942, VPRS 16171, PROV & J. Huggins, *op.cit.*

43 *Victoria Government Gazette*, 15 March 1872, p.574.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Kerrit Bareet Cemetery (Gordons Burial Ground)

Place No. GOR044

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Old Ballan cemetery. Unlike the Kerrit Bareet burial ground, the Old Ballan Cemetery continues to take burials.

44 *Ibid.*, 16 April 1875, p.750.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling & Former Store

Place No. GOR018

ADDRESS: 32 Russell Street, Gordon

Assessment Date: Feb 2016, Updated 2016

Historic Themes:

Theme 5.4: Commerce

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling and former store at 32 Russell Street, Gordon, has significance as a rare surviving example of 19th century modestly scaled timber building that originally functioned for residential and commercial purposes, having been built in 1883 for Philip Henry Watkinson during the town's second gold mining phase. Architecturally, the building is a representative example of a modestly-scaled

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling & Former Store

Place No. GOR018

ADDRESS: 32 Russell Street, Gordon

Assessment Date: Feb 2016, Updated 2016

Victorian vernacular style. Although the building has experienced some alterations, its early appearance is clearly discernible. The significant fabric includes: steeply-pitched, gabled roof forms (with the north gabled wing featuring parapeted skillion wings), modest scale and single storey height, corrugated sheet metal roof cladding, timber weatherboard wall cladding, decorative timber bargeboards in the gable ends, face brick chimney breast and chimney on the south side, projecting post-supported skillion verandahs (but not the lattice screen to the verandah on the northern gabled wing), four panelled timber door, timber framed double hung windows with timber architraves and sills and the shopfront window and door openings.

How is it significant?

The dwelling and former store at 32 Russell Street, Gordon, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling and former store at 32 Russell Street has historical significance for its associations with both residential and commercial development in Gordon during the second phase of gold mining activity in the town between the late 1860s and 1880s (Criterion A). It was built in 1883 for Philip Henry Watkinson, a storekeeper and former blacksmith, who established a successful drapery and grocery business there as well as a branch at Mount Egerton. After his death in 1899, the business was continued by his sons, Charles and George, until Charles' death in 1902 and George's insolvency in 1908 probably due to ill-health. The business was sold to the Parker Brothers who maintained ownership until 1920. The building continued to serve as both a dwelling and store until the late 1960s.

The dwelling and former store at 32 Russell Street, Gordon, has aesthetic significance as a rare surviving example of its type (residence and commercial building) built in the 19th century, and as a representative example of a Victorian vernacular style in the town (Criterion D). The gabled roof forms, single storey height, weatherboard construction, decorative timber bargeboards, projecting post-supported verandahs, timber framed double hung windows and four paneled timber door are those design qualities that reflect the Victorian vernacular style. The dwelling and former store is one of a small number of similarly-designed buildings in Gordon.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the northern portion of the site at 32 Russell Street as shown on the following map:



DESCRIPTION:

The dwelling and former store at 32 Russell Street, Gordon, is situated on a contextually small corner allotment for the area (the southern portion of the original allotment having been excised). The building is situated on the front (Russell Street) and side (Urquhart Street) boundaries and there is a wide southern side setback with what appears to be a vegetable garden. There is a modest open grassed rear yard with some perimeter plantings, particularly on the north (Urquhart Street) boundary. This boundary is defined by a timber post and lattice fence with gabled entrance gate structure. The boundary to the south of the building has a metal vehicular farm gate.

The asymmetrical, single storey, timber weatherboard, Victorian vernacular styled dwelling and former store has a steeply-pitched, gabled roof form on the north side with flanking parapets from which skillion wing extend along the length of the gabled form and project behind it at the rear. This northern wing appears to have originally functioned as the store. Connected to the southern skillion wing is a smaller steeply-pitched, gabled wing that appears to have original functioned as the residence. These roofs are clad in corrugated sheet metal and there are narrow eaves. Solar panels on the north face of the roof of the northern gabled wing have been introduced in recent times. At the rear is an introduced skillion wing.

A feature of the design as viewed from the front is the early timber bargeboards. The southern wing also has an early external face brick chimney breast and chimney on the south side (which requires stabilisation), while the front façade has an early projecting post-supported skillion verandah behind which is an early four panelled timber door and timber framed double hung window with timber architraves and sill. The north wing has a projecting post-supported skillion verandah to the Russell Street frontage. This verandah form is early (having been added in 1891), but the timber lattice screens and sliding door has been introduced. Under the verandah appear to be shopfront windows and door opening possibly dating from the early-mid 20th century. On the north elevation are two early timber framed double hung windows with timber architraves and sills. These windows were added after 1913, the western-most window possibly being the conversion of an original door opening. Some of the timber weatherboards have deteriorated. Overall the dwelling and former store appears to be in fair condition.



Photo 2: Dwelling and former Store, north and west elevations, 2014.



Photo 3: Dwelling and former Store, north and west elevations, 2009.



Photo 4: Dwelling and former Store, north and west elevations, 2002.

Source: Maureen Davenport, Canberra.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton,

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling & Former Store, 32 Russell Street

The dwelling and former store at 32 Russell Street is situated on allotment 1 of Section 6 in the Township of Gordon first owned by Samuel James Northey, a miner, from 27 August 1875.¹² On 6 November 1882, Northey sold the northern portion allotment 1 to Philip Henry Watkinson, a storekeeper.¹³ By 1883, he had erected the existing dwelling and store which then had a net annual value of £17/10.¹⁴ Watkinson's store appears to have been located in the larger northern gabled wing with flanking parapeted skillion wings (Figure 1). There, he sold a range of drapery goods, groceries, embroidery and lace, flannelettes, moleskins, under garments, and hats.¹⁵



Figure 1: Distant view from corner of Main and Russell Streets of the dwelling store at 32 Russell Street, n.d. [pre 1913] Source: Museum Victoria online, image MM001850.

P.H. Watkinson was born in c.1841 at Red Busy, Cornwall, England, and he arrived in the colony in 1865.¹⁶ He worked as a blacksmith for the Blackhorse and Egerton Mining Companies for a number of

⁹ Bannear, op.cit.

¹⁰ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

¹¹ Bannear, op.cit.

¹² See Township of Gordon Plan, 1954, VPRS 16171 PROV.

¹³ Certificate of Title, vol. 1072 fol. 224.

¹⁴ Ballan Shire Rate Book, 1883, VPRS 5557/P0 Unit 7 PROV (Ballarat).

¹⁵ See Charles Watkinson's Probate administration files, 1902, VPRS 28/P0 Unit 1062 PROV, which give an inventory of the stock in the store.

¹⁶ R. Huggins, Transcript of the *Gordon Advertiser*, 17 November 1899.

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PLACE NAME: Dwelling & Former Store

Place No. GOR018

ADDRESS: 32 Russell Street, Gordon

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years.¹⁷ He later invented 'an improved wiper for lifting stampers'.¹⁸ Watkinson married Miss Mary Bray on 2 June 1869 at the residence of Mr James, Rae Street, North Fitzroy.¹⁹ Miss Bray had arrived in Victoria just three years earlier.²⁰ Philip and Mary Watkinson had five children: Susan Jane (born 1870, Egerton), Charles Philip (born 1872, Ballan), George Edward (born 1874, Egerton), Edith, Born 1876, Egerton) and Fanny Bray (born 1880, Egerton).²¹ In Main Street, Egerton, Watkinson established a general grocery and drapery store.²² There, he contributed to community life, being a member of the Hope of Egerton Tent Lodge (1876), member of the Egerton Mutual Instruction Society (1877), trustee of the Gordon Cemetery (1878) and Vice President of the Young Men's Mutual Improvement Society (1878).²³ As a result of the failing health of his wife, Watkinson sold his business.²⁴ He recommenced business at 32 Russell Street, Gordon, in 1883 and soon after opened another store at Egerton.²⁵ In 1889, Watkinson sought permission to 'erect a verandah from his store, extending over the footpath.'²⁶ While permission was granted, Watkinson again sought permission 'to erect a verandah over the footpath at his place of business' at Gordon in 1891.²⁷ It appears that the verandah was built soon after.

Philip and Mary Watkinson lived at their Russell Street premises until the ill-health of Philip in 1897 forced him to relinquish his businesses at Gordon and Egerton to his two sons, Charles and George.²⁸ Philip and Mary retired to their residence in Mitchell Street, Egerton where Philip became a member of the Egerton Tennis Club.²⁹ Philip Watkinson died as a result of diabetes and influenza at Mount Egerton in 1899 at the age of 58 years.³⁰ His property at 32 Russell Street was described as a wooden store and dwelling house of seven rooms', valued at £450.³¹

The business partnership of Charles and George Watkinson – known as Watkinson Brothers – was to be short-lived. In 1901, Charles Watkinson (who had taken charge of the store at Egerton), relocated to Moama for health reasons where he established a store and bakery.³² He died the following year on 13 November 1902.³³

Two years later in 1904, Mrs Mary Wilkinson, her daughter and son in-law (Mr and Mrs E.L. Carey) were converts to the Christian Catholic Church of Zion following a visit to Melbourne of the Zionist church's pastoral leader, the Rev. John Alexander Dowie.³⁴ Such was the strength of conversion to the Zion

17 *Ibid.*

18 *Victoria Government Gazette*, 3 October 1879, p.2383.

19 Huggins, *op.cit.*

20 *Ibid.*

21 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

22 Huggins, *op.cit.*

23 *Bacchus Marsh Express*, 23 December 1876, 20 January 1877 and 1 August 1878, & Huggins, *op.cit.*, 25 February 1888.

24 Huggins, *op.cit.*, 17 November 1899.

25 *Ibid.*

26 *Bacchus Marsh Express*, 11 March 1889.

27 *Ibid.*, 7 November 1891, p.7.

28 *Ibid.*, 29 October 1897.

29 *Ibid.*, 8 June 1897.

30 Huggins, *op.cit.*, 17 November 1899.

31 Philip Henry Watkinson, Probate Administration files, 1899, VPRS 28/P2 Unit 5345 PROV.

32 Huggins, *op.cit.*, 9 August 1901.

33 C. Watkinson, *op.cit.*

34 *Kalgoorlie Western Argus*, 23 February 1904, p.31.

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Church that Mrs Watkinson and Mr and Mrs Carey emigrated to the United States of America in 1905, as outlined in the *Gordon Advertiser*:

Departure of Zionists: It would almost look as if the followers of Rev. Alexander Dowie in Australia may become extinct, owing to the tendency which they manifest to be near their pastor. A large party of zionites are booked for America, and a former resident of Gordon, in the person of Mrs. P.H. Watkinson, together with her daughter and son in law, Mrs and Mr E.L. Carey, who have joined the Dowie Church, will be on the move shortly. Mr Carey was manager of the Clifton Hill branch of the London Bank, and resigned his position some time ago in order to proceed to zion with his wife and mother in law.³⁵

Mary Watkinson died at Illinois, U.S.A., on 23 December 1909, about 70 years of age.³⁶ The *Gordon Advertiser* reported Mrs Watkinson's death, describing her as 'widely known and esteemed throughout the district for many years.'³⁷

Mary Watkinson's death followed George Watkinson's insolvency at Gordon in 1908.³⁸ Possibly as a result of ill-health in addition to the loss of his brother, he was forced to sell his business at 32 Russell Street, Gordon. It was purchased by the firm known as Parker Brothers – John and Percy Parker – sons of a pioneer and old resident of Gordon, Joseph Parker.³⁹ While the Parker Brothers operated the store, the attached dwelling continued to be occupied by George Watkinson and his family.⁴⁰ He had married Miss Ellen Philomena Donnellan (1878-1962) in 1899, the daughter of Thomas and Mary (nee Greene) Donnellan.⁴¹ They had seven children all born at Gordon: Philip Henry (born 1899), Margaret Mary (born 1900), Katherine Edith (born 1901), Thomas Joseph (born 1903), George Edward (born 1904), Marion (born 1907) and Francis Xavier (born 1910).⁴² In April 1910, it was reported that George Watkinson was 'seriously indisposed' and 'under the care of Dr Corry and a trained nurse.'⁴³ He died the following month in May 1910 as a result of lung disease and pneumonia.⁴⁴ He was a well-known storekeeper at Gordon and his untimely death was noted in the *Gordon Advertiser*, which reported that he left 'a young widow and seven children, the oldest of whom being hardly 11 years of age.'⁴⁵

The Parker Brothers continued to operate the store in Russell Street until 1920 when it was sold to W. Riddle of Melton.⁴⁶ It was possibly during the interwar years when the original door opening on the north façade (fronting Urquhart Street) was replaced with the existing window and another window added. By 1941, it was the confectionary shop of Eric Rosenow where he sold ice cream, fruit and vegetables, and other produce.⁴⁷ The shop also served as an unofficial taxi base, with Rosenow using

35 Huggins, *op.cit.*, 14 April 1905.

36 *The Argus*, 6 January 1910.

37 Huggins, *op.cit.*, 22 April 1910.

38 *Victoria Government Gazette*, 2 September 1908, p.4350.

39 Huggins, *op.cit.*, 6 May 1910 & 30 April 1920.

40 *Ibid.*, 6 May 1910.

41 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

42 *Ibid.*

43 *Ibid.*, 22 April 1910.

44 Huggins, *op.cit.*, 6 May 1910.

45 *Ibid.*

46 *Ibid.*, 11 January 1920.

47 M. Davenport, Canberra, 'Shop, 32 Russell Street, Gordon', unpublished historical notes, January 2015.

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his car as a taxi for locals between the town and the railway station one mile away.⁴⁸ Rosenow's shop closed in the late 1960s when he sold the property as a residence and retired to Ballarat.⁴⁹

Eric Rosenow was from an entrepreneurial family. Of German extraction, Eric Rosenow's grandfather, Adolphus Rosenow senior (1842-1904), came to Gordon in c.1880.⁵⁰ A mining assayer, he opened the Gordon Pyrites Mine in 1882.⁵¹ Eric Rosenow's father, Lionel (1894-1959) also had a mine in Gordon.⁵² In 1916 Lionel extracted pipe clay (kaolin) and in 1917 he purchased the former Chinese Market Gardens at Gordon.⁵³

COMPARATIVE

The dwelling and former store at 32 Russell Street is a representative example of a modest, Victorian vernacular styled timber building constructed during the second phase of goldmining activity in the late 1860s to the 1880s in Gordon. Other comparable buildings of similar design and scale (gabled roof forms with projecting front verandahs) include:

- 35 Main Street: built in 1880 for William and Mary Robinson. William Robinson was a carpenter for Parker's United Mining Company.
- 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner (now demolished).
- 46 Main Street: built in c.1875 for Charles Henry Blair, miner.
- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 31-33 Russell Street: built in c 1885 for Charles McCusker, local contractor.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.⁵⁴

The dwelling and former store at 32 Russell Street is one of very few surviving joint residential and commercial buildings built in the 19th century in Gordon. Other examples include:

- 56-60 Main Street: although built in c.1868, the dwelling may have been extended in 1874 with the construction of the existing projecting front gabled wing. From 1877 it was owned by Harriett and John Northey, and Mrs Northey operated a shop from this location until her death in 1910.
- 64 Main Street: built in 1884 as the London Chartered Bank to a design by E. James and Co., the face brick austere Victorian Classical styled building has distinctive parapeted façade behind which are double gabled roof forms.
- 69 Main Street: built as the Freemason's Hotel in c.1860 for Jules Gascard, the timber and rendered brick building originally comprised a hotel, butcher's shop and residence. It has experienced a number of alterations in the 19th and early 20th centuries, some of which give a tangible understanding of its evolution.
- 82 Main Street: built as a bakery and dwelling for Timothy and Mary Clifford in c.1877, the elongated double hipped roofed modest timber building with a front post-supported verandah served these dual functions until the early 20th century.

48 Ibid.

49 Ibid.

50 Ibid.

51 Ibid.

52 Ibid.

53 Ibid.

54 Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

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PLACE NAME: Dwelling

Place No. GOR019

ADDRESS: 31-33 Russell Street, Gordon

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Historic Themes:

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Main Street; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The dwelling at 31-33 Russell Street, Gordon, has significance as a representative example of a modestly-scaled, Victorian vernacular style, being a physical legacy of the housing type constructed during Gordon's second gold mining phase from the late 1860s until the 1880s. Constructed in c.1885, the dwelling was the home of Charles McCusker, local contractor who built a number of

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bridges in the area and contributed to community life as a Justice of the Peace. With his family, he lived at 33 Russell Street for the rest of his life until 1939. The significant fabric includes: the steeply-pitched gabled roof forms that traverse the site, front projecting post-supported skillion verandah, corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, modest scale and single storey height, symmetrical composition defined by the face brick chimneys, central front timber framed doorway with transom and paneled door and flanking timber framed double hung windows, timber window sills, and timber window architraves.

How is it significant?

The dwelling at 31-33 Russell Street, Gordon, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling at 31-33 Russell Street, Gordon, has historical significance for its associations with residential development during the second phase of gold mining activity in the town between the late 1860s and 1880s (Criterion A). It was built in c.1885 as the home the McCusker family who lived there until 1950. Charles McCusker was a local contractor as part of the successful firm of McCusker and Ford. He contributed to community life as a Justice of the Peace (Criterion H).

The dwelling at 31-33 Russell Street, Gordon, has aesthetic significance as a representative example of a Victorian vernacular style in the town (Criterion D). The gabled roof forms, single storey height, weatherboard construction and symmetrical composition are those design qualities that embody the Victorian vernacular stylistic type. The dwelling is one of a small number of houses that survive of this type in Gordon built to accommodate the town's working class population.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 31-33 Russell Street as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

DESCRIPTION:

The dwelling at 33 Russell Street, Gordon, is set on a contextually wide allotment. It has open grassed surrounds including a modest front setback with some perimeter plantings. The front is bound by an introduced, visually permeable horizontal paling fence and wire gates approximately 1200 mm high. There are wide side setbacks, with an introduced timber trellis fence on the north side and a gravelled driveway on the west side that leads to a rear gabled garage outbuilding. The southern boundary of the site is defined by a row of Cypress trees.

The symmetrical, single storey, timber weatherboard, Victorian vernacular styled dwelling has steeply pitched, gabled roof forms that traverse the site, together with a front post-supported skillion verandah and an elongated skillion wing (the latter having been introduced). The roof forms are clad in corrugated sheet metal and there are narrow eaves. Two external, face brick chimney breasts and chimneys are located on the north and south sides of the front wing.

The symmetry of the design is accentuated by the central front timber framed doorway (with transom and panelled door) and the flanking timber framed double hung windows with timber sills. There is an introduced window on the north wall of the rear gable. The verandah is supported by stop-chamfered timber posts with decorative metal brackets and curved timber fascias. These verandah elements have been introduced, although the timber construction and profile of the posts is reflective of Victorian vernacular design.

Overall, the dwelling appears to be in good condition when viewed from the rear. There is some evidence of weathered paint and deterioration in the brickwork in the chimneys. The dwelling has moderate-high integrity as the overall Victorian vernacular character is clearly discernible.



Photo 2: Dwelling, 33 Russell Street, 2009.

HISTORY:

The Early History of Gordon

The village of 'Gordons' (as it was originally known) had its post-European contact beginnings with the discovery of gold in 1853 by Robert Evans, a kangaroo trapper from the nearby Borambeta Station.¹ In 1858, Evans established a mine at the location of the present-day primary school.² This led to a rush of 300 people by July of that year.³ The rapid development of the township also had an equally swift decline. By 1859, the initial rush ended⁴ and by the middle of the following year most of the original buildings in the township were either deserted or dismantled and none of the seven hotels or the restaurants, bakeries and other business enterprises were operational.⁵

The Gordon township progressed from the 1860s on a more stable and less chaotic footing. The irregularly-planned township was officially surveyed in 1863⁶ and there was a revival of confidence in gold mining given the steady progress by the Egerton Company.⁷ In 1871, the population had reached 412 and it increased to 984 in 1881⁸ as a result of the small mining boom brought on by the Egerton, New Black Horse and Parker's United mining companies. In 1875, the township was proclaimed and named Gordon.⁹

By 1888, Gordon's main street included several stores and other commercial buildings, a post, telegraph and money-order office, savings bank, and agencies of three insurance companies in addition to miners' cottages that lined the entrances to the town. There was also a state school and a railway station (albeit 1 mile from the town centre), nine hotels and three churches which served the population of 1000.¹⁰ By 1891, Gordon was again in population decline as a consequence of the demise of gold mining. From this time, the town slowly transformed from a bustling gold settlement into a quieter agricultural centre.¹¹

History of the Dwelling at 31-33 Russell Street

The dwelling at 31-33 Russell Street is located on allotment 15B of Section 2 in the Township of Gordon first owned by Charles McCusker from 12 October 1875.¹² He was a local contractor who had recently been involved in the construction of St. Patrick's Catholic Church, Gordon.¹³ McCusker's land at 31-33

1 S. Finlayson, 'St. Mark's Church, Gordon', in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1988, p.62 & D.D. Fraser & J.B. Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.37.

2 *Ibid.*

3 D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Gazetteer: Station & Regional Significant Sites', prepared for the Department of Natural Resources & Environment, August 1999, pp.105-111, 117-120, 122-127 & D. Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the South West Region of Victoria, Report on Cultural Heritage', prepared for the Department of Natural Resources & Environment, August 1999, pp.34-35.

4 *Ibid.*

5 D. Mason, 'History of Gordon', typescript, n.d., Australiana Collection, Ballarat Library, p.5.

6 A.B. Watson, *Lost and Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B. Watson & Andrew MacMillan Art & Design, Melbourne, 2003, p.193.

7 Bannear, *op.cit.*

8 Watson, *op.cit.*

9 Bannear, *op.cit.*

10 *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1988, p.50, citing the Victorian Municipal Directory, 1888.

11 Bannear, *op.cit.*

12 See Township of Gordon Plan, 1954, VPRS 16171 PROV.

13 J. Donegan, *In God's Hands: a history of the Parish of St. Patrick's Gordon, Victoria*, Modotti Press, Gordon, 2011, p.48. It is unclear how McCusker was involved in the building of St. Patrick's Church given that the contract for construction was carried out by Lewis and Co. – see *The Advocate*, 29 March 1873.

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Russell Street remained unimproved until at least 1882,¹⁴ but he seems to have built the house by 1885 during Gordon's second mining boom.¹⁵

Born in c.1848, Charles McCusker married Miss Catherin Nolan (born c.1860) in c.1884 and they had six children all born at Gordon: Jane (born 1885), James Patrick (born 1887), Mary Maria (born 1888), John (born 1890), Charles Joseph (born 1891 and William Henry (born 1893).¹⁶ The dwelling at 31-33 Russell Street became the McCusker family home for many years. The family were Roman Catholic and attended St. Patrick's Church. In 1896, tragedy struck the family with the death of Mrs Catherine McCusker. The *Gordon Advertiser* gave the following obituary:

On Sunday, 9th inst. At her late residence, Russell St., Gordon, Catherine MCCusker, beloved wife of Charles McCusker, aged 31 yearws, R.I.P. Suffered past three years with paralysis and hip disease. Leaves husband and six children, 2 girls and four boys, the eldest of whom is only 10 yearsw. Coffin bearers: Messrs. P. and J. Masterson, J. Blackely and J. McCusker. Pall bearers: Messrs. M. Griffin, D. A. Little, P. Pickett, T. McGrath, G. Masterson and J. Greene.¹⁷

After the death of his first wife, Charles McCusker married Miss Elizabeth O'Donnell in 1897.¹⁸ They had three children: Bridget (born 1898), Margaret (born 1900) and Ellen (known as Nellie, born 1901).¹⁹

In partnership with Mr. C. Ford and later Patrick Cane, Charles McCusker established a successful contracting business, receiving a number of commissions from the Victorian Railways Department to construct cantilever bridges.²⁰ Further bridges followed in 1907 and 1909 with the building of the Elmore, Collie's and Hopetoun bridges.²¹ Of the Elmore bridge, the *Elmore Strand* (as published in the *Gordon Advertiser*) gave the following glowing report of McCusker's and Ford's work:

The Elmore bridge will be opened for traffic this morning our readers will be delighted to hera. Messrs. McCusker and Ford the contractors for erecting the new structure, have done excellent work, and are to be commended for the expedience which has marked their work, to which the labors of an excellent staff contributed in no small degree.²²

McCusker was also responsible for built the bluestone bridge over the Lal Lal Creek at Bungaree.²³

McCusker also contributed to community life at Gordon. In 1903, he was appointed a Justice of the Peace,²⁴ hearing numerous cases at the Gordon Police Court in the early 20th century.²⁵ He overcame serious illness in 1909, the *Gordon Advertiser* reporting that 'the many friends of Mr Chas. McCusker ...

14 Ballan Shire Rate Books, 1877-1882, VPRS 5557/P0 Unit 7 PROV (Ballarat).

15 It would appear that the house had been built by 1885 as Charles McCusker's first child was born at Gordon at this time.

16 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

17 R. Huggins, Transcript of the *Gordon Advertiser*, 14 February 1896, personal collection, Ballan.

18 Victorian Births, Deaths and Marriages Indexes, op.cit.

19 Ibid.

20 *The Argus*, 20 June 1939. McCusker was in partnership with Cane by 1916 as they are reported in the *Bacchus Marsh Express*, 25 November 1916.

21 Huggins, op.cit., 4 January 1907 & 23 April 1909.

22 Ibid., 4 January 1907.

23 J. Toohey, *On the Eastern Fringe: Recollections & Stories on the Settlement & Farming Histories in the Bungaree, Wallace, Bolwarrah & Gordon Districts*, Jack Toohey, 2005, p.100.

24 *Victoria Government Gazette*, 21 October 1903, p.3374.

25 See for example, the *Gordon, Egerton and Ballan Advertiser*, 1914-1918, which has numerous articles of court hearings before Charles McCusker.

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will be pleased to hear that he is now recovering, and will be about again in a few days.²⁶ The McCusker family's devotion to Roman Catholicism was further made manifest in 1910 when McCusker travelled to Geraldton where his daughter, Mary, entered a convent of the Dominican Order.²⁷ In later years another daughter Nellie, entered the Order at the Convent of the Good Samaritan, Sydney.²⁸

In 1918, a candle came into contact with a window curtain at McCusker's residence, with a portion of the woodwork of the window scorched and the blinds burnt but with little other damage.²⁹ The dwelling remained the home of Charles McCusker for approximately 54 years until his death on 17 June 1939.³⁰ At this time, the dwelling was described as 'a very old five roomed Weatherboard cottage (about 50 years old)' and the property also had the 'usual outbuildings.'³¹ It was valued at £80.

Charles McCusker's death was a terrible loss for his widow, Mrs Elizabeth McCusker, and she died only two months later on 12 August 1939.³² The property passed to Misses Bridget and Margaret McCusker in 1941 and it was sold to Eric Rosenow, a greengrocer, in 1950.

COMPARATIVE

The dwelling at 31-33 Russell Street is a representative example of a modest, Victorian vernacular styled cottage built during the second phase of goldmining activity in the late 1860s to the 1880s in Gordon. Other comparable dwellings of similar design and scale (gabled roof forms with projecting front verandahs) include:

- 35 Main Street: built in 1880 for William and Mary Robinson. William Robinson was a carpenter for Parker's United Mining Company.
- 37 Main Street: built in 1881 for William and Marion Sterritt. William Sterritt was a gold miner (now demolished).
- 46 Main Street: built in c.1875 for Charles Henry Blair, miner.
- 56-60 Main Street: built in c.1868 for Dr Caesar Kieser. The dwelling has a projecting gabled wing on the front which may represent an early addition.
- 32 Russell Street: built in 1883 for Philip Henry Watkinson. The double gabled timber building served as both a shop and dwelling, the store wing having flanking parapeted skillion wings.
- 37 Russell Street: built in c.1872 for Robert Irwin, storekeeper.³³

26 Huggins, *op.cit.*, 18 June 1909.

27 *Ibid.*, 24 June 1910.

28 *Ibid.*, 18 April 1919.

29 *Gordon, Egerton and Ballan Advertiser*, 8 February 1918.

30 *The Argus*, *op.cit.*

31 Charles McCusker, Probate Administration files, 1939, VPRS 28/P3 Unit 3296 PROV.

32 *The Argus*, 14 August 1939.

33 Irwin purchased the site on 26 November 1872 – see Certificate of Title, vol. 568, fol. 456. It appears that Irwin built the dwelling at this time.

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PLACE NAME: 'Woodlawn'

Place No. GOR002

ADDRESS: 108 Donnellans Road, Millbrook

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes – dwelling only.**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – outbuilding adjoining the south-west corner of the dwelling.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the condition and integrity of the gabled outbuilding adjoining the 'Woodlawn' is confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Donnellans Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Woodlawn', 108 Donnellans Road, Millbrook, has significance as a predominantly intact, representative example of a small number of surviving Victorian styled farm dwellings in the Millbrook and Gordon district built for Irish Catholic settlers. Constructed in c.1874 for Thomas Donellan, an immigrant Irish farmer, he farmed wheat, oat and potato crops, and operated a dairy throughout the remainder of the 19th century on this property he called 'Woodlawn'. The significant fabric includes: hipped roof form that traverses the site, rear double hipped wings, front post-supported hipped concave verandah, corrugated sheet metal roof cladding, face brick wall construction, single storey height, three brick chimneys (albeit altered), narrow eaves, bluestone plinth, central front doorway, timber framed 12 paned double hung windows, and the bluestone window sills. The adjoining gabled timber outbuilding to the south-west of the dwelling also contributes to the significance of the place.

How is it significant?

'Woodlawn' at 108 Donnellans Road, Millbrook, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'Woodlawn', 108 Donnellans Road, has historical significance for its associations with Irish Catholic settlers who were first attracted to the nearby goldfields and later saw the potential of the rich soil of the Millbrook and Gordon area in which to grow crops and operate dairies from the 1860s and 1870s (Criterion A). Built in c.1874 for Thomas Donellan, an Irish immigrant, he lived at and farmed 'Woodlawn' from this time with this wife, Margaret, and their several children, until his death in 1911. The property remained under the ownership of Donellan family members until 1959.

'Woodlawn', 108 Donnellans Road, Millbrook, is aesthetically significant as a predominantly intact, representative example of a small number of surviving Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the 19th century (Criterion D). The hipped roof form, front verandah, central front timber doorway and flanking timber framed double hung windows are the principal Victorian design qualities also identified on other dwellings of the type, including those at 52 Sullivans Road and 91 Ryans Road, Millbrook. The gabled timber outbuilding adjoining the south-west corner of the main dwelling also contributes to the significance of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the 'Woodlawn' property confined by the fenced land as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

DESCRIPTION:

'Woodlawn' at 108 Donnellans Road, Millbrook, is situated on a large, rural sloping allotment on the southern side of Black Hill. The dwelling has a substantial front setback to Donnellans Road, which is characterised by an open grassed area with several trees and bound by timber post and wire farm fencing. Vehicular access is from Donnellans Road to the east of the dwelling, the gravelled driveway curving round towards the rear of the property where there are a number of gabled outbuildings.

The single storey, face brick, Victorian styled dwelling has a hipped roof form that traverses the site, rear double hipped wings and a front post-supported hipped concave verandah. These roof forms are clad in green-painted corrugated sheet metal. Three early chimneys adorn the roofline, the tops to the chimneys having been removed. Other early features of the design include the narrow eaves, bluestone plinth, the symmetrical composition of the front façade with the early central front doorway and flanking timber framed 12 paned double hung windows, and the bluestone window sills. The square timber posts with moulded timber capitals appear to have replaced the original posts. At the rear is a narrow skillion wing.

Adjoining the south-west corner of the dwelling is an early, modestly-scaled gabled outbuilding with a skillion wing on the east side. It is clad in green-painted corrugated sheet metal roofing and has timber weatherboard wall cladding. There are introduced windows on the north and particularly west sides, the latter possibly dating from the late interwar or postwar period.

Overall, the dwelling appears to be in good condition when viewed from the road, but the adjoining gabled outbuilding seems to have suffered noticeable deterioration in the wall cladding. Apart from the removed chimney tops and changed verandah posts, the dwelling is intact to its original design and construction.



Photo 2: 'Woodlawn' and adjoining outbuilding, north and west elevations as viewed from Donnellans Road, 2009.

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

History of 'Woodlawn'

Between the mid 1850s and early 1860s, land immediately west and south-west of the goldfields township of Gordons was 'unlocked' into smaller allotment for private sale. Crown allotments 1 and 4 of Section 5 in the Parish of Kerrit Bareet, were purchased by John Donellan² of Ballarat on 3 March

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² The spelling of the surname, Donelan, has been variously given in official documents and newspapers in the 19th and early 20th centuries. Common in the 19th century was "Donellan" and in the early 20th century, "Donnellan". These variations have been applied.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: 'Woodlawn'

Place No. GOR002

ADDRESS: 108 Donnellans Road, Millbrook

Assessment Date: Feb 2016

1864.³ Allotment 1 comprised 46 acres, three roods and 30 perches, while allotment 3 contained 55 acres, 1 rood and 15 perches.⁴ Donellan soon established a crop farm and built a five-roomed dwelling, barn, stables and piggery.⁵

On 17 August 1874, John Donellan sold parts of allotment 1 and 3 to his brother, Thomas Donellan.⁶ Located on the southern slopes of Black Hill, the land encompassed 51 acres and 23 perches⁷ and it was here where Thomas Donellan appears to have had the existing brick dwelling constructed.

John and Thomas Donellan were sons of Thomas and Catherine (nee Mulkarins⁸) Donellan of County Galway, Ireland.⁹ John and Thomas Donellan were born there in c.1828 and c.1836 respectively.¹⁰ Probably as a result of the potato famine in Ireland from the mid 1840s, the Donellan brothers emigrated to Victoria, possibly to try their luck on the goldfields. John Donellan married Miss Mary Gilday in 1864.¹¹ They had no children. Thomas Donellan married Miss Margaret Greene (also born in County Clare, Ireland) in 1866 and they settled at the Mount Egerton goldfields as it was there in 1867 when the first of their eight children, John, was born.¹² All the other children were born at Gordon: Catherine (born 1869), Michael (born 1870), Thomas (born 1874), Ellen (born 1876), Maria (born 1877), Margaret (born 1878) and Hanorah (born 1885).¹³

Naming the property 'Woodlawn', Thomas Donellan farmed crops on the land and established a dairy, as did his brother, John, on the adjoining farm. In 1880, the *Bacchus Marsh Express* gave a description of their crops and their increased landholdings by this time:

Mr. John Donelan has 155 acres on and around the Black-hill, but not all in one block; he has had 16 acres of wheat, the average of which was 40 bushels, while 14 acres of oats only gave at the rate of 30 bushels, as the caterpillars destroyed a great quantity. He has seven acres of late-sown potatoes, the stalks of which look well, but there is nothing yet at the root. Dairy farming is also carried on here. His brother, Mr. Thomas Donelan, has 148 acres; his wheat, also, averaged 40 bushels, while his oats gave 45; the latter was a splendid crop until the caterpillars visited it. He has 13 acres of potatoes, and makes a large quantity of butter.¹⁴

John Donellan died on 1 July 1884 at the age of about 56 years.¹⁵ Farm life had taken its toll, as he was described in the *Gordon Advertiser* as 'a very old and respected resident of Black Hill, Gordon.'¹⁶ He

³ See Parish of Karrit Bareet Plan, 1944, VPRS 16171 PROV & Certificates of Title, vol. 111 fol. 085 & vol. 111 fol. 086.

⁴ Ibid.

⁵ Donellan's real estate was described by Brophy, Foley & Co., salesmen & commission agents, Ballarat, 15 September 1884 in Donellan's Probate Administration files, VPRS 28/P2 Unit 1468 PROV.

⁶ Certificates of Title, op.cit.

⁷ Ibid., vol. 705 fol. 862.

⁸ The maiden name of Catherine Mulkarins has also been given as Connors. See Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne, for John and Thomas Donellan.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁴ *Bacchus Marsh Express*, 10 April 1880.

¹⁵ Donellan, op.cit. & Victorian Births, Deaths and Marriages Indexes, op.cit.

¹⁶ R. Huggins, Transcript of the *Gordon Advertiser*, 5 July 1884.

was followed six years later Mrs Margaret Donellan, Thomas' wife.¹⁷ Thomas died at 'Woodlawn' on 13 May 1911.¹⁸ At this time, the property was described as including 'a seven roomed brick and wooden dwelling, barn, stable and outhouses.'¹⁹ Donellan's total landholdings amounted to 166 acres, 3 roods and 11 perches with a value of £2972.0.0,²⁰ which was testimony to his success as a farmer at Millbrook since 1874.

'Woodlawn' was retained by the Donnellan family throughout the 20th century, first by Thomas and Margaret's son, Michael Francis Donnellan, from 1915.²¹ He continued to farm 'Woodlawn' and increased his landholdings in 1915 with the purchase of a nearby block of land formerly owned by Daniel Sullivan at a cost of £1,200.²² On the death of Michael Donnellan in 1955, the property passed to his sister, Mrs Margaret Mary McGuigan.²³ She had married Edward James McGuigan at St. Patrick's Church, Gordon, in 1912.²⁴ McGuigan held a farm at French Island at this time.²⁵ In 1913, Margaret McGuigan gave birth to a daughter, Margaret Patricia, at Prahan.²⁶ She later joined the Order of the Sisters of Mercy at the Ballarat convent and was known as Sister John.²⁷ Edward McGuigan had taken up the farming property, 'Clyde', near Cranbourne by 1916, although the family appears to have resided in Power Street, Hawthorn, as a son, Edward James, was born at Hawthorn in 1917.²⁸ He died in this same year. On 3 September 1917, Edward McGuigan enlisted for service in World War One and he remained at the training camp at Broadmeadows for 181 days until he was discharged due to being medically unfit.²⁹ A third child was born after 1920 to Edward and Margaret: Mary Florence.³⁰ She also joined the Sisters of Mercy at Ballarat and was named Sister Majella.³¹

After McGuigan's discharge from Australian Imperial Force in 1918, he and his family returned to live and farm 'Woodlawn' with Michael Donnellan.³² McGuigan was employed by Donnellan for the next 17 years.³³ During his residency at 'Woodlawn', Edward McGuigan appears to have suffered depression which remained hidden from the family and clinically undiagnosed.³⁴ Tragically, he took his life in November 1934, as reported in *The Argus*:

Edward James McGuigan, aged 60 years, farmer, of Millbrook, was found dead in the garden of his home on Saturday with a gunshot wound in his chest. Close by was a double-barrelled shotgun with a discharged cartridge in the left barrel. A piece of binder twine had been tied to the trigger and looped

17 Victorian Births, Deaths and Marriages Indexes, op.cit.

18 *The Argus*, 15 May 1911, p.1.

19 T. Donellan, Probate Administration files, 1911, VPRS 28/P3 Unit 213 PROV.

20 Ibid.

21 Certificate of Title, op.cit.

22 *The Argus*, 5 August 1915, p.11.

23 Certificate of Title, op.cit.

24 *The Advocate*, 3 August 1912, p.35.

25 Ibid.

26 Victorian Births, Deaths and Marriages Indexes, op.cit.

27 Ibid. & *The Advocate*, 2 October 1946.

28 Victorian Births, Deaths and Marriages Indexes, op.cit.

29 E.J. McGuigan, Australian Imperial Force Attestation Paper, 26 July 1917, National Archives of Australia online, March 2015.

30 *The Advocate*, op.cit.

31 Ibid.

32 Edward James McGuigan, Probate Administration files, 1935, VPRS 28/P3 Unit 2661 PROV.

33 Ibid.

34 *The Argus*, 29 November 1934, p.4.

to the fence. McGuigan, who was a returned soldier, was stated to have had no financial or other troubles. He left a farewell note to his wife.³⁵

Margaret McGuigan continued to own 'Woodlawn' until her death in 1957,³⁶ bringing an end to the owner of the property by members of the Donnellan family. In 1959, 'Woodlawn' was purchased by George Edward Watkinson, a farmer of Millbrook.³⁷

COMPARATIVE

The hipped roofed form with projecting front verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung windows) comprising the dwelling at 'Woodlawn', 108 Donnellans Road, represents a typical example of a Victorian style in the area in the 19th and very early 20th centuries. However, it is one of a small number remaining of this type in the Gordon area today. The other surviving examples are:

- St. Patrick's Presbytery, 10 Careys Road, Gordon, built in 1913. Designed by the architects, Kempson and Conolly, it is of more substantial brick construction, is more elaborate (with its encircling post-supported verandah having curved lattice timber fascias and timber framed tripartite windows) and appears to be more intact. As a much later example of the Victorian type, it is not directly comparable to 'Woodlawn' and has different historical associations.
- 'Erin's Vale', 161 Conroys Lane, Gordon, built possibly c.1890 (or possibly relocated to the site). Of timber construction, it has a post supported verandah and decorative cast iron valances and brackets. It is comparable to 'Woodlawn' in the hipped roof form, post-supported verandah, window openings and the altered chimneys, and possibly in historical associations with crop farming from the 19th century.
- Dwelling, 52 Sullivans Road, Millbrook, built in c.1896. This dwelling is constructed of weatherboard and has projecting gabled wing at the rear. There is a return post-supported verandah, central front doorway with panelled timber door and sidelights and highlights, and timber framed double hung windows. A slightly more elaborate example of the Victorian type, it is directly comparable with 'Woodlawn' and they also share similar historical associations was crop farms established by Irish Catholic settlers.
- Dwelling, 91 Ryans Road, Millbrook, built c.1906-09 for P.J. (Geoff) Ryan on the cultivation and grazing farm established by his father and uncle, John and Patrick Ryan, Irish Catholic immigrant potato farmers. The brick dwelling has a hipped roof form and rear projecting double hipped roofs and a front post-supported skillion verandah. The roofs have recently been reclad in corrugated sheet metal. There are two early rendered brick chimneys with corbelled tops, original central front door with six panelled timber door and sidelights and highlights, and flanking timber framed double hung windows. Other early features include the cream brick window voussiors and bluestone window sills. At the rear are recent, sympathetic hipped and gabled single storey additions. This dwelling is directly comparable to 'Woodlawn'.
- Dwelling, 16 Tennyson Street, Gordon, built c.1872.³⁸ This dwelling has been altered and is missing a front verandah. It is in poor condition and low integrity. It does not appear to be directly comparable architecturally or historically to 'Woodlawn'.

Overall, 'Woodlawn' is a predominantly intact, representative example of a small number of Victorian styled farm dwellings associated with Irish Catholic settlers in the Millbrook and Gordon district.

35 *Ibid.*, 20 November 1934.

36 Certificate of Title, op.cit.

37 *Ibid.*

38 See Plan of the Town of Gordon, op.cit.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Ryan Family Farm

Place No. YEN014

ADDRESS: 91 Ryans Road, Millbrook

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** High**Photograph Date:** 2012 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (main dwelling only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature exotic trees adjacent to main dwelling**Fences &/or Outbuildings of Note? **Yes – elongated gabled outbuilding & chimney stack.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the tree species nearby the main dwelling, as well as the condition of the main dwelling, are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Ryans Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former Ryan family farm, 91 Ryans Road, Millbrook, has significance as a predominantly intact, representative example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon district built for second generation Irish Catholic farmers, and also as the location of an experimental potato farm from c.1909 established by Patrick Joseph (Geoff) Ryan. The property was first established for cultivation (and particularly potatoes) in 1863 by the emigrant Irish farming brothers, Patrick and John Ryan, who took up part of the pre-emptive right of the former Borambeta Run. The substantial property was farmed by both brothers, the southern and western portions having been taken up by John Ryan. His son, Patrick Joseph (Geoff) Ryan took over the running of the farm in the early 20th century. The existing brick dwelling appears to have been built between 1906 and 1909 for P.J. Ryan on the western portion of the original farm property. The significance of the property is embodied in the important developments during the P.J. Ryan era, including the elongated gabled farm outbuilding, and the Late Victorian styled brick dwelling. The significant fabric of the dwelling includes: single storey hipped roof forms to the original (southern) portion, corrugated profile sheet metal roof cladding, face brick wall construction offset by the cream brick voussoirs and bluestone sills to the window openings, narrow eaves with paired timber brackets, rendered chimneys, skillion return verandah supported by turned timber posts on elevated octagonal pedestals and having elaborate capitals, decorative timber framed cast iron verandah valances, cast iron brackets and cast iron infill to the gabled portico, central timber framed doorway with a six panelled timber door and sidelights and highlights featuring Art Nouveau stained glass and leadlight motifs, and the timber framed double hung windows. The mature exotic trees adjacent to the dwelling also contribute to the significance of the place.

How is it significant?

The former Ryan family farm, 91 Ryans Road, Millbrook, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

The former Ryan family farm, 91 Ryans Road, has historical significance for its associations with second generation Irish Catholic farmers, following on from their pioneer forebears who, in the 1860s, who were attracted to the Victorian goldfields and saw the potential in the rich soil for agricultural and grazing farms (Criterion A). Part of the former Borambeta Run of George Urquhart, the farm was first established as the western portion of the substantial property taken up in 1863 by the emigrant Irish farmers, John and Patrick Ryan. John Ryan held the southern and western portions (the western portion now 91 Ryans Road) until he relinquished it to his son, Patrick Joseph (Geoff) Ryan in c.1906 (Criterion H). P.J. Ryan seems to have soon built the existing brick Late Victorian dwelling and it was in the early 20th century when he took an interest in experimental potato crops and in particular, cultivating new varieties of potatoes. From 1919 until 1941 his farm was the location of a State Government experimental potato crop. Ryan's farming experimentation also included cattle that had been raised at the Government's State Research Farm at Werribee in the 1930s. Ryan took an active interest in community life, serving as a Councillor of the north riding of the Buninyong Shire Council from 1920 until after 1941. The existing dwelling, nearby exotic trees and the elongated gabled outbuilding are a physical embodiment of P.J. Ryan's occupation of the property.

The former Ryan family farm, 91 Ryans Road, Millbrook, is aesthetically significant as a predominantly intact, representative example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the late 19th and very early 20th centuries (Criteria D & E). The hipped roof form, decorative post-supported verandah, central front timber doorway with stained glass sidelights and highlights, cream brick voussoirs and bluestone sills to the window openings, narrow eaves with paired timber brackets, timber framed double hung windows and the

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Ryan Family Farm

Place No. YEN014

ADDRESS: 91 Ryans Road, Millbrook

Assessment Date: Feb 2016

rendered brick chimneys are the key Late Victorian design qualities at form part of the aesthetic significance of the place. Although contributing to the setting are the mature exotic trees near the dwelling.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

DESCRIPTION:

The former Ryan farm property, 91 Ryans Road, Millbrook, is located on large, rural farmland, immediately east of the Melbourne to Ballarat railway line, and the east of the Moorabool River. The property is accessed by a curved, gravelled driveway in the south-east corner of the site that is marked by a timber picket fence, metal farm gates and two mature Plane trees. There is a second curved gravelled driveway further north on the Ryan Road (east) boundary. Adjacent to this northern driveway and set back from the property boundary is an early elongated, post-supported gabled outbuilding clad in corrugated sheet metal roof and wall cladding. Nearby the outbuilding to the west are remnants of an earlier building. A chimney stack to the south of these building remnants is also a physical legacy of an earlier building on the site. Distant from the main dwelling to the south is a gabled outbuilding and water tank, both appearing to have been recently introduced.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Ryan Family Farm

ADDRESS: 91 Ryans Road, Millbrook

Place No. YEN014

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Photo 2: Main entrance to property, 2015.



Photo 3: Elongated gabled outbuilding to the north-east of the main dwelling, near the Ryans Road boundary.



Photo 4: Surviving chimney stack from an earlier building, south-east of the elongated gabled outbuilding, 2015.



Photo 5: Main gateway, Ryans Road, with introduced gabled outbuilding in the background (located south of the main dwelling), 2015.

Centrally located in the south portion of the site is the farm dwelling which has a frontage to the south. There are remnants of an earlier garden (now largely removed) in the mature exotic trees. The single storey, face brick, Late Victorian styled dwelling is characterised by a hipped roof form, together with rear double hipped wings. At the rear are recently constructed and sympathetically designed hipped and gabled single storey brick addition connected to the original dwelling by a flat-roofed link. All of the roofs are clad in recent corrugated sheet metal (the roof cladding to the original portion of the dwelling having recently been replaced).

Other Late Victorian design features include the post-supported skillion return verandah that extends along the front (south) and side (west) facades. It has a centrally located gabled portico above the main entrance. The verandah is supported by turned timber posts on elevated octagonal pedestals. The posts have elaborate capitals above which are early timber framed valances (the original cast iron currently removed, presumably for repair, as are the original cast iron brackets). The gabled portico also has original cast iron infill. Two early rendered brick chimneys with corbelled tops adorn the roofline. There are narrow eaves with paired timber brackets. The symmetry of the front façade is defined by the early central, timber framed doorway with a six panelled timber door and sidelights and highlights featuring Art Nouveau stained glass and leadlight motifs. Flanking the front door are timber framed double hung windows with bluestone sills and cream brick voussoirs. Identical windows are located on the side elevations. It would appear that the concrete verandah floor has been introduced.

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PLACE NAME: Former Ryan Family Farm

ADDRESS: 91 Ryans Road, Millbrook

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Photo 6: Front (south) elevation of main dwelling, 2012.

Source: <http://www.realestate.com.au/property-house-vic-millbrook-110976611>



Photo 7: Detail of gabled verandah portico and main doorway behind, 2012.

Source: <http://www.realestate.com.au/property-house-vic-millbrook-110976611>



Photo 8: View under front verandah (looking west), 2012.

Source: <http://www.realestate.com.au/property-house-vic-millbrook-110976611>

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

History of former Ryan Family Farm

In 1848, J. and C. Bradshaw took up the Borambeta Run, comprising 14,720 acres of land, including the north and north-western slopes of Black Hill on the western Moorabool River.² There, they grazed 800-1000 cattle.³ By 1856, J. and C. Bradshaw had been granted 640 acres as pre-emptive right it was at

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² Schedule attached to 'Application to Lease Waste Lands of the Crown Beyond the Settled Districts in the Colony of New South Wales, 20 March 1848, VPRS 5359, PROV. Billis & Kenyon, Pastoral Pioneers of Port Phillip, 2nd edn., Stockland Press Pty Ltd, Melbourne, 1974, claimed that C. and J. Bradshaw had the licence (no. 23) from 1844, following George Gordon in 1838.

³ 'Application to Lease Waste Lands', op.cit.

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this time that they sought to relinquish the Borambeta Run to George Urquhart.⁴ Described as being 'moderately timbered with Gum and Lightwood' with 'rich chocolate soil',⁵ Urquhart retained Borambeta (Figure 1) until it was taken up by Messrs. Blake and Parker. In February 1862 they advertised the sale of Borambeta 'in consequence of a large portion of their run having been gazetted as a Farmers' Commons'.⁶ The sale included 300 cattle, 20-30 horses, draught horse and 80 acres of land which was described as being 'of superior quality' with the Moorabool River running through it, providing 'a constant supply of the best water.'⁷ There was also 'an excellent dwelling house, large barn, stables, stockyards, &c.'⁸

The 80 acres of land (and an additional 420 acres) was acquired by Patrick and John Ryan, farmer brothers from Cranavone, near Cahir, Tipperary Ireland.⁹ The sons of 'a substantial farmer', they 'had a good education at school' and later learning farming which they continued until the lure of the gold discoveries brought them to Victoria.¹⁰ They emigrated in 1860 and went to the Bendigo goldfields and had mixed success.¹¹ In 1861, Patrick went to New Zealand to try his luck there, while John married Miss Mary O'Sullivan (born c.1838 at Kenmare, County Kerry, Ireland) at Navin, near Kapunda, South Australia, where he had taken up land.¹² Both Patrick and John returned to Victoria and went to the diggings at Fryer's Creek and Vaughan and it was at the latter goldfields where John's and Patrick's first children were born: Mary (born in 1862 to John) and Patrick William (born 1863 to Patrick senior).¹³

4 *Ibid.*

5 'Plan of Crown Lands on the Western Moorabool in the County of Grant – "Borambeta"', 17 August 1857, pre-emptive right plan B/16, PROV.

6 *The Star* (Ballarat), 22 February 1862, p.3.

7 *Ibid.*

8 *Ibid.*

9 *The Australasian*, 24 October 1885, p.10. The newspaper claimed that the Ryan brothers had acquired 500 acres of land.

10 *Ibid.* & *The Advocate*, 17 September 1910, p.20 & 31 December 1910, p.18.

11 *Ibid.* Patrick and John Ryan's other brothers, James, Michael and Thomas had also emigrated to Victoria. James and Michael died some years later. Tragically, James Ryan was committed to the Kew Lunatic Asylum in 1878 with evidence of 'religious mania'. See *Geelong Advertiser*, 26 August 1878 & Alphabetical Lists of Patients in Asylums VPRS 7446/P1, PROV. The other brother, Thomas, established a farm at Gordon. See *The Australasian*, 24 October 1885, op.cit. & *The Advocate*, 6 March 1941, p.28.

12 *The Advocate*, 17 September 1910 & 31 December 1910, op.cit. & J. Donegan, 'History of Gordon', manuscript, Joe Donegan private collection, Wallace, n.d., p.9.

13 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

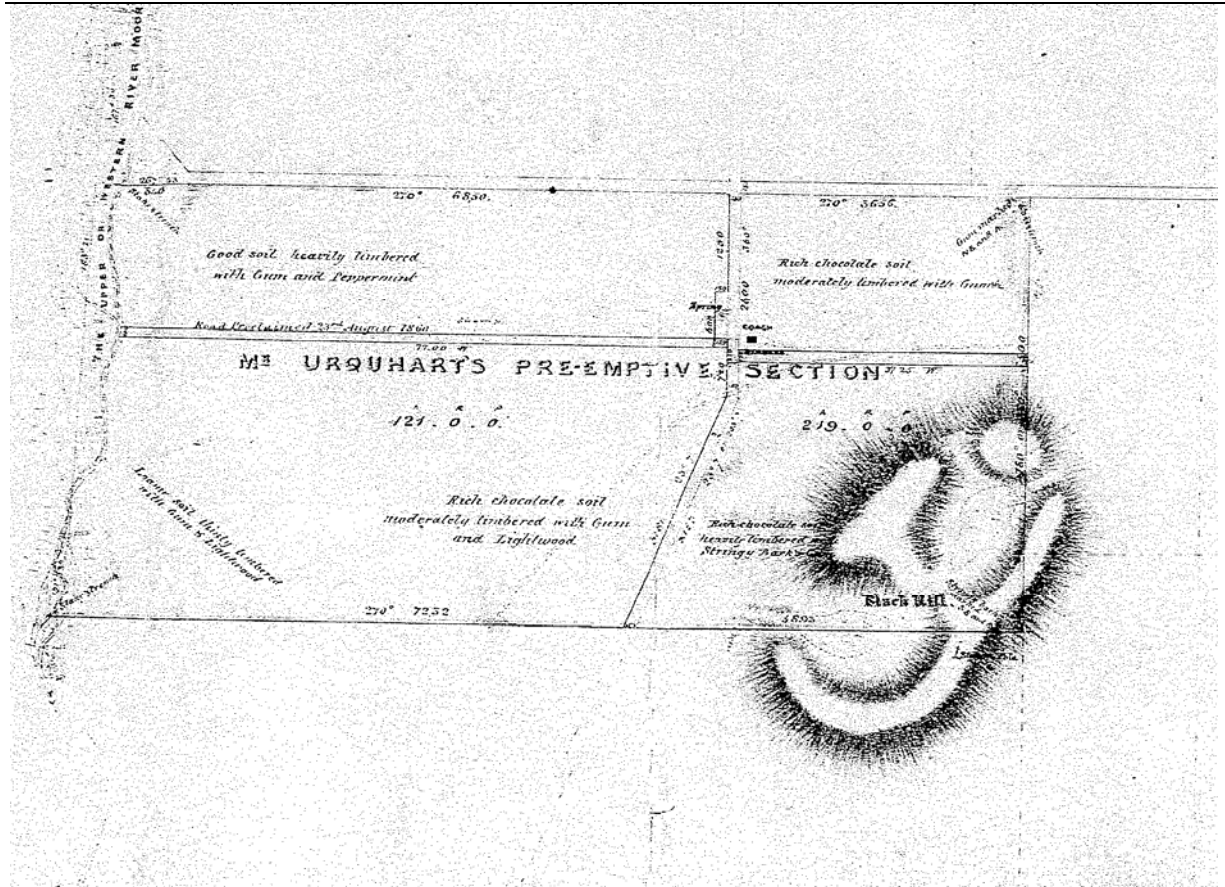


Figure 1: Part of 'Plan of Crown Lands on the Western Moorabool in the County of Grant – "Borambeta", 1857.

Source: Pastoral Run Plan B/16 PROV.

At Millbrook, Patrick and John Ryan had one of the largest farms in the district. They worked the property together, although they both held separate landholdings of the former Borambeta Run.¹⁴ Joe Donegan gave an account of the early years of the Ryan brothers at Millbrook:

They started to clear the land at once. This was no easy task, as huge messmates and gum trees grew in profusion. But the young Ryans were strong and stout-hearted. They dug immense holes in the ground, and in these fires were lit. The great logs were rolled in, and as these burned down others were drawn up with bullocks and added to the furnace. In this way most of the once beautiful forest was cleared. The rich volcanic soil soon rewarded the Ryans for their strenuous work, as heavy crops of potatoes were grown and sold to the miners at famine prices.¹⁵

Patrick Ryan's property was named 'Cranavone' after his birthplace in Ireland. He held the eastern portion of the land while John Ryan held the southern and western portions, part of the latter now comprising the property at 91 Ryans Road.¹⁶ On the southern portion of the site (now south of McNamara's Lane), John Ryan built a homestead of 12 rooms in the early 1860s.¹⁷ A six-roomed timber

¹⁴ *The Australasian*, 24 October 1885, op.cit.

¹⁵ Donegan, op.cit.

¹⁶ *The Australasian*, op.cit.

¹⁷ The 'Black Hill' homestead was destroyed by fire in 1932. *The Argus*, 28 July 1932 states that the 12 roomed dwelling was 'a wooden building' and 'a very old landmark' built in the early 1860s by John Ryan. However, the *Muswellbrook Chronicle* (NSW), 19 August 1932, claims that the 'old but commodious homestead' 'was constructed of stone' in the early 1860s. Newspaper articles kindly provided by Maureen Davenport, Canberra.

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dwelling may have been built in later years.¹⁸ By 1880, the combined farms of the Ryan brothers were well established and *The Australasian* gave the following account of their enterprise:

Messrs. Ryan Brothers have 370 acres; their wheat has gone 56 bushels, and they had 32 acres planted with this crop; also 44 acres of short and Tartarian oats, both of which averaged 50 bushels, as also did 60 acres of English barley; 16 acres of peas gave 40 bushels; 15 acres of oaten hay went four tons to the acre, it was a magnificent crop, being in some places 7ft. high. Their ground appears to be the pick of the district for growing potatoes; as high an average as 14 tons has several times been reached, and as they have 50 acres planted with this vegetable, which now look as well as at a corresponding period of any former season, should the market price be satisfactory, they must realise a small fortune from this paddock alone. Their stock consists of 100 cattle, mixed Herefords and shorthorns, also a hundred pigs, which are run in paddocks like sheep. No rust or smut has been seen in the neighbourhood, but a good deal of grain was lost by ripening suddenly be obtained to cut it down.¹⁹

At Millbrook, John and Mary Ryan had another four children in addition to Mary. In 1864, Ellen was born and she was followed by Margaret and Catherine in 1868, and Patrick Joseph (later known as Geoff) in 1871.²⁰ Both Margaret and Catherine joined the Sisters of Mercy at Ballarat East and Miss Mary Ryan entered the Brigidine Convent at South Melbourne (becoming Sister Brigid) in 1907 and she was later appointed Reverend Mother.²¹

Patrick Joseph Ryan joined his father, John, in farming the property at Millbrook. Known as Geoff, P.J. Ryan married Miss Margaret Murphy in 1901 and they had four children (all born at Gordon): Agnes (born 1902), Kevin (born 1905), Mary Irene (born 1907) and Brenda (born 1911).²² It appears that John Ryan transferred the farm to P.J. Ryan in his senior years, and prior to 1906.²³

The existing brick dwelling at 91 Ryans Road appears to have been built between 1906 and 1909, after John Ryan senior had transferred ownership of the property to P.J. Ryan. Construction seems to have been completed by February 1909 as it was at this time when the *Gordon Advertiser* announced the sale at Millbrook, 'on account of Mr. P.J. Ryan', for the removal of 'a very fine 6 R.D. [six-roomed dwelling] with wide hall and verandah all round, also, new dairy, large stabling, cow-shed, and all other farm buildings with iron roofs and all in very good order and condition.'²⁴

P.J. Ryan's succession as owner of 91 Ryans Road brought with it some changes in farming practices. He was keen to exploit the rich, fertile land for growing potatoes, and to experiment with his crops. Attention was soon gained from the Department of Agriculture, the experimental plot being the focus of a lecture by the Government Inspector, as reported in *The Advocate* and *Gordon Advertiser* in June 1909:

The traveller along the main road from Gordon to Millbrook have, remarks the "Gordon Advertiser," from time to time, admired a fine crop of potatoes growing on the slopes of the famous Black Hill. Mr. P.J. Ryan, the owner, has turned a portion of the paddock into an experimental plot, and has

18 R. Huggins, Transcript of the *Gordon Advertiser*, 5 February 1909. This dwelling was advertised for removal by P.J. Ryan.

19 *The Australasian*, 3 April 1880, p.24.

20 Victorian Births, Deaths and Marriages Indexes, op.cit. & Maureen Davenport to David Rowe, February 2015.

21 *The Advocate*, 17 September 1910, p.20 & 12 September 1945, p.17.

22 Victorian Births, Deaths and Marriages Indexes, op.cit.

23 John Ryan's Will (dated 1906) made no mention of the farm property and his Probate listed neighbouring land known as 'Doyle's' in 1910, but not the main farm property. See John Ryan, Probate Administration files, 1910, VPRS 28/P3 Unit 190 & VPRS 7591/P5 Unit 458 PROV.

24 Huggins, op.cit.

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grown several entirely new varieties, some of which promise to prove a boon to the agriculturist in search of good seed. Mr. Ryan, who intends naming the newly discovered tubers after the Dukes of England, has invited Mr. Seymour, inspector of the Department of Agriculture, to visit the scene of operations. The inspector has accepted Mr. Ryan's invitation, and has signified his intention of giving a lecture, at which every local farmer should make it a point of attending.²⁵

The lecture at Ryan's farm took place on 9 June 1909, when 'inroads of parasitic diseases, the inferiority of the quality, and the diminishing yield' of the potato crop were being investigated by P.J. Ryan in trialling new varieties from seed.²⁶ Named after two Dukes of England²⁷, *The Advocate* gave an outline of Ryan's experimental cultivation:

Out of the large number raised from year to year, he has selected several for more extended trial, and two or three of a high order of merit he is endeavouring to grow in sufficient quantity to enable him to place them on the market next year. These are known as "Norfolk" and "Wellington," and are the result of a cross between the Brown's River and the New Zealand Pinkeye, and despite the adverse season, both kinds are looking particularly fresh and vigorous.²⁸

The potential for enduring prosperity from Ryan's creation of potato seedlings was outlined by G. Seymour, potato expert, in *The Journal of the Department of Agriculture*, Victoria, in 1909:

The raising of new varieties from seed, that is, the fruit or balls of the plant, has not been very successful in the past. Many attempts have been made and new varieties have been produced, but few have proved of any value. Mr. P.J. Ryan, of Millbrook, an enthusiast in the work, has, after years of patient work, succeeded in producing a number of varieties which promise satisfactory results. They are heavy croppers and have been selected for their cooking qualities. Being dark-skinned, they should prove useful sorts for export.²⁹

P.J. Ryan's initial success in growing new varieties of potatoes was dampened by the death of his father, John, in September 1910 at the age of almost 83 years.³⁰ Yet, P.J. Ryan continued with his experimental potato plots in the ensuing years and in 1919 he offered some land to the Government to further advance the cultivation. As described in *The Advocate*:

Mr. Ramsay, Government Potato Expert, recently visited Millbrook for the purpose of inspecting a suitable piece of land for experimental purposes. Mr. P.J. Ryan, who is an enthusiast in Government experimental farms, offered about 10 acres of his arable land to the Government, which has been accepted. The proposed experimental plot is close to the famous Black Hill, and should answer the purpose for which it is intended. The establishment of an experimental plot in the far-famed Millbrook district should prove invaluable to local and district farmers. ... Mr. Ryan has been entrusted with the work of cultivation, while Mr. Ramsay will supervise the plot and find all material.³¹

25 *The Advocate*, 5 June 1909, p.28.

26 *Ibid.*

27 *Ibid.*

28 *Ibid.*, 7 May 1910, p.37.

29 G. Seymour, 'Potato Experimental Fields, 1908-09' in *The Journal of the Department of Agriculture*, vol. 7, 1909, p.735.

30 *The Advocate*, 17 September 1910, p.20.

31 *Ibid.*, 13 September 1919, p.10.

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For the next 21 years, Ryan's land was the location of Department of Agriculture's experiment in potato growing.³² It formed a basis for the publication of a book by J.T. Ramsay, potato expert and his colleague, G.H. Mattingley in 1942, entitled *Potato Growing in Victoria* (published by the Department of Agriculture).³³

In the latter years of the experimental potato farm in the mid-late 1930s, P.J. Ryan looked to grazing. Apart from running sheep,³⁴ he continued his interest in farm experimentation with the purchase of cattle from the Government's State Research Farm. In 1937, *The Australasian* reported on Ryan's third purchase of a bull from the farm:

Early in July Mr P.J. Ryan, of Millbrook (V.), purchased his third bull calf, Victoria Ohm, from the State Research Farm. Actually Victoria Ohm is the fourth bull from Werribee that Mr. Ryan will have used in his Red Poll herd, because, since buying his second bull, he has also used a neighbour's bull that was originally purchased from the State Research Farm. Mr. Ryan is most particular when selecting a bull, and believes in obtaining one that is from the best producing dam possible, and yet one that will maintain the beef purpose of his herd.³⁵

P.J. Ryan also contributed to community life at Millbrook and the broader area throughout his life. In 1914, his residence was the scene of a fundraising euchre party and dance.³⁶ His most enduring legacy to the community was serving as a Councillor with the Buninyong Shire Council from 1920, when, according to *The Advocate*:

A large deputation of ratepayers of the north riding of the Buninyong Shire Council waited on Mr. P.J. Ryan, the well-known and highly-respected farmer and grazier, of Millbrook, and asked him to allow himself to be nominated for the vacancy caused by the retirement of Mr. W.B. Clarke. The members of the deputation stated that ratepayers felt that they required a councillor at that end of the riding. R. Ryan, after careful consideration, complied with the wishes of the deputation.³⁷

Ryan served as a Councillor until 1944.³⁸ Two years earlier in 1942, his wife, Margaret died.³⁹ After living the majority of his life at Millbrook, and growing older, P.J. Ryan removed to Brighton East where he died on 12 May 1957.⁴⁰ His property at Millbrook passed to his son, Kevin.⁴¹ He lived there with his wife, Kathleen (nee D'Arcy), who he married in 1947.⁴² They had five children.⁴³ On his death in late 1963, the property passed to Kathleen Ryan.⁴⁴ Like the generations of the Ryan family before them,

32 The Department of Agriculture's experimental potato plot was transferred to the property of H.R. Higgins at Warrenheip in 1941. See *The Advocate*, 12 June 1941, p.28.

33 See State Library of Victoria catalogue online, March 2015.

34 In 1937, Ryan sold lambs. See *The Australasian*, 1 May 1937, p.47.

35 *Ibid.*, 21 August 1937, p.39.

36 *Gordon, Egerton & Ballan Advertiser*, 2 October 1914, p.4.

37 *The Advocate*, 21 February 1920, p.25.

38 See *The Argus*, 7 September 1944, p.2, which referred to the North Riding seat in the Buninyong Shire Council 'made vacant by the retirement of Cr. P.J. Ryan.'

39 *The Advocate*, 3 September 1942, p.22.

40 See 'Patrick Joseph Ryan' at Geni online, March 2015, <http://www.geni.com/people/Patrick-Joseph-Ryan/6000000023956645652>

41 Certificate of Title, vol. 6479 fol. 659.

42 'Kevin Andrew Ryan' at Geni online, March 2015, <http://www.geni.com/people/Kevin-Ryan/6000000023959041904>

43 Email to David Rowe, 10 April 2015, from Maureen Davenport (nee Ryan), Canberra.

44 In an email to David Rowe, 9 April 2015, Maureen Davenport (nee Ryan), Canberra, stated that Kath Ryan leased the farmland after her husband Kevin died.

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they were members of St. Patrick's Catholic Church at Gordon.⁴⁵ In 2012, the property was sold⁴⁶ after being owned by members of the Ryan family for 149 years.

COMPARATIVE⁴⁷

Historically, the property at 91 Ryans Road, represents one of a small number of surviving farm properties established in the Gordon and Millbrook areas in the 1860s. Other properties include:

- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.
- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.⁴⁸

Architecturally, the hipped roofed form with projecting front verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung windows) comprising the dwelling at 91 Ryans Road, Millbrook, represents a typical example of a Victorian style in the area in the 19th and very early 20th centuries. However, it is one of a small number remaining of this type in the Gordon and Millbrook area today. The other surviving examples are:

- St. Patrick's Presbytery, 10 Careys Road, Gordon, built in 1913. Designed by the architects, Kempson and Conolly, it is of brick construction and has an encircling post-supported verandah with curved lattice timber fascias and timber framed tripartite windows. It is comparable with the dwelling at 91 Ryans Road through its design, brick construction, elaboration and integrity.
- 'Erin's Vale', 161 Conroys Lane, Gordon, built possibly c.1890 (or possibly relocated to the site). Of timber construction, it has a post supported verandah and decorative cast iron valances and brackets. It is comparable to the dwelling at 91 Ryans Road in the hipped roof form, post-supported verandah and window openings, although the latter is a more intact and elaborate example.

⁴⁵ Davenport, op.cit. The 'Gordon Parish Centenary: The First 100 Years', Souvenir Booklet, April 1975, acknowledged Mrs. K. Ryan, Adrian Ryan and Colin Ryan for their research work in the preparation of the booklet.

⁴⁶ Certificate of Title, op.cit.

⁴⁷ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

⁴⁸ 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

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- 'Woodlawn', 108 Donnellans Road, Millbrook, built in c.1874. This brick dwelling with a hipped roof form, rear double hipped wings and front post-supported verandah is directly comparable to the Late Victorian dwelling at 91 Ryans Road, although it is not as elaborate, possibly as a result of being constructed several years earlier.
 - 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. There is a return post-supported verandah, central front doorway with panelled timber door and sidelights and highlights, and timber framed double hung windows. It is comparable architecturally with the dwelling at 91 Ryans Road, as well as sharing a similar history in being the farmed by second generation of Irish Catholic farmers, following on from the original owners, John and Patrick Ryan, who established farming at Millbrook in the early 1860s.
 - Dwelling, 16 Tennyson Street, Gordon, built c.1872.⁴⁹ This dwelling has been altered and is missing a front verandah. It is in poor condition and low integrity. It does not appear to be directly comparable architecturally or historically to the property at 91 Ryans Road.

Overall, the dwelling at 91 Ryans Road is a predominantly intact, representative example of a small number of Late Victorian styled farm dwellings associated with Irish Catholic settlers and their children in the Millbrook and Gordon district.

⁴⁹ See Plan of the Town of Gordon, op.cit.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** 'The Pines'

Place No. GOR025

ADDRESS: 52 Sullivans Road, Millbrook

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Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature exotic trees adjacent to main dwelling**Fences &/or Outbuildings of Note? **To be determined from a site visit.**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the type, number and provenance of the outbuildings, the tree species, condition and integrity of the main dwelling, and the extent of the proposed heritage overlay are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Ryans Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'The Pines', 52 Sullivans Road, Millbrook, has significance as a representative example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon district built for Irish Catholic farmers. Built in c.1896 as the family home of James Thomas and Minnie Sullivan, it was farmed and owned by members of the Sullivan family until at least the late 20th century. Additions appear to have been carried out, possibly during the interwar period. The property was earlier farmed as part of landholdings of Edmund and Michael Sullivan, pioneers of Millbrook who had emigrated from Ireland and after a short time of wheat farming in South Australia in the 1850s, cleared the forested land at Millbrook from the early 1860s, along with other emigrant farmers. The dwelling is a physical legacy of second generation farming in the area and the significant fabric includes: single storey hipped roof forms, return post-supported verandah, projecting early rear gabled addition on the north side, corrugated sheet metal roof cladding, timber weatherboard wall cladding, three face brick chimneys, modest eaves with paired timber brackets and roundels and panelling between, front timber framed doorway with a panelled timber door and sidelights and highlights, paired and single timber framed double hung windows with moulded timber architraves and timber window sills, stop chamfered verandah posts, timber bargeboards to the gable end and the gable infill (panelling and timber battening) to the early gabled addition. The mature Cypress and other exotic trees at the front of the property also contribute to the setting.

How is it significant?

'The Pines', 52 Sullivans Road, Millbrook, has historical and aesthetic significance at a LOCAL level.

Why is it significant?

'The Pines', 52 Sullivans Road, Millbrook, has historical significance for its associations with second generation Irish Catholic farmers who resided and cultivated the land from the late 19th century, following on from their forebears who had seen the potential in the rich soil for agricultural and grazing farms at Millbrook in the early 1860s (Criterion A). 'The Pines' appears to have been built in 1896 as the family home of Thomas James and Minnie Sullivan, the property having originally been part of a larger farming estate of Thomas' father, Edmund Sullivan. It continued under the ownership of the Sullivan family until at least the late 20th century, having been farmed by three generations of the one family.

'The Pines', 52 Sullivans Road, Millbrook, is aesthetically significant as a moderately intact example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the late 19th and very early 20th centuries (Criterion D). Although altered and extended at the rear, the original Late Victorian design qualities are clearly discernible when viewed from the front, including the hipped roof forms, return verandah, brick chimneys, construction, windows and front door, and detailing. The mature Cypress and other exotic trees contribute to the front setting of the place.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the property as shown in the following aerial image:



Source of base aerial: Moorabool Shire.

DESCRIPTION:

'The Pines' farm property, 52 Sullivans Road, Millbrook, is set on a large rural farming allotment on the west side of the road, the main dwelling and outbuildings being clustered near the north-east corner of the site. The dwelling has a substantial front setback and is fenced off at the front with timber post and wire fencing. There is an open grassed area and mature Cypress trees near the front boundary, there being other exotic trees near the front of the dwelling. A gravelled driveway is situated in the north-east portion, forming a circular driveway within the site where there is a row of mature exotic and Cypress trees. Other mature exotic trees are located to the east of the main dwelling and near the northern boundary towards the rear. There are a number of outbuildings at the rear of the dwelling, possibly including farm structures dating to the 19th century such as the gabled and skillion outbuilding constructed of timber weatherboard to the rear of the dwelling on the south side. At the front near the southern boundary of the homestead complex is an introduced, gabled galvanised corrugated steel shed.

The asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form at the front, together with a return post-supported convex verandah. There are double hipped wings that project at the rear where an interwar gabled addition projects towards the north, and a more recent gabled addition projects to the south. From the rear gabled additions are skillion wings that reflect more recent construction. The roof forms to the main hipped roof building and early gabled addition are clad in painted galvanised corrugated steel, while the remainder of the dwelling is clad in unpainted corrugated sheet metal. Three original face brick chimneys with cream brick bands and corbelled tops are a feature of the roofline. Modest overhangs with paired timber brackets and

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roundels and panelling between comprise the eaves to the main hipped portion, while there are more broadly projecting eaves to the interwar era gabled addition which has timber bargeboards. The gable end has early panelled and timber battening.

The front of the dwelling has an original, centrally located timber framed doorway with a panelled timber door with sidelights and highlights. Flanking the front doorway are paired timber framed double hung windows with moulded timber architraves and timber window sills. Similar timber framed double hung windows are located at the sides. The return verandah is supported by stop chamfered timber posts, but it lacks any decorative detailing.

At the rear on the north side is a post-supported skillion verandah that projects from the interwar era gabled addition.



Photo 2: Main entrance showing the main dwelling, 2009.



Photo 3: Main dwelling as viewed from Sullivans Road (south-east), 2009.



Photo 4: Main dwelling as viewed from Sullivans Road (south-east), 2015.



Photo 5: 'The Pine's' property as viewed from Sullivans Road (south-east), with introduced outbuilding at the front, 2015.

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

History of 'The Pines' Farm

In the c.1850s, the Sullivan brothers, Michael, Edmund and John, emigrated from Tipperary, Ireland, to Kapunda, South Australia, where they established a wheat farm of 700 acres on the Gilbert river.² There, the Sullivan brothers married: Michael to Miss Alice O'Donnell in 1859 and Edmund to Miss Elizabeth Grieg.³ In late 1863, Michael and Edmund Sullivan sold their shares in the farm property for £3 an acre given that the land was better suited to grazing sheep than for cultivation.⁴ On 5 November 1863, they set off on an overland journey to "fresh fields and pastures new" at Millbrook, Victoria.⁵ An account of the journey was given in *The Advocate* in 1941:

Facing the vicissitudes of wild bush travel, the Messrs. Sullivan chartered caravans, drawn by bullocks, and commenced the eventful journey overland. Accompanying the intrepid landseekers were their wives and families. The settler, though they found the land in which they were to carve out a home a complete wilderness, decided to carry on. This virgin country was noted for its tall, thick timber and undergrowth, and it was marked on a crude map as Moorabool Creek.⁶

Arriving at Ballarat, they were met by John Ryan, an Irish Catholic farmer, who had already settled at Millbrook, and Thomas Ryan, of Gordon.⁷ Alice and Elizabeth Sullivan stayed at the Plough and Harrow Hotel, Mair Street, Ballarat. Continuing the journey, the Sullivan brothers reached Millbrook after three months of travel. They camped on the banks of the Moorabool Creek.⁸

On 3 March 1864, Edmund and Michael Sullivan purchased 47 acres, 1 rood and 35 perches of land comprising allotment 1 of Section 6 in the Parish of Kerrit Bareet at Millbrook.⁹ Michael Sullivan subsequently purchased further land immediately south of this allotment in 1866 and 1874.¹⁰ On 24 September 1866, Edmund Sullivan acquired 15 acres, 2 roods and 34 perches to the west of the land he had earlier acquired with his brother.¹¹ This land comprised allotment 7A of Section 3 and is now addressed as 52 Sullivans Road. At Millbrook, the 'locality was then nothing more than a primeval forest – huge gum trees and heavy undergrowth.'¹² The Sullivan brothers soon set about clearing the land for cultivation. As outlined in *The Advocate*:

The arduous task of denuding the forest of umbrageous gums and other timber was undertaken by the Irish settlers, and, after strenuous toil, they began in earnest to speed the plough. The rich,

2 'A Millbrook Octogenarian: The Late Mrs A. Sullivan', in *Gordon, Egerton & Ballan Advertiser*, 2 February 1917, p.1.

3 *Ibid.*

4 *Ibid.*

5 *Ibid.*

6 'Distinguished Pioneer Family' in *The Advocate*, 6 March 1941, p.28.

7 'A Millbrook Octogenarian', *op.cit.*

8 *Ibid.*

9 Parish of Kerrit Bareet Plan, 1944, VPRS 16171 PROV.

10 *Ibid.*

11 *Ibid.* See also Certificate of Title, vol. 225 fol. 803.

12 'A Millbrook Octogenarian', *op.cit.*

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volcanic soil was found to be suitable for wheat growing and other cereals, as well as tuber crops. Success attended their praiseworthy efforts. The land selected by the early pioneers nestled beneath an extinct volcano known as Black Hill, and the country opened up became smiling uplands and wonderfully productive.¹³

Initially, produce was transported to the railway station at Yendon before the railway line was opened between Ballarat and Gordon in 1879,¹⁴ which made access to the Ballarat markets more convenient.

Possibly on the land originally acquired in 1864 (allotment 2 of Section 6), Edmund Sullivan built a dwelling and farm buildings. Here, Edmund and Elizabeth had another five children: Margaret (born 1863, Gordon), Catherine (born 1864, Egerton), Edward (born 1866, Egerton), Thomas James (born 1870, Gordon) and Michael John (born 1876, Gordon).¹⁵ Following their Irish Catholic heritage, the Sullivan family belonged to St. Patrick's Roman Catholic Church, Gordon.

Having secured his family's future through the establishment of a successful crop farm, and only two years after the birth of his last child, Edmund Sullivan died on 23 January 1878.¹⁶ By this time, he had acquired additional land, his property (valued at £1474.8.9) being described as follows:

All those pieces of land being part of allotment one and two Section Six Kerrit Bareet and Allotment Seven Section Three Kerrit Bareet and part of Urquharts pre-emptive allotment and known as Lot Four containing seventy one acres three roods and thirty five and a half perches, the improvements upon which consist of a five roomed wooden house, outbuildings and fencing.¹⁷

As set out in Edmund Sullivan's Will, the farm property was managed by his widow, Elizabeth Sullivan until his son Edward attained the age of 25 years in 1891, when he was to receive a half share.¹⁸ The other half share was bequeathed to Edmund's second son, Thomas James, when he attained the age of 25 years in 1895.¹⁹ It was in 1895 when Thomas James Sullivan married Miss Mary (Minnie) Sullivan, eldest daughter of P.F. Sullivan, proprietor of the Gordon Advertiser, Gordon.²⁰ The following year, 1896, Edward Sullivan divested his share of allotment 7A of Section 3 (52 Sullivans Road) to his brother, T.J. Sullivan.²¹

It appears that the existing timber dwelling at 52 Sullivans Road was built in 1896 as the family home of Thomas James and Minnie Sullivan known as 'The Pines'.²² They had six children: (Edmund Francis,

13 'Distinguished Pioneer Family', *op.cit.*

14 *Bungaree & District Historical Society Newsletter*, no. 40, October 2001 & Appendix No. 29, 'Statement Showing Dates of Opening and Length in Miles of the Different Sections of the Victorian Railways', 1919, *Commonwealth Parliamentary Papers*, 1929, National Archives of Australia, pp.86-90.

15 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

16 *Ibid.*

17 Edmund Sullivan, Probate Administration files, 1878, VPRS 28/P2 Unit 75 PROV.

18 *Ibid.* According to family history research by Maureen Davenport, Canberra, April 2015, Mrs Elizabeth Sullivan remarried in 1891 and relocated to Western Australia.

19 Sullivan, *op.cit.*

20 R. Huggins, Transcript of the *Gordon Advertiser*, 17 May 1895.

21 Certificate of Title, *op.cit.* Edward Sullivan appears to be owned and operated the Millbrook Hotel until 1892, when he advertised it for sale given that he was 'leaving the district.' See Huggins, *op.cit.*, 12 August 1892. According to Maureen Davenport, Edward Sullivan relocated to Western Australia. He enlisted for World War One on 21 August 1916 at the age of 49 years and 10 months. See <http://discoveringanzacs.naa.gov.au/Search/Persons?PlaceOfBirth=MILLBROOK&Page=2&Rows=15>

22 *Ibid.* A mortgage was taken out by T.J. Sullivan at this time, which further suggests that the dwelling was built at this time. The property was named 'The Pines' in a report on the marriage of Miss Agnes Veronica Sullivan to Francis John McGuigan in *The Advocate*, 14 June 1923, p.33.

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born c.1899), Patrick John (born 1900), Bridget Catherine Frances (born 1902), Agnes Veronica (possibly born c.1903-04), Thomas James (born c.1906) and Michael Gerard (born c.1909).²³ Throughout the ensuing years, Thomas James senior farmed oats and barley crops, ran 22 dairy cows and grazed 14 cattle, 10 pigs and 17 sheep as well as some other livestock.²⁴ He was also stricken by ill-health which caused his life to be cut short on 31 August 1912, as reported in *The Argus* newspaper:

Mr. T.J. Sullivan, a resident of Millbrook, was standing near the Ballarat West railway station on Saturday afternoon watching a funeral go by when he suddenly collapsed, and expired in a few minutes. He had for some time been under medical treatment, and as a certificate of the cause of death was forthcoming, an order for burial was given.²⁵

Thomas James Sullivan's property, 'The Pines', including the dwelling and outbuildings, and other farmland, was described in the Statement of Assets in his Probate in 1913:

All those pieces of land being part of Crown Allotments 2 & 2A Section 6 and part of Crown Section A Parish of Kerit Bareet County of Grant containing 35 acres 1 rood & 24 ½ perches more particularly described in Certificate of Title Vol 2616 Fol 523049. All that piece of land being Allotment 7A Section 3 same Parish and County containing 3 acres 3 roods and 7 perches. The improvements on the above land consist of an 8 roomed W.B. house pantry washhouse and Bathroom, 4 stall stable chaff house Dairy & separator room, Machinery shed, Copper house, Mens' hut, underground well, Spring, 4 tanks and fencing Valued at £35 per acre. Municipal assessment £82.²⁶

Valued at £1922.14.6, the property passed to T.J. Sullivan's widow, Minnie.²⁷ She remained at the property and in later years the property seems to have been farmed by her sons, Thomas James and Michael Gerard. Rear gabled additions were built on the north side of the dwelling, possibly during the interwar period. Ownership of 'The Pines' was retained by Minnie Sullivan until her death in 1944.²⁸ The property remained as part of Minnie Sullivan's Estate in the ensuing years and in 1969 Title was transferred to Thomas James Sullivan.²⁹ 'The Pines' continued to be owned by the Sullivan family until at least the late 20th century.³⁰

COMPARATIVE³¹

Historically, the property at 52 Sullivans Road, represents one of a small number of surviving farm properties first established in the Gordon and Millbrook areas in the 1860s. Other properties include:

- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the

23 Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

24 James T. Sullivan, Probate Administration files, 1913, VPRS 28/P3 Unit 388 PROV.

25 *The Argus*, 2 September 1912, p.14.

26 J.T. Sullivan, op.cit.

27 Certificate of Title, op.cit.

28 Ibid.

29 Ibid., vol. 8814 fol. 972.

30 Ibid.

31 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.

- 'Oakvale', 170 Donnellans Road, Gordon: over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named 'Oakvale'. The substantial two storey brick dwelling had been built by 1869.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former 'Lal Lal Gardens' established on 154 acres in 1861 by Isaac Westcott.³²

Architecturally, the hipped roofed form with projecting return verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung windows) comprising 'The Pines' at 52 Sullivans Road, Millbrook, represents a typical example of a Victorian style in the area in the 19th and very early 20th centuries. However, it is one of a small number remaining of this type in the Gordon and Millbrook area today. The other surviving examples are:

- St. Patrick's Presbytery, 10 Careys Road, Gordon, built in 1913. Designed by the architects, Kempson and Conolly, it is of brick construction and has an encircling post-supported verandah with curved lattice timber fascias and timber framed tripartite windows. It is comparable with 'The Pines' through the design and brick construction, but the Presbytery is more elaborate and intact.
- 'Erin's Vale', 161 Conroys Lane, Gordon, built possibly c.1890 (or possibly relocated to the site). Of timber construction, it has a post supported verandah and decorative cast iron valances and brackets. It is comparable to 'The Pines' in the hipped roof form, post-supported verandah and window openings, although the latter is a more intact and elaborate example.
- 'Woodlawn', 108 Donnellans Road, Millbrook, built in c.1874. This brick dwelling with a hipped roof form, rear double hipped wings and front post-supported verandah is directly comparable to 'The Pines', although it is not as elaborate, possibly as a result of being constructed several years earlier.
- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan (son of John Ryan, pioneer of Millbrook). It is built of brick and has a return post;-supported verandah with decorative cast iron detailing. There is a central front doorway and flanking timber framed double hung windows. The Late Victorian design is directly comparable architecturally to 'The Pines', although it is more elaborate. It shares a similar history with 'The Pines', having been established by an Irish Catholic settler, John Ryan, with his brother Patrick, in the early 1860s.
- Dwelling, 16 Tennyson Street, Gordon, built c.1872.³³ This dwelling has been altered and is missing a front verandah. It is in poor condition and low integrity. It does not appear to be directly comparable architecturally or historically to 'The Pines'.

At 602 Bungaree Wallace Road, Wallace, is a similarly-designed Late Victorian timber dwelling built in c.1882 for Patrick and Mary Linane, Irish Catholic farmers. This dwelling features a very similar Federation era gabled addition located at the rear and which projects beyond the side of the original dwelling.

³² 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

³³ See Plan of the Town of Gordon, op.cit.

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Overall, 'The Pines' at 52 Sullivans Road is a moderately intact, representative example of a small number of Late Victorian styled farm dwellings associated with Irish Catholic farmers and their children in the Millbrook and Gordon district.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former 'The Pines' Dairy

Place No. BA110

ADDRESS: Ballan-Egerton Road, Mount Egerton (property no. 153350)

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Condition: Fair-Poor**Integrity:** Moderate-High**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – palm tree**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that the condition and integrity of the dairy is confirmed by a site visit (with permission from the owner). There is no expectation for the building to be restored.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The former 'The Pines' dairy, Ballan-Egerton Road, Mount Egerton, has significance as a rare surviving example of a once ubiquitous building type in the western region of the Moorabool Shire. Possibly built in c.1902-05 for Patrick Cantwell, sheep farmer, registered dairyman and third son of a pioneer farmer of Ballan, Philip Cantwell of nearby 'Hunterston', the significant fabric includes: the hipped roof form with broad eaves clad in corrugated galvanised steel, rendered brick basement wall partially submerged in the ground with timber weatherboard walls above, small window openings, steps on the east side that lead to the basement entrance, exposed bearers and floor joists that form the ceiling to the interior of the basement, interior rendered basement walls, timber floor to the upper floor, coved ceiling to the upper floor, beaded edged timber lined ceiling and walls and rendered dado to the upper floor space and the vertically boarded door. The mature Canary Island

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Palm tree to the north-east of the dairy also contributes to the significance of the place as a legacy of the formal landscaping that once characterised 'The Pines' farm property.

How is it significant?

The former 'The Pines' dairy on the Ballan Egerton Road, Mount Egerton, has historical and architectural significance at a LOCAL level. '

Why is it significant?

The former 'The Pines' dairy on the Ballan Egerton Road, Mount Egerton, has historical significance as a physical embodiment of early 20th century dairy processes and cool storage associated with private farming in the Mount Egerton and Ballan areas (Criterion A). In particular, it has associations with Patrick Cantwell, sheep farmer and registered dairyman, who appears to have constructed the building between c.1902 and 1905.

The former 'The Pines' dairy on the Ballan Egerton Road, Mount Egerton, has architectural significance for demonstrating original and distinctive design qualities influenced by functional necessity in the broad, hipped roof form with wide eaves, partially-submerged rendered brick basement with upper timber weatherboard clad walls (Criteria D & E). The former dairy is a rare known surviving example of its type in the western region of the Moorabool Shire. The adjacent mature Canary Island Palm tree is also a feature of the site for its landmark visual qualities.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the former 'The Pines' dairy and palm tree and a curtilage of 3m from the walls of the dairy to the south and west, and from the trunk of the Palm tree from the north and east, as broadly shown in the following aerial image:



Source of base aerial: GoogleMaps.

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DESCRIPTION:

The former 'The Pines' dairy building has a substantial setback from the front boundary on the south side of the Ballan-Egerton Road, Mount Egerton. It is located within a rural setting, with open grassed surrounds, with mature gum trees to the west and a mature Canary Island Palm tree to the north-east. There are round, galvanised corrugated steel rainwater tanks on the east side.

The dairy building is characterised by a hipped roof form having very broad eaves. The roof is clad in corrugated galvanised steel. The roof is supported by a rendered, red brick basement wall that is partially submerged into the ground, which has small window openings. Above the basement walls are timber weatherboard clad walls with a timber framed window on the north side. The basement is accessed by a series of rendered brick steps on the east side (with a perimeter wall capped with lightly rendered soldier-coursed bricks. There is an early door opening with a vertically boarded timber door.

Internally, the basement has a rendered walls and exposed timber floor bearers and joists forming a ceiling to the floor above. The floor appears to be of masonry construction. The upper floor has a coved ceiling having exposed timber beams. The ceiling is clad in beaded edged timber lining boards that extend to form the upper wall cladding. There appears to be a rendered dado forming the lower portion of the walls. On one side is an early door opening with a vertically boarded door.

Overall, the building is in fair-poor condition. There is evidence of substantial rising damp in the basement as well as considerable wall cracks caused by lateral movement and particularly a drop in the central portion of the north wall. The exterior stairs have also cracked and moved. The exterior fabric shows signs of weathering in the rusted roof cladding, missing and loose guttering and deteriorated and missing weatherboard wall cladding.



Photo 2: Former 'The Pines' Dairy, 2014.

HISTORY:

Squatting and Early Settlement¹

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grand Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

The Cantwell Family & the 'The Pines' Farm

The site of the former 'The Pines' dairy formed part of the Bungeeltap Run first taken up by Cowie and Stead in the 1840s.² The large, 30,000 Run was subdivided in 1850, with the dairy being situated on Bungeeltap East licensed to D. Stead.³ The Run was forfeited by the then lessee, John Osborne, on 23 June 1868.⁴

On 21 August 1871, Peter Grant purchased the freehold to allotment H in the Parish of Bungal, comprising 146 acres, 2 roods and 39 perches.⁵ The following year in 1872, he sold it to James Gatherer Milne and William Henry Hancock, farmers of Gordon.⁶ They in turn sold the land to Patrick Cantwell on 16 April 1873.⁷ The land was sheltered and suitable for dairying and mixed farming.⁸

Patrick Cantwell was born in Tipperary, Ireland, in c.1836, the third son to Philip and Mary Cantwell (nee Egan).⁹ As a result of the potato famine of the mid-late 1840s, the Cantwell family emigrated to Victoria in 1850.¹⁰ In 1854, Philip Cantwell purchased 'Hunterston' homestead at 360 Ballan Egerton Road from William Patterson. He shortly after acquired land on the western side of the Moorabool River.¹¹ This land was to become Patrick Cantwell's "River paddock" in later years.¹² It appears to have been at 'Hunterston' where Patrick Cantwell developed his farming skills.

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 R. Spreadborough & H. Anderson, *Victoria Squatters*, Red Rooster Press, 1983, p.90.

3 *Ibid.*

4 *Ibid.*

5 Certificate of Title, vol. 467, fol. 298. See also Parish of Bungal Plan, 1967, VPRS 16171, PROV.

6 Certificate of Title, vol. 489 fol. 6890.

7 *Ibid.* & vol. 585 fol. 899.

8 This was the description given for the sale of a nearby property in the *Gordon, Egerton and Ballan Advertiser*, 12 February 1915, p.1.

9 http://search.ancestry.com.au/cgi-bin/sse.dll?g=ROOT_CATEGORY&=%2C&gsfn=Philip&gsln=Cantwell&gss=angs-d, 'Phillip Cantwell Married Mary Egan' at Family Tree Circles, <http://www.familytreecircles.com/phillip-cantwell-married-mary-egan-7321.html> &

R. Voullaire, 'Cantwell-L Archives', Rootsweb at Ancestry, <http://archiver.rootsweb.ancestry.com/th/read/CANTWELL/2003-02/1046300226>

10 D.D. Fraser & J.B. Ranken (eds.), *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, Ballan, 1962, p.15.

11 J.H. Walsh, 'Early Ballan No. 29' in the *Ballan Times*, 2 August 1917, p.3.

12 Patrick Cantwell, Probate Administration files, 1905, VPRS 28/P2 Unit 745 PROV.

Patrick Cantwell married Maria Bourke in 1865.¹³ They had six children: Mary Margaret (born 1868), Andrew (born 1870), Richard (born 1872), Bridget (born 1873), Patrick (born 1876) and an unnamed daughter (born and died 1877).¹⁴ Maria Cantwell also died in 1877 at the age of 36 years.¹⁵ In the following year, 1878, Patrick Cantwell married Margaret O'Sullivan. They had two children: James (born c.1884) and Eugene (born c.1885).¹⁶

Patrick Cantwell's marriage to Margaret O'Sullivan in 1878 might have given impetus for the improvement of his land comprising allotment H on the south side of Cantwell's Creek Road (now the Ballan-Egerton Road) at Cantwell's Creek (later known as Bungal and Mount Egerton. The earliest record of a tenement on the site is in 1879.¹⁷ Cantwell continued to farm the property (which was named 'The Pines'), primarily for sheep grazing. However, he was a registered dairy keeper in 1901-02, having 20 cows on a 'grassed paddock'.

Possibly as a consequence of the introduction of the Milk and Dairy Supervision Act in 1905 (whereby every dairyman was required, under penalty, to apply for registration to the local authority for the district¹⁸), the existing hipped roofed dairy with broad eaves, brick basement and upper timber weatherboard walls may have been constructed between 1902 and 1905. Much of the basic design concept for Cantwell's dairy building reflected the 'practical points' for a separator room for a small dairy outlined by the dairy expert P.J. Carroll in 1908:

A separator room is most convenient when placed close to the cowshed, but detached from same, with due regard to prevailing winds and drainage, &c. The separating room, no matter how well it may be kept, is not a suitable place for the storage of cream, as such should be removed immediately after separating is completed. The class of separating room will depend entirely on the kind of cowshed buildings and conveniences. The dairy should ... be a separate building erected in a convenient place, not too close to the cowshed or other building with perfect drainage, light, and cleanly surroundings, due regard being also had to the prevailing winds. The building may be constructed of wood or galvanized iron – if of the latter, I would recommend that the iron be nailed on the inside of the studs, thus providing a smooth impervious surface easily cleansed. The eaves should project well over the wall with an open space to provide free circulation of air under the roofing. These openings would require to be closed in with wire netting of a small mesh to prevent birds from getting in. Windows, with hinges for opening, should be placed in a convenient position to give sufficient light and ventilation; window and door openings should be covered with wire mesh shutters. Shaft ventilator should be placed on the roof and ventilators on the three walls on a level with the floor. The bottom board may be placed on hinges in order to flush out floor with fresh air when necessary and dry same after washing down. The floor should be of brick and cement or concrete, well laid down on a solid foundation, with fall to one end to a gutter to carry off drainage and water used in flushing.¹⁹

13 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

14 Ibid.

15 Ibid.

16 Ibid.

17 The first entry in the Ballan Shire Rate Books, VPRS 5557/P0 Unit 1 PROV (Ballarat) is 1879, which suggests that the farm was improved at this time.

18 *Official Year Book of the Commonwealth of Australia*, no.4, 1911, pp.1118-1119.

19 P.J. Carroll, 'Dairy Farming: Practical Points for Producers' in the *Journal of Agriculture*, 10 October 1908, p.605.

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On Patrick Cantwell's death on 4 November 1905,²⁰ his "Homestead paddock" included 'an eight roomed weatherboard house, dairy, stables, barn and sheds' was valued at £587. In addition to his large stock of sheep, he also had 17 cows.²¹

'The Pines' farm passed to Cantwell's widow, Margaret.²² With her sons, James and Eugene, Mrs Cantwell continued to primarily run sheep on the farm in the ensuing years.²³ In 1914, the farm dwelling was saved from a bushfire.²⁴ Title for the property was transferred to Eugene Cantwell in 1917.²⁵ He had been granted conditional exemption from the Exemption Court at Ballan from serving in World War One in 1916 on the basis that it was the 'sole support of widowed mother.'²⁶ In 1919, Eugene Cantwell acquired 178 acres of land known as "Kernan's" from the estate of the late Patrick Hickey.²⁷

On 28 July 1921, Eugene Cantwell married Eileen Luby at St. Patrick's Cathedral, Melbourne.²⁸ Miss Luby was the eldest daughter of Mr and Mrs P. Luby of 'Rosin Dhu', East Brunswick.²⁹

Eugene Cantwell continued to own and farm 'The Pines' until 1954 when the property was sold to Cornelius Patrick Toohey, a farmer from Millbrook.³⁰ The homestead and outbuildings (apart from the dairy) were removed in later years.



²⁰ *The Argus*, 7 November 1905, p.1.

²¹ Cantwell, op.cit. The statement of assets of 1905 in Cantwell's probate specifically listed a dairy, which had not been listed in 1901-02 in the list of registered dairy keepers in the Ballan Shire, which suggests that the building was constructed between 1902 and 1905.

²² Certificate of Title, op.cit.

²³ See various references to the selling of livestock by Margaret, James and Eugene Cantwell 1910-1919, including *The Argus*, 26 January 1910, p.10, 28 November 1914, p.16, Ballarat Star, 19 July 1916, p.3 & 19 June 1918, p.3.

²⁴ *The Argus*, 20 February 1914, p.8.

²⁵ Certificate of Title, op.cit. & vol. 4066 fol. 164.

²⁶ *Ballan Times*, 19 October 1916, p.3.

²⁷ *The Argus*, 29 November 1919, p.21.

²⁸ *Ibid.*, 3 September 1921, p.11.

²⁹ *Ibid.*

³⁰ Certificate of Title, vol. 7930 fol. 480.

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Figure 1: Former 'The Pines' dairy, exterior, n.d. [c.1990s].
Source: June Huggins, Ballan.



Figure 2: Former 'The Pines' dairy, eaves detail, n.d. [c.1990s]. Source: June Huggins, Ballan.



Figure 3: Former 'The Pines' dairy, steps detail, n.d. [c.1990s]. Source: June Huggins, Ballan.

Figure 4: Former 'The Pines' dairy, basement interior, n.d. [c.1990s]. Source: June Huggins, Ballan.



Figure 5: Former 'The Pines' dairy, interior, n.d. [c.1990s].
Source: June Huggins, Ballan.

COMPARATIVE

Throughout the 19th and early 20th centuries, small dairies on private farms were ubiquitous throughout Victoria. In 1901-02, there were 150 dairymen and dairywomen in the Ballan Shire, including 32 dairies at Ballan, Ballark, Beremboke, Bungal (near Morrisons), Bungeeltap, Doctors Creek, Gordon, Greendale, Ingliston, Korweinguboora, Mount Egerton, Mount Wallace and Myrniong.³¹ In 1925, there were 61,549 cow-keepers in the state.³² By far the majority of butter made at this time was in factories, with

³¹ J. Huggins, 'Registered Dairy Keepers Shire of Ballan 1901-02' in *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 4, no.7, March 1997, pp.5-7.

³² A.M. Laughton, Government Statist, *Victorian Year-Book 1928-29*, H.J. Green, Government Printer, Melbourne, 1928-29, p.583.

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95,454,295 lbs. made in factories compared to 5,395,087 made on farms.³³ These statistics reflect the changing conditions in the manufacture of dairy produce from the private farm to the factory in the early 20th century.

The former 'The Pines' dairy is one of only two known surviving private dairies in the Mount Egerton and Ballan area. The other dairy, 'Springbank', was established by David Wilson in c.1870. A bluestone vernacular building with a steeply-pitched hipped roof clad in galvanised corrugated steel, Wilson's dairy processes as a butter-maker became well known. Wilson might therefore have been influential on the construction of and processing within Cantwell's dairy. The importance of David Wilson on improvements in dairy processing was given on his death in *The Argus* in 1899:

He [Wilson] was born at Glasgow, and arrived in Melbourne in 1854, in the clipper Marco Polo. After being employed in the city for two years he leased an area of land from the late Dr. Hope, at Native Creek, near Inverleigh, and carried on sheep farming till 1870, when he left the district, having suffered heavy losses through the droughts in 1868 and the following year. Soon afterwards he selected land at Mount Egerton; near Ballarat, where he established the well-known Springbank Dairy, and brought his name into prominence as a butter-maker, frequently gaining prizes for that article, and also for cheese, at various agricultural shows. He was one of the first to import a De Laval cream separator, having read in a Scottish newspaper of the success of the machine in Denmark and Sweden. After this his butter was more largely sought after, both in the Melbourne and Ballarat markets, and he took advantage of every opportunity of impressing on his fellow farmers the necessity of obtaining a separator if they wished to make dairying a successful industry. It was, however, at the Jubilee Exhibition, Melbourne, in 1887, that Mr. Wilson laid the foundation of the butter export trade. With the view of educating farmers and others in the modern system of butter-making, the Agricultural Department decided to fit up a working buttery factory, on a small scale, at the exhibition, and Mr. Wilson was asked by the Minister of Agriculture of the day to take control of it. ... Large estates, which were until recent years sheep-walks, have been divided into dairy farms, worked on the share system, and in that way supports numerous families.³⁴

33 *Ibid.*

34 *The Argus*, 28 August 1899, p.7.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. WAL03

ADDRESS: 634 Bungaree Wallace Road, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **Yes – mature Cypress trees at front & rear**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance, condition, integrity and possible significance of any outbuildings at the rear of the dwelling are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Murphys Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 634 Bungaree Wallace Road, Wallace, is significant as a tangible legacy of the progress and success of the pioneering Linane family from the 19th century and as a representative example of the Late Victorian style in the area. Built in 1900-01 for James Linane, farmer and son of Patrick and Mary Linane, immigrant Irish farmers, the property remained under Linane family ownership throughout the remainder of the 20th century. While the dwelling has experienced some alterations and additions, the Late Victorian style design is clearly discernible. The significant fabric includes: single storey height, hipped roof forms, projecting bullnosed verandah (front portion), timber weatherboard wall cladding, corrugated sheet metal roof cladding, cast iron valances and brackets to the front verandah, dichromatic brick chimney, narrow eaves with timber brackets, central timber framed front doorway with sidelights and highlights, four paneled timber front door, timber framed double hung windows, moulded timber architraves and the timber window sills. The mature Cypress trees at the front and rear of the dwelling also represent significant fabric.

How is it significant?

The dwelling at 634 Bungaree Wallace Road, Wallace, has historic and aesthetic significance at a LOCAL level.

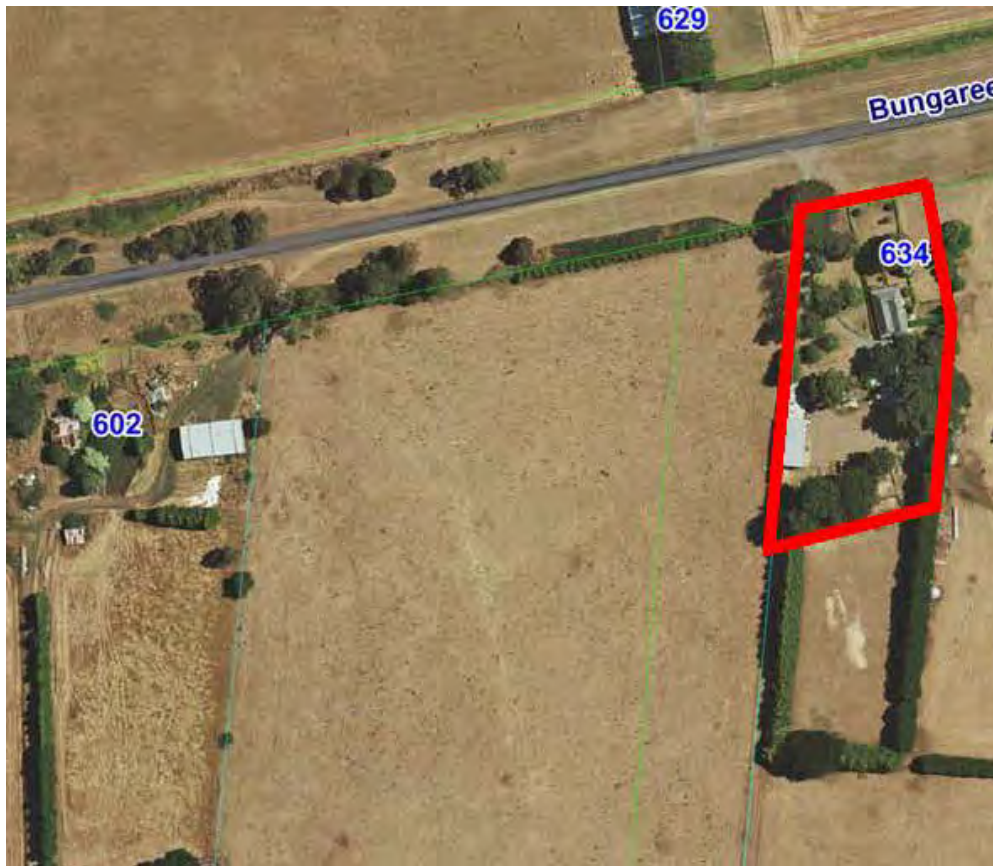
Why is it significant?

The dwelling at 634 Bungaree Wallace Road, has historical significance for its enduring associations with farming at Wallace throughout the 19th and 20th centuries, which, along with other farms established for the period was one of the hallmarks of the progress of the area (Criterion A). In particular, the property has longstanding associations with the pioneering Linane family, and particularly James Linane, farmer son of the Irish Catholic immigrants, Patrick and Mary Linane, who settled at Wallace in c.1878 (Criterion A). The dwelling is a physical legacy of second generation farming in the area, having been built as the family home of James and Norah (nee Kennedy) Linane in 1900-01 prior to their marriage in 1902. James Linane's life was cut short in 1913 but the property remained occupied his wife, Nora and her children until c.1922. Both children of James and Nora, Mary Kathleen and Thomas James took up vocations with the Roman Catholic Church. The property was subsequently occupied by Nora's brother in law, Patrick Linane and his wife, Mary. They continued to farm the property until Patrick Linane's death in 1946. The property passed to the next generation of the family at this time. It is one of few in the Bungaree and Wallace area with longstanding associations with the one farming family.

The dwelling at 634 Bungaree Wallace Road has aesthetic significance as a moderately intact and representative example of the Late Victorian style (Criterion D). Although extended at the rear and with a verandah addition on the west side, the original Late Victorian design qualities are especially discernible in the hipped roof forms, front post-supported verandah with cast iron valances and brackets, dichromatic brick chimney, narrow eaves with timber brackets, front door opening and the double hung windows. It is most comparable with a small number of other Late Victorian styled dwellings at Bungaree, including 'Mayfield' at 196 Lesters Road, 'Clare Place', 64 Torpys Road, and the dwelling at 535 Bungaree Wallace Road. The mature Cypress trees at the front and rear of the dwelling are remnants of the early setting and make an important aesthetic contribution.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the property as shown in the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The dwelling at 634 Bungaree Wallace Road, Wallace, is located on a substantial, elongated rectangular rural allotment. There is a large front setback defined by an open grassed area, hedges (including a hedge on the front boundary), perimeter garden beds and a range of shrubs and trees (including mature eucalypts), a pointed timber picket fence with expressed posts on the western portion of the front boundary and a mature Cypress tree that forms the entrance to the driveway. Also at the front, the hedge returns along the eastern boundary. The driveway on the west side provides access to the rear of the dwelling where there are a number of outbuildings and a large gravelled area flanked by several trees. A mature Cypress tree dominates at the rear.

The single storey, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form at the front and long double hipped roof forms at the rear (suggesting that the original rear hipped roofs have been extended). There is a post-supported bullnosed verandah that projects at the front and returns along the west side. The return portion appears to have been constructed when the dwelling was extended at the rear. The existing verandah posts have replaced the original timber posts and pilasters. The cast iron brackets and valances at the front appear to be original. There are also cast iron bracket and valances of a different pattern on the introduced west return portion of the verandah. The roofs are clad in corrugated sheet metal and there are narrow eaves with paired timber brackets and decorative diamond panelling between. Projecting above the roofline on the east side is a dichromatic chimney. It has been extended in more recent times.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling

Place No. WAL03

ADDRESS: 634 Bungaree Wallace Road, Wallace

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The front façade of the dwelling has a symmetrical appearance. There is an early central timber framed door opening with sidelights and highlights, and four panelled timber door (with flywire door in front). Flanking the door opening are two early timber framed double hung windows. There are early moulded timber architraves and timber window sills. There are other early windows on the sides. On the west elevation are also introduced windows and doors.



Photo 2: Dwelling, 634 Bungaree Wallace Road, front and side (west) elevations, 2009.



Photo 3: View of front setting of the property at 634 Bungaree Wallace Road, including the mature Cypress tree at the front on the west side, 2014.



Photo 4: View showing front timber picket fence and part of front hedge, 634 Bungaree Wallace Road, 2014.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

History of the Dwelling at 634 Bungaree Wallace Road

In the 1859, William John Turner Clarke, pastoralist and landowner of Tasmania, purchased Crown Allotment 2 of Section 11 in the Parish of Warrenheip, comprising 184 acres, 2 roods and 7 perches.²

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² Warrenheip Parish Plan, July 1952, VPRS 16171 PROV.

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PLACE NAME: Dwelling

Place No. WAL03

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He also acquired several of the adjoining allotments as part of his sheep grazing empire.³ Allotment 2 of Clarke's land was sold to Edward Weaver, farmer of Warrenheip in 1874.⁴ In 1882, the western part of allotment 2 comprising 80 acres was acquired by Patrick and Mary (nee Blood) Linane, immigrant farmers from County Clare, Ireland.⁵ The central part of allotment 2 had been sold to the English Quaker, Robert Lesters of Bungaree, while the eastern most portion comprising 59 acres, 1 rood and 23 perches had been taken up by W. Smith.⁶

It appears that Patrick Linane had earlier been lured to the Ballarat goldfields as in 1867 he seems to have purchased three shares in the Great Redan Extended Gold Mining Company.⁷ Patrick and Mary Linane had eight children, the first seven being born in Ballarat: Michael (born 1861), Thomas (born 1863), James (born 1866), Margaret (born 1868), Kate (born 1870), Patrick (born 1872) and William (born 1874).⁸ The eighth child, Mary Jane was born in 1878 and her birth was registered at Warrenheip.⁹ This might suggest that the Linane family had relocated to Wallace by this time, and to the timber dwelling at 602 Bungaree Wallace Road which was probably built for them.



Figure 1: Former Linane family home, 602 Bungaree Wallace Road, Bungaree.

In 1900-01, Patrick Linane's son, James, had acquired W. Smith's 59 acres comprising the eastern portion of Crown allotment 2.¹⁰ He built the existing dwelling at 634 Bungaree Wallace Road at this time in anticipation of his marriage to Miss Norah Kennedy in 1902.¹¹ They had two children: Mary

³ Ibid. H. Anderson, 'Clarke, William John (1805-1874)' in *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/clarke-william-john-1902/text2247>, published first in hardcopy 1996, accessed online 8 July 2015, briefly described Clarke's substantial sheep grazing enterprises in Victoria.

⁴ Land Application 15864, Land Information Centre, Laverton.

⁵ Ibid. Further details on Linane's ownership might be given in Land Application 206104.

⁶ Ibid.

⁷ *The Ballarat Star*, 21 August 1867, p.4.

⁸ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

⁹ Ibid.

¹⁰ See Buninyong Shire Rate Book (North Riding), 1900-01, VPRS 13490/P1 Unit 30 PROV (Ballarat).

¹¹ Victorian Births, Deaths and Marriages Indexes, op.cit.

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Kathleen (born 1906) and Thomas James (born 1910).¹² Both children were to later take up vocations with the Roman Catholic Church.¹³

Tragedy struck the family in 1913 with the death of James Linane from pneumonia at the age of 44 years.¹⁴ His real estate included the property at 634 Bungaree Wallace Road which was described as follows:

All that piece of land being part of Allotment 2 of Section 11 Parish of Warrenbheip County of Grant containing 59 acres 1 rood 23 perches on which are erected 5 roomed W.B. dwelling house 3 stalled stable, machine shed, cow shed and pigsty. It is subdivided in four paddocks by post and rail and post and wire fencing. It is occupied by deceased at the time of his death.¹⁵

Bequeathed to his wife, Nora, the property was valued at £1475.18.6.¹⁶ In 1914, the *Ballarat Courier* advertised a clearing sale of horse, cattle, implements and 20 acres of growing potatoes 'on the farm of the late James Linane, a quarter of a mile from the Wallace Railway Station':

Brophy, Foley and Co. instructed by the administrator of the Estate of the late James Linane, well sell by public action, as above.

The lots comprise 2 heavy draught horses, 3-year old filly, 4-year old filly unbroken, 2 ponies broken-in to saddle and harness and one unbroken, 2 milch cows, 2 fat heifers, 2 store heifers, 1 year old heifer, and 3 calves.

Reaper and binder, seed-drill, disc harrows, roller, d.f. plough, c.f. plough, dray and frame, timber dray, gig, 2 potato boxes, ladders, tarpaulins, horse-rugs, quantity of harness, and a lot of useful sundries.

Also 19 bags of oats and stack of straw.¹⁷

Norah Linane and her children remained at 634 Wallace Bungaree Road until c.1922 when they relocated to Ballarat East.¹⁸ On Norah Linane's death in 1934, *The Advocate* gave the following obituary:

There passed away in a private hospital in Ballarat on Sunday, 14th inst., Mrs. Nora Linane, of Victoria-street. Born at Springbank 63 years ago, she was the daughter of the late Thomas and Margaret Kennedy, pioneer residents of that district. She married the late Mr. James Linane, who predeceased her about twenty years, and for some considerable time she resided at Wallace. About twelve years ago she came to Ballarat East, where she had resided since. With the members of her family, she was a most popular personality, and made hosts of friends. A devout churchwoman, she became a valued member of St. Alipius' congregation, and the fact that she was given two children, one daughter and one son, to the Church is sufficient evidence of her faith. Her obsequies were marked by a striking proof of her popularity. The remains were removed to St. Alipius' Church, where, on the Tuesday morning, in the presence of a great gathering of relatives and friends, Requiem Mass was celebrated for the repose of her soul by Rev. J.H. Gleeson. Also present in the sanctuary were: Revs. H. Patton (Bungaree), B. McDermott (Ballarat East), and Rev. T. Linane (son of

12 Ibid. Thomas James Linane is incorrectly named as Thomas Peter Linane.

13 See *The Advocate*, 25 January 1934, p.22.

14 *The Argus*, 25 October 1913, p.23.

15 James Linane, Probate Administration files, 1913, VPRS 28/P3 Unit 422 PROV.

16 Ibid.

17 *The Ballarat Courier*, 14 March 1914, p.12.

18 *The Advocate*, *op.cit.*

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PLACE NAME: Dwelling

Place No. WAL03

ADDRESS: 634 Bungaree Wallace Road, Wallace

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deceased), who is at present undergoing his ecclesiastical training at St. Patrick's College, Manly. The servers of the Mass were Messrs. J. Shelley, J. Smith, and L. Monk (students of Corpus Christi College). The funeral took place after the Mass to the Gordon Cemetery, and was very largely attended, many cars joining in along the route. Amongst the family mourners were Sister Therese, of Sydney (daughter), and Thomas (son). The casket-bearers were Messrs. Thomas and John Linane, Francis and Thomas Kennedy, and Ray Costello (nephews), and Patrick Sullivan. The Rev. G. Gavan Duffy, of Gordon, read the burial service, assisted by the above-named clergy and Rev. Bro. B. Healy, of St. Alipius' Christian Brothers' School, Ballarat East. Messrs. A.W. Hager and Sons had charge of the mortuary arrangements. R.I.P.¹⁹

Although the Buninyong Shire Rate Books between 1933-34 and 1940-41 listed the property at 634 Bungaree Wallace Road as being owned by the Estate of Mrs Nora Linane, it was not included in her Inventory of Assets in 1934.²⁰ It seems that the property was farmed by her brother in-law, Patrick Linane junior, after the death of James Linane. He was recorded as the occupier of the property in 1933-34 and again in 1940-41.²¹ This suggests that he had taken up occupation of 634 Bungaree Wallace Road after Norah Linane's removal in c.1922. It seems that ownership of the property had been transferred to Patrick Linane prior to Norah Linane's death in 1934.

Patrick Linane had married Miss Mary Theresa Clifford in 1918.²² Miss Clifford was the fourth child of Timothy and Mary Clifford, Irish immigrants and pioneers of Gordon.²³ Timothy Clifford first established a bakery at Mount Egerton in c.1865, being relocating to Gordon where he operated a bakery and store at 82 Main Street from c.1877.²⁴ The business was also operated by Mrs Mary Clifford who was a local entrepreneur, having acquired several properties in the Gordon area from the later 19th century.²⁵

Patrick and Mary Linane lived at 634 Bungaree Wallace Road for all of their married life until the death of Patrick Linane in 1946.²⁶ Having no children, Mrs Linane's nephew, James Stanley Linane (son of William Linane – who was the brother of Patrick and James Linane) also occupied the property at this time.²⁷ In 1947, the property passed to James Stanley Linane and William Michael Linane (another son of William Linane).²⁸ Mrs Mary Linane may have relocated to Kew at this time as she died there at a private hospital in 1955.²⁹ The property at 634 Bungaree Wallace Road remained under Linane family ownership until 2001.

19 *Ibid.*

20 Nora Linane, Probate Administration files, 1934, VPRS 28/P3 Unit 2522 PROV.

21 See Buninyong Shire Rate Books, *op.cit.*, 1933-34, 1940-41.

22 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

23 See heritage citation GOR035, 82 Main Street, Gordon, for further details.

24 *Ibid.*

25 *Ibid.*

26 Patrick Linane junior, Probate Administration files, 1946, VPRS 28/P3 Unit 4416 PROV.

27 M. Davenport, 'Clifford/Hogan Family notes', manuscript prepared by Maureen Davenport, Canberra, & Buninyong Shire Rate Book, *op.cit.*, 1946-47.

28 Certificate of Title, vol. 7007 fol. 325.

29 The Argus, 29 December 1955, p.13.

COMPARATIVE³⁰

Historically, the dwelling at 634 Bungaree Wallace Road represents one of a number of surviving farm properties established by pioneering farmers and/or continued by second generation farmers of pioneer families in the Ballan, Bungaree, Millbrook and Wallace areas. Other properties with similar associations to the area include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer. Stylistically, 'Stirling Park' is not directly comparable to the dwelling at 634 Bungaree Wallace Rad.
- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively. Stylistically, 'Summerhill' is not directly comparable to the dwelling at 634 Bungaree Wallace Road.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896. The design of 'Llandeilo' is not comparable to the dwelling at 634 Bungaree Wallace Road.
- 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree: The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has several similar characteristics to the dwelling at 634 Bungaree Wallace Road, particularly the hipped roof forms, post supported verandah and timber construction.
- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and the existing Federation styled timber dwelling was built in 1907. 'Sunny Rise' is not comparable stylistically to the dwelling at 634 Bungaree Wallace Road.
- Dwelling, 100 Murphys Road, Bungaree: built in c.1899 for Charles Trigg, son of the pioneer farmer, John Trigg. Charles worked his farm until 1928 when it was taken over by his son, Albert. Charles' brother, William, owned an adjoining farm and his other brother, Frederick, assisted Charles' son on the farm in the 1920s. The hipped roof forms, post-supported bullnosed verandahs, timber construction, windows and the diamond eaves panelling at 634 Bungaree Wallace Road are comparable with the design of the dwelling at 100 Murphys Road.
- 'Lal Lal Gardens', 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former Lal Lal Gardens established on 154 acres in 1861 by Isaac Westcott.³¹ The dwelling at Lal Lal Gardens is comparable architecturally to the dwellings at 535-537 Bungaree Wallace Road.

³⁰ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

³¹ 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

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PLACE NAME: Dwelling

Place No. WAL03

ADDRESS: 634 Bungaree Wallace Road, Wallace

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- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. Stylistically, the hipped roofed dwelling with a post-supported verandah is comparable to the dwelling at 634 Bungaree Wallace Road. The dwelling at 91 Ryans Road appears to have a more intact verandah.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. The main portion of the dwelling is comparable architecturally to the dwelling at 634 Bungaree Wallace Road.
- 'Mayfield', 196 Lesters Road, Bungaree: this property was established by the English Quaker, Robert Lester in 1866. A dwelling had been constructed by 1869 but the existing dwelling appears to have been constructed later (it was extant by 1890) and was possibly relocated to the site. The hipped roof forms and post-supported verandah, together with its timber construction, are directly comparable to the dwelling at 634 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road, built c.1912 for David Grigg who worked the farm in partnership with his brother, Arthur until the 1950s. The hipped roof dwelling of timber construction with a projecting post-supported verandah is directly comparable to the dwelling at 634 Bungaree Wallace Road.
- Dwelling, 97 Westcotts Road, built in c.1892 for Mark Ellwood, farmer. The property was farmed by three generations of the Ellwood family. The timber dwelling has hipped roof forms and a return post-supported bullnosed verandah with decorative cast iron valances and brackets and it is directly comparable to the dwelling at 634 Bungaree Wallace Road.

Architecturally as a type, Victorian and Late Victorian styled dwellings were common to the Bungaree and Wallace areas. There are a number of similar surviving dwellings as the dwelling at 634 Bungaree Wallace Road including:

- 'Hawthorn Farm', 145 Bungaree Wallace Road.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- Dwelling, 100 Murphys Road.
- Dwelling, 720 Bungaree Wallace Road.
- 'Mayfield', 196 Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Clare Place, 64 Torpys Road.
- Dwelling, 97 Westcotts Road.

The more comparable dwellings include 'Mayfield', 196 Lesters Road, 'Clare Place', 64 Torpys Road, the dwelling at 97 Westcotts Road and the dwelling at 535 Bungaree Wallace Road. They all feature hipped roof forms and projecting verandahs with cast iron valances and brackets.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Dwelling & Store (former Holden's Chaff Mill Operations)

Place No. WAL04-05

ADDRESS: 720 Bungaree Wallace Road, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 5.1: Manufacturing from Crops
 Theme 5.4: Commerce
 Theme 6.1: Building Towns
 Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate- Altered**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (former store only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that the provenance, condition, integrity and possible significance of any outbuildings at the rear of the site are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Bungaree Wallace Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling & Store (former Holden's Chaff Mill Operations)

Place No. WAL04-05

ADDRESS: 720 Bungaree Wallace Road, Wallace

Assessment Date: Feb 2016

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling and former general store at 720 Bungaree Wallace Road, Wallace, have significance for their associations with the substantial chaff cutting, grain crushing and hydraulic hay pressing works established by Thomas Holden in 1883 and continued by his son, G.F. Holden, MLA, from 1889. The former general store is a very rare surviving example of a building constructed to sell general produce in the western region of the Moorabool Shire. It appears to have been built in c.1897, along with the neighbouring Late Victorian styled dwelling, following the destruction by fire of the original buildings in 1894. The dwelling is also significant as representative (albeit altered) example of the Late Victorian style in the Bungaree, Millbrook and Wallace area, being comparable in composition, construction and detail to a small number of other dwellings. There may be archaeological remnants of the early chaff cutting and hay pressing works at the rear of the property, although these buildings were removed from the site in 1937.

The significant fabric of the dwelling includes: front hipped roof forms with projecting minor gabled roofs at the front and side, return post-supported bullnosed verandah (on the front and west sides only) with cast iron valances and brackets, corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, single storey height, dichromatic brick chimneys, narrow eaves with decorative timber brackets, roundels and diamond panelling, front timber framed door opening with sidelights and highlights, side timber door opening with highlight, panelled timber doors, timber framed double hung windows (including the elaborate double hung tripartite window in the front gable end), moulded timber architraves and the timber window sills.

The significant fabric of the general store includes: gabled roof form clad in corrugated sheet metal, face brick front façade, dichromatic brick chimney on the east side, segmentally-arched central front door and flanking shopfront window openings with curved stop-chamfered reveals and brick voussoirs, rendered window sills, and the six paned timber framed shopfront windows.

How is it significant?

The dwelling and former general store at 720 Bungaree Wallace Road, Wallace, have historic and aesthetic significance at a LOCAL level.

Why is it significant?

The dwelling and former general store, 720 Bungaree Wallace Road have historical significance as a locally unique legacy of the prosperity of Holden's chaff mill, grain crushing and hydraulic hay pressing works first established by Thomas Holden, a produce merchant of Geelong, in 1883 (Criterion A). The business was continued by his son, George Frederick Holden, M.L.A. and Councillor with the Buninyong Shire Council (Criterion H). The dwelling and general store represent the surviving fabric of a once substantial mill operation constructed by the Keeble Brothers for G.F. Holden in c.1897, following the destruction by fire of the original buildings in 1894. Holden's chaff mill produced chaff and hay that was exported interstate as well as to South Africa for the Australian Light Horse in the Boer War. It was an important local employer in the late 19th and very early 20th centuries and although the mill buildings were removed in 1937, there is a strong presumption of archaeological potential in the rear yard (Criterion C). In addition, G.F. Holden made an important contribution to community and commercial life in Wallace and the surrounding area, as a local Councillor and Member of Parliament, Secretary of the Millbrook Butter Factory, member of the Methodist Church and a Freemason in the mid 1890s to early 1910s.

The dwelling at 720 Bungaree Wallace Road has aesthetic significance as a representative example of the Late Victorian style (Criterion D). While the dwelling has rear additions and an extension to the original return verandah, it demonstrates many original Late Victorian design qualities in the hipped

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and gabled roof forms, dichromatic brick chimney, narrow eaves with decorative timber brackets, roundels and paneling, return post-supported bullnosed verandah (on the north and west sides only, including the cast iron brackets and valances) and in the window and doors. Stylistically, the dwelling is most comparable to a small number of Late Victorian styled houses at Wallace, including the dwelling at 634 Bungaree Wallace Road and the dwelling at 97 Westcotts Road.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the property as shown in the following aerial image:



Source of Aerial Image: Moorabool Shire Council.

DESCRIPTION:

The dwelling and store at 720 Bungaree Wallace Road, Wallace, are located on a large irregular shaped allotment on the south side of the road. The narrow portion of land at the rear extends to the railway reserve on the west side. There are wide side setbacks and a substantial rear yard largely characterised by open grassed areas and a number of native and Cypress and other exotic trees. Also at the rear are a number of outbuildings. A gravelled driveway and parking area is situated between the dwelling (on the east side of the property) and the store (located on the west side). A well-maintained hedge (approximately 1300 mm high) and scrolled metal and woven wire pedestrian and vehicular gates are situated on the front boundary to the dwelling. The neighbouring general store is located on the front boundary.

The single storey, asymmetrical, timber weatherboard, Late Victorian styled dwelling is characterised by a main hipped roof form at the front, together with minor gabled roof forms that project at the front and side (west side). These gables are linked by an early post-supported bullnosed verandah. This verandah has been extended in 2009 across the front of the front gabled wing, returning along the east side of the dwelling. At the rear, the early double hipped roof forms have also been extended further southwards. The roofs are clad in corrugated Colorbond. There are narrow eaves with decorative

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timber brackets having roundels and diamond panels between. Three early dichromatic brick chimneys are a feature of the roofline. Other early fabric includes the front timber framed door opening with sidelights and highlights, side timber door opening with highlight, panelled timber doors, timber framed double hung windows (including the elaborate double hung tripartite window in the front gable end), moulded timber architraves and the timber window sills. A feature of the design is the return bullnosed verandah. It is supported on introduced square timber posts (which appear to have replaced original square stop chamfered posts with moulded timber capitals and timber pedestals) and adorned with early cast iron valances and brackets on the front and north sides (this cast iron decoration has been replicated on the recent verandah extensions).

Overall, the dwelling appears to be in good condition and of moderate integrity. Although it has experienced alterations and additions with the rear extensions and extensions to the verandah, the original Late Victorian design is clearly discernible.



Photo 2: Dwelling, 720 Bungaree Wallace Road, front and side (west) elevations, 2014.



Photo 3: Dwelling, 720 Bungaree Wallace Road, 2009, when the verandah was extended across the front gabled wing and along the east side.

To the west of the dwelling is the former general store. This modestly scaled, single storey, face brick, gabled Late Victorian vernacular style building has a central early gable roof form. Flanking the main gable on the east and west sides are skillion-roofed additions with brick parapets on the front façade (the west wall has corrugated sheet metal cladding). These additions appear to have been constructed in the early 20th century (after 1901). The roofs are clad in galvanised corrugated steel. A post-supported skillion verandah extends across the front façade and represents a later addition, possibly constructed in the early 20th century (post 1901). An early dichromatic brick chimney is a feature of the roofline on the east side. Other early features include the central door opening and flanking shopfront window openings on the front façade. They have segmentally-arched heads and curved stop-chamfered reveals, and are accentuated by brick voussoirs and rendered sills. The timber and glazed door with sidelight appears to have been introduced. The six paned timber framed shopfront windows are early. On the side wing additions are front door openings with timber doors as well as a timber framed three paned shopfront window in the west wing. The building has been enhanced in recent years by the removal of overpainting across the front brick façade.

Overall, the former store is good condition (when viewed from the road) and of moderate integrity.



Photo 4: Former Store, 720 Bungaree Wallace Road, 2014.



Photo 5: Former Store, 720 Bungaree Wallace Road, 2009 prior to the removal of the introduced overpainting.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

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Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

History of Dwelling & Store (Chaff Cutting, Grain Crushing & Hydraulic Pressing Works)

In c.1860, William John Turner Clarke, pastoralist and landowner of Tasmania, purchased Crown Allotment 3 of Section 11 in the Parish of Warrenheip, comprising 116 acres and 31 perches.² He also acquired several of the adjoining allotments as part of his sheep grazing empire.³ In 1878, Robert McClelland, a farmer, acquired 26 acres and 31 perches of part of Clarke's landholdings.⁴ The following year in 1879, a portion of McClelland's land was acquired as a railway reserve as part of the construction of the branch railway line between Warrenheip and Gordon.⁵ McClelland soon established a 65 acre farm on the western part of his land, near the Wallace Railway Station.⁶ There, he built a seven-roomed villa, barn, stable and sheds, and established a fruit and vegetable garden.⁷

In 1883, McClelland leased an eastern portion of his land adjoining the railway line to Robert Kitchen and Thomas Holden, merchants.⁸ There, they established a chaff mill operation. By 1890, the partnership between Kitchen and Holden had been dissolved and Holden continued the business at Wallace under a new lease with McClelland.⁹ At this time, he had acquired new machinery as outlined in the *Gordon Advertiser*:

As an evidence that this district is making headway, Mr. T. Holden, proprietor of the Wallace Chaff Mills, owing to increasing business, has gone to a large expense in erecting new and improved machinery.

I visited the mills on Thursday and was courteously received by the genial proprietor who showed me over the establishment. I inspected the new machinery which is really first-class and works admirably. There is a ten inch cylinder stationary engine, two feet stroke with a continuous drop lubricator and Silver's patent governors, with steel boiler, 16 feet by 4 feet 6 inches, by Healer & Co, Atlantic Dock, Brooklyn, New York.

2 Warrenheip Parish Plan, July 1952, VPRS 16171 PROV.

3 Ibid. H. Anderson, 'Clarke, William John (1805-1874)' in *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/clarke-william-john-1902/text2247>, published first in hardcopy 1996, accessed online 8 July 2015, briefly described Clarke's substantial sheep grazing enterprises in Victoria.

4 Certificate of Title, vol. 1033 fol. 498.

5 Ibid.

6 *Gordon Advertiser*, 23 May 1893 in *Bungaree & District Historical Society Newsletter*, no. 42, April 2002.

7 Ibid.

8 Certificate of Title, op.cit.

9 Ibid.

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The machinery was purchased from Mr. Cowley, Eureka iron works Ballarat East and is fitted up with the latest improvements.

Mr. Holden deserves great credit for his enterprise and I have no doubt his confidence in the district will be fully justified by results.¹⁰

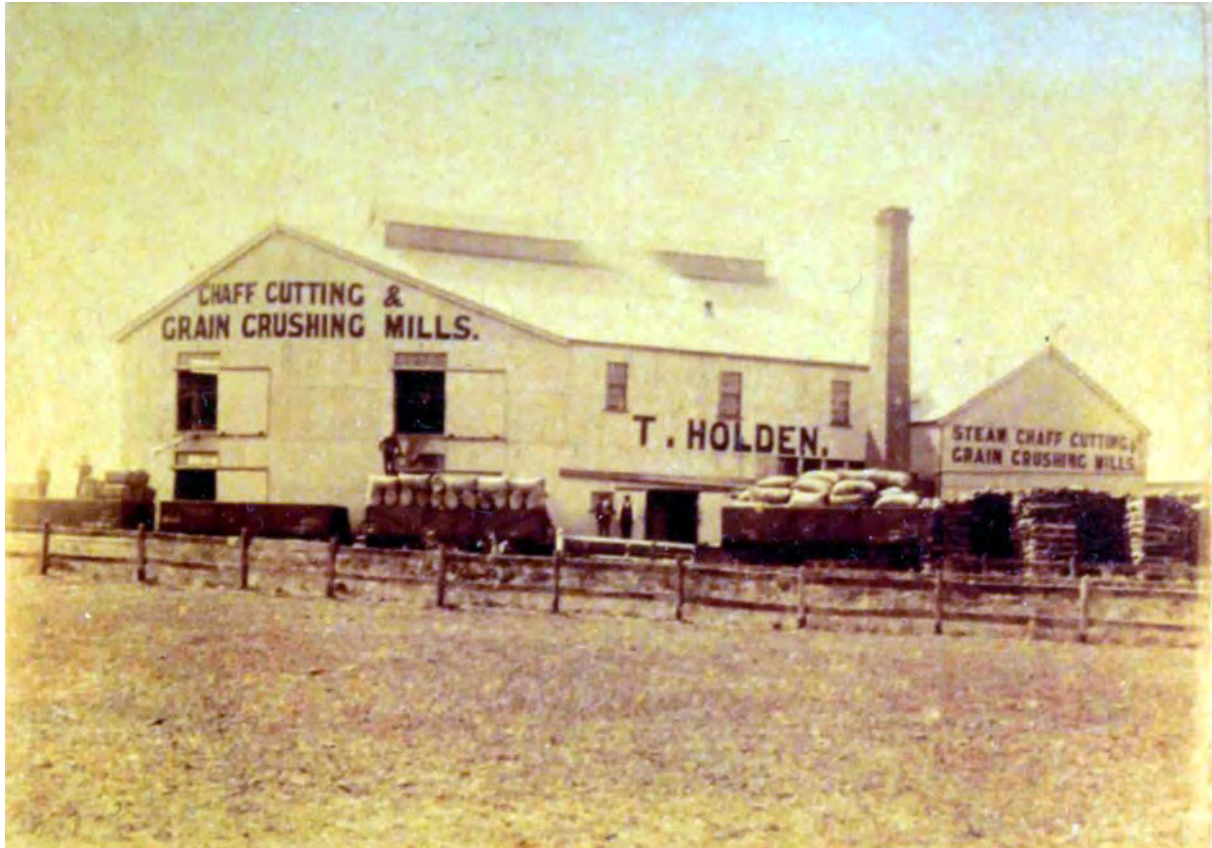


Figure 1: Holden's Chaff Cutting & Grain Crushing Mills, Wallace, n.d. [c.1890].

Source: Geelong Heritage Centre collection, Geelong.

Born in 1839, Thomas Holden arrived in Geelong as a child in 1847.¹¹ In 1865, he married Miss Mary Hague, daughter of a pioneer wool exporter, George Hague, who founded a woolbroking business in Geelong.¹² Holden established a produce business in Mercer Street, Geelong, and it was from there where his success as a produce merchant began and prospered.¹³ He built up a large business and was a big supplier of the outside markets.¹⁴ He was known to plan well and maintain straight dealings in commercial circles which won him the respect of his clients.¹⁵ Thomas Holden was a member of the Geelong Chamber of Commerce for many years and he served as a Geelong City Councillor for the Villamanta Ward.¹⁶ Holden was also 'widely esteemed and he generously supported every movement

¹⁰ *Gordon Advertiser*, 10 September 1890 in *Bungaree & District Historical Society Newsletter*, no. 39, June 2001.

¹¹ I. Wynd, 'Holden, George Frederick (1868-1924)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/holden-george-frederick-6703/text11569>, published first in hardcopy 1983, accessed online 17 July 2015.

¹² *Victorian Births, Deaths and Marriages Indexes*, Department of Justice, Melbourne.

¹³ *Ibid.* & *Geelong Advertiser*, 30 November 1923, p.6.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ *Ibid.*, 24 May 1916.

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associated with his [Methodist] church and Sunday School' at Ashby.¹⁷ Thomas and Mary Holden had six children all born in Geelong: Albert Thomas (1866), George Frederick (1868), Percy Hague (1869), May Louise Elizabeth (1873), Arthur John (1876) and Gertrude Mary Ellen (1883).¹⁸ Throughout the 1880s, it appears that Thomas Holden shared his time between his produce store in Geelong and his chaff milling operation at Wallace.¹⁹

In 1885, Thomas Holden's second son, G.F. Holden, relocated to Wallace.²⁰ Having been educated at the Geelong State School, he was first employed at the age of 13 years in the office of his uncle's firm, George Hague and Co., in 1883.²¹ In 1889, G.F. Holden managed his father's chaff milling operations at Wallace.²² One of his key endeavours was to negotiate with the Victorian Railways Department the construction of a chaff siding adjacent to the mill in 1892.²³ The siding was open to traffic in 1893.²⁴ In 1894, tragedy struck with the complete destruction of the premises by fire. As reported in *The Argus*:

The fire which broke out on Sunday evening at the hay and corn store of Mr. Thomas Holden, of Wallace, resulted in the total destruction of the premises and plant. The main building is of galvanised iron, and is 120 ft. long by 56ft. wide, and 40ft. high. This structure, with the vast quantity of sheaves inside, was completely wrecked, whilst the shed containing the chaff-cutting machinery was also destroyed. The damage is estimated at fully £2,000, whilst the insurance only amounts of £350. The city and town brigades [from Ballarat] sent their engines out, but the city engine broke down, and did not reach Wallace until 2 o'clock this morning. The Eastern Fire Brigade engine arrived at the fire at 11 o'clock last night, and did good work. Mr. Holden has not the slightest idea as to the cause of the fire.²⁵

Notwithstanding the major setback of the fire, in 1897 Thomas Holden purchased the chaff mill land that he had previously leased from Robert McClelland.²⁶ It was at this time when G.F. Holden took full control of the business.²⁷ He soon contracted the Keeble brothers to construct a new chaff mill, grain crushing and hydraulic hay pressing works.²⁸ The substantial complex was completed by 1899 and in addition to the mills, a timber dwelling and a brick general store were built fronting the Main Road. Holden was successful in gaining a large contract with the Australian Army to supply chaff for the Australian Light Horse in the Boer War, South Africa (1899-1902).²⁹ The scale of Holden's milling operations was detailed in *Ballarat and District in 1901*:

17 *Ibid.*, 30 November 1923, p.6. See also *Spectator and Methodist Chronicle*, 7 July 1916, p.865.

18 Victorian Births, Deaths and Marriages Indexes, op.cit..

19 Holden was listed as secretary of the Ashby Wesleyan Sunday School, Geelong West, in 1883, a position he eventually held for 53 years – see *Geelong Advertiser*, op.cit. He was also named as a consignee of goods received at the Geelong railway Station in 1890 (*Geelong Advertiser*, 3 March 1890, p.4), the same year *The Argus* listed Holden as a general merchant of Wallace – see *The Argus*, 13 June 1890.

20 *Ballarat and District in 1901: a concise history of its rise, progress and present prosperity in its mining, engineering, agriculture, art trade and manufactures*, Periodicals Publishing Co., Melbourne, 1901, pp.200-201.

21 Wynd, op.cit.

22 *Ballarat and District in 1901*, op.cit.

23 A. Waugh, 'Gordon – Wallace' in *Victorian Signalling Histories*, no. 85, version 1.0, November 2005, p.5.

24 *Ibid.*

25 *The Argus*, 22 May 1894.

26 Certificate of Title, op.cit.

27 Wynd, op.cit.

28 *Bungaree & District Historical Society Newsletter*, no. 15, November 1994. The Bungaree Shire Rate Books (north Riding), 1893-1904, list the same net annual value of £75 for the property and a house is listed for the first time in 1900-01. See VPRS 13490/P2 Units 1-2 PROV.

29 *Ibid.* & *Ballarat and District in 1901*, op.cit.

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Mr. Geo. Frederick Holden, the proprietor of the steam chaff-cutting and hydraulic hay-pressing works, opposite the railway station at Wallace, near Ballarat, is a chaff, grain and produce merchant as well, and carries on a very extensive business. ... He is a shipper in a large way of hay, chaff and potatoes to Queensland, Western Australia and New South Wales, and is doing a very large trade at the present time with South Australia also. Mr. Holden's large private dwelling is situated near the works, and on the property there are also six dwellings, occupied by the families of some of his employees. The property is well laid out with large stables and extensive buildings for the protection of rolling stock, and stands on about seven acres of land. The establishment was started some nineteen years ago by Mr. Holden's father, who for forty years has been carrying on a large concern in Geelong. The buildings on the ground, six in number, comprise chaff-cutting and hydraulic pressing works, fitted up with two large chaff-cutters, and two large-sized bagging machines, two grain-crushing machines, hydraulic press, and American baling press by Dederick and Co., of New York, beside sundry small machinery, all driven by a horizontal engine of 12-inch cylinder and 2ft. stroke. Another building is a grain and hay store; it contains a large lift worked from the main engine, above described. All these buildings and the general store are lighted by acetylene gas. This is also supplied to the stables, private dwelling-houses and buggy sheds, some forty-one lights being kept going ... water is laid on throughout all the buildings, supplied from a deep well and pumped up to elevated tanks which hold about 10,000 gallons. The pump is driven from the main engine by a wire rope over 300 feet in length. There is a railway siding off the main Ballarat line, which runs into the mills, and a branch leading to the grain and hay stores, the locomotives of the railway Department doing all the necessary haulage. The buildings are situated on the main road from Ballarat to Melbourne. A general store fronts the main road, and in it a large business is done with the farmers from the surrounding districts. Mr. Holden does a very large export business of compressed fodder for South Africa and in potatoes, the produce of the district which are sent to South Australia. Everything about the premises indicates thrift, energy and enterprise.³⁰

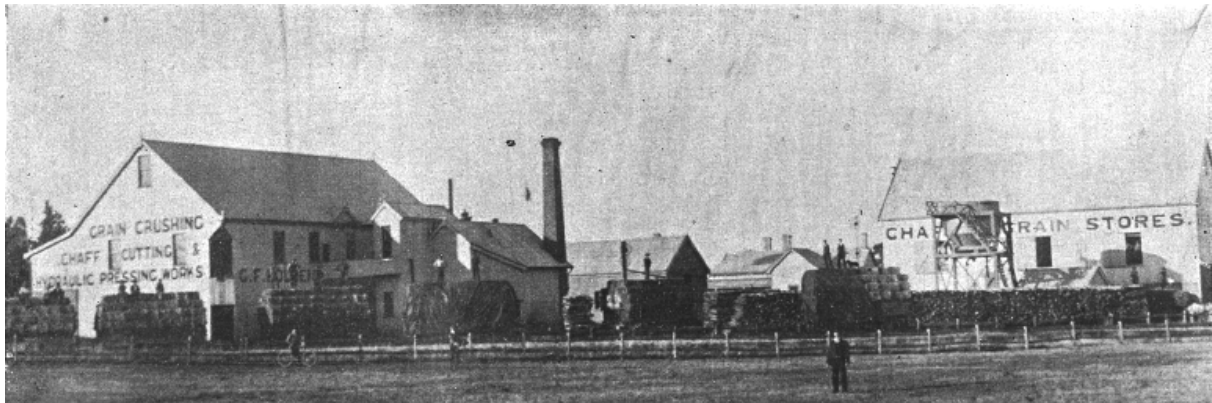
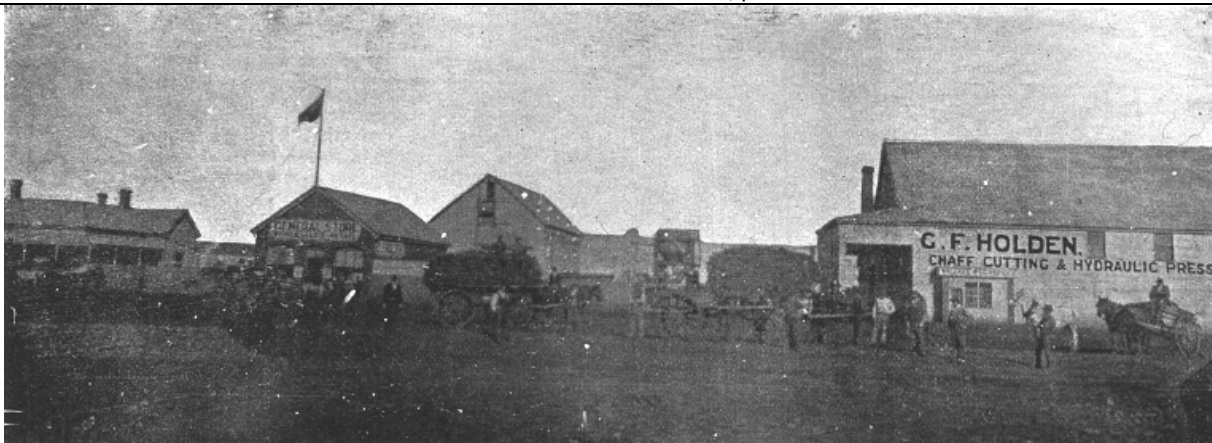


Figure 2: Holden's Chaff Cutting, Grain Crushing & Hydraulic Pressing Works, Wallace, 1901.

Source: *Ballarat and District in 1901*, plate 329.



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Figure 3: Holden's Chaff Cutting, Grain Crushing & Hydraulic Pressing Works, Wallace, 1901, front view. Note the existing dwelling on the far left and the existing general store in the centre. Source: *Ballarat and District in 1901*, plate 330.



Figure 4: Holden's Chaff Cutting, Grain Crushing & Hydraulic Pressing Works, Wallace, 1901, view from north-east corner. Source: *Ballarat and District in 1901*, plate 331.



Figure 5: Holden's Chaff Cutting, Grain Crushing & Hydraulic Pressing Works, Wallace, 1901, showing a group of employees. Source: *Ballarat and District in 1901*, plate 332.

Ownership of the milling operation passed to G.F. Holden in 1902.³¹ Like his father, G.F. Holden was committed to improving the business by exploiting the latest technology. In 1900, he had imported an hydraulic hay press from England that was capable of pressing 25 tons of hay per day. In late October 1903, Holden patented a machine for compressing chaff.³² The *Ballan Times* gave the following description:

Mr. G.F. Holden, M.L.A., has invented and built a machine for compressing chaff, by means of which a ton of fodder can be compressed into a space of 40 cubic feet. The new machine, which has been subjected to extensive and sever tests at this Wallace establishment, compresses the fodder, binds it with canvas and clamps it with hoop iron, which is locked with an ingeniously contrived key. The whole of the process is automatic, and so powerful is the pressure exerted that the chaff is compressed into a solid block.³³

³¹ Certificate of Title, vol. 2645, fol. 876.

³² G.F. Holden, Patent Application No. 21072, 31 October 1903, microfiche, State Library of Victoria.

³³ *The Ballan Times*, 21 July 1904 in *Bungaree & District Historical Society Newsletter*, no. 24, February 1997.

It was also at this time when Holden established the "Anchor Brand" trademark for 'compressed hay, chaff, bran, oats, and other cereals as fodder for horses and other cattle.'³⁴



Figure 6: Holden's "Anchor Brand" trademark, 1903.

Source: *Victoria Government Gazette*, 11 November 1903, p.3628.

G.F. Holden had married Miss Minnie Elizabeth Ireson in 1889.³⁵ They had five children: Eva May (born 1889, registered at Ballarat), Doris (born 1896, registered at Millbrook), Ada (born 1889, registered at Millbrook), Frederick Charles (born 1894, registered at Millbrook) and George Eric (born 1904, registered at Millbrook).³⁶ G.F. Holden also followed his father in contributing to the local and wider community. In 1896, he was elected a Councillor for the North Riding of the Buninyong Shire, serving as President in 1898.³⁷ It was also in 1896 when Holden became a Director of the Wallace Butter Factory and held the office of secretary for 12 years.³⁸ In 1900, he was elected a Member of the Legislative Assembly for the Warrenheip electorate.³⁹ As a State politician, Holden was instrumental in the establishment of the Wallace State School in 1901, where some of his children were to attend.⁴⁰ With his wife, Holden relocated to 'St. Helen's', a mansion house on Corio Bay, North Geelong, in 1902.⁴¹ From this time he worked closely with the Premier, Sir Thomas Bent in creating the bill to establish the Geelong Harbor Trust and in 1905 he was appointed its first chairman.⁴² He subsequently did not seek re-election as a Councillor with the Buninyong Shire Council in 1904.⁴³ In 1905, he became chairman of the Geelong Harbor Trust and in 1913 he was appointed chairman of the Melbourne Harbor Trust.⁴⁴ As a consequence, he relinquished his seat in the Legislative Assembly⁴⁵ and relocated

³⁴ *Victoria Government Gazette*, 11 November 1903, p.3628.

³⁵ Victorian Births, Deaths and Marriages Indexes, op.cit.

³⁶ Ibid.

³⁷ *Ballarat and District in 1901*, op.cit. & 'Holden, George Frederick' in *Re-Member*, Parliament of Victoria online, 17 July 2015.

³⁸ *Gordon Advertiser*, 3 July 1908 in *Bungaree & District Historical Society Newsletter*, no. 61, April 2009.

³⁹ 'Holden, George Frederick' in *Re-Member*, op.cit.

⁴⁰ *Gordon Advertiser*, 9 August 1901 in *Bungaree & District Historical Society Newsletter*, no. 39, June 2001.

⁴¹ Wynd, op.cit.

⁴² Ibid.

⁴³ *Geelong Advertiser*, 11 January 1913.

⁴⁴ Ibid.

⁴⁵ Ibid.

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to South Yarra. Holden was also a Freemason.⁴⁶ Described as 'domineering and uncompromising', he was also known for showing 'great organizing ability.'⁴⁷ He died at his home on 15 August 1934.⁴⁸



Figure 7: George Frederick Holden, n.d. Source: 'Holden, George Frederick' in Re-Member, Parliament of Victoria online.

At Wallace in 1926, G.F. Holden had sold two portions of his chaff milling property. His dwelling and store were purchased by Ellen Breen, a farmer of Springbank.⁴⁹ A committed Methodist, Holden also transferred a small southern-most parcel of land to the newly-formed Church Trustees of the Wallace Methodist Church: John Jackson Downey, Albert Edward Tinney, Arthur Albert Foster, Peter Shearer, William Alfred Dehnert, William Brereton Norton and William Mark Ellwood.⁵⁰ Holden had maintained ownership of the chaff mill buildings on the main central portion of his land, although it appears that the business had been wound up. In 1937, following Holden's death, his remaining 4 acre chaff mill establishment was advertised for auction, along with 'large galvanised-iron buildings and cottage for removal.'⁵¹

On 19 August 1937, the chaff mill land was sold to John Breen, a farmer of Wallace.⁵² John Breen was the husband of Mrs Ellen Breen who ran a grocery business in the store purchased (with the dwelling) from Holden in 1926. She continued business until ownership was transferred to her son, James Stanislaus Breen, in 1940.⁵³ He operated the store until 1949 when it was sold to Tinney Brothers and Hanrahan Pty Ltd.⁵⁴ In 1955, it was acquired by Eric F.E. Anstey and Mrs Lena Anstey of Brunswick and in the following year the property passed to Robert and Margaret Maskell, and William and Barbara Kemp, storekeepers of Melbourne.⁵⁵ Two years later in 1957, Robert and Catherine Ferguson of

46 'Holden, George Frederick' in *Re-Member, op.cit.*

47 Wynd, *op.cit.*

48 *Ibid.*

49 Certificate of Title, *op.cit.*

50 *Ibid.*

51 *The Argus*, 20 February 1937, p.4.

52 Certificate of Title, vol. 6137 fol. 229.

53 *Ibid.*

54 *Ibid.*

55 *Ibid.*

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Tottenham were the owners.⁵⁶ In 1964, they sold it to Hugh and Phyllis Bain and in 1965 it passed to Douglas Bain, a businessman of Templestowe until his death the following year in 1967.⁵⁷ His widow, Mrs Stanella Bain sold the property to Roderick and Sylvia Sergeant in the same year.⁵⁸

In 2009, additions were constructed to the dwelling and the verandah was extended at the front of the gabled wing and along the east side. In recent years, the paint has been removed from the former general store and the building converted into a bed and breakfast establishment.

COMPARATIVE⁵⁹

The former general store at 720 Bungaree Wallace Road is one of a very small number of surviving late 19th and early 20th century buildings in the western region of the Moorabool Shire associated with the sale of produce, and particularly chaff and hay. Other surviving buildings include:

- Former Ballan Masonic Hall, 92 Inglis Street, Ballan: this parapeted brick building was constructed in 1910 as a hay and corn store for W.E. White. The building was converted into a masonic hall in 1927 and this use continued until 2009. Like the former general store at Wallace, this building has experienced some alterations and additions, but the early character is clearly discernible.
- Top Shop Bungaree General Store, 322 Bungaree Wallace Road, Bungaree:⁶⁰ Thomas Chalmers built a store at this location in c.1877. In 1903, it was purchased by Alfred Rice who operated a produce store, drapery and ironmongery until 1924 when it was sold to William and Jessie Pearse. They sold it to Allan and Harry Tinney, produce merchants and chaff mill operators in 1925. The store experienced several alterations in later years (c.1940s) and the adjoining dwelling seems to have been replaced at this time. The store has low integrity.

Architecturally, the dwelling at 720 Bungaree Wallace Road, Wallace, is one of a number of surviving Late Victorian and Federation styled dwellings in the Millbrook, Bungaree and Wallace area. Other comparable examples that feature similar roof compositions and post-supported front and/or return verandahs with decorative cast iron detailing, timber framed door openings and windows, and brick chimneys include:

- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896. The asymmetrical composition and projecting gabled composition of 'Llandeilo' is comparable to the dwelling at Wallace, as is the introduced verandah along one side. Both dwellings have experienced alterations but their original designs are clearly discernible.
- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and

56 Ibid.

57 Ibid.

58 Ibid.

59 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

60 See Certificates of Title, vol. 989 fol. 635, vol. 2740 fol. 896, & *Ballarat Courier* Christmas Supplement, 13 December 1911 in *Bungaree & District Historical Society Newsletter* no. 3, April 1991.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Dwelling & Store (former Holden's Chaff Mill Operations)

Place No. WAL04-05

ADDRESS: 720 Bungaree Wallace Road, Wallace

Assessment Date: Feb 2016

the existing Federation styled timber dwelling was built in 1907. The hipped and gabled composition, return post-supported verandah, composition and scale of 'Sunny Rise' is directly comparable to the dwelling at Wallace, although 'Sunny Rise' is more intact.

- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. The hipped roofed forms and post post-supported verandah is comparable to the dwelling at Wallace, although the dwelling at Millbrook is of brick construction and has a different composition (there are no projecting gables).
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896 as the family home of the farmers, James and Minnie Sullivan. The dwelling has hipped roof forms and projecting gabled wing at the side (which may be an early addition) and return post-supported verandah. The composition is comparable with the dwelling at Wallace and both dwellings are of moderate integrity.
- Dwelling, 97 Westcotts Road, Wallace, built in c.1892 for Mark Ellwood, farmer. This property was the home of three generations of the Ellwood family. The dwelling has a principal hipped roof form at the front and a minor project hipped roofed wing at the side. There is a return post-supported bullnosed verandah with decorative cast iron detailing. While the composition of this dwelling varies from the dwelling at 720 Bungaree Wallace Road, both dwellings share similar stylistic detailing. The dwelling at 97 Westcotts Road appears to be of moderate-high integrity.
- Dwelling, 634 Bungaree Wallace Road, built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century. This dwelling appears to have a verandah addition on the west side and it therefore has similar integrity as the dwelling at 720 Bungaree Wallace Road.

Architecturally as a type, Victorian and Late Victorian styled dwellings were common to the Bungaree and Wallace areas. There are a number of similar surviving dwellings as the dwelling at 720 Bungaree Wallace Road including:

- 'Hawthorn Farm', 145 Bungaree Wallace Road.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- 'Mayfield', Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Clare Place, 64 Torpys Road.
- Dwelling, 634 Bungaree Wallace, Road, Wallace.
- 'Wellwood', 97 Westcotts Road, Wallace.

The more comparable local examples include the dwellings at 634 Bungaree Wallace Road and 97 Westcotts Road, the latter appearing to be the most intact.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former 'Maryville' Stables

Place No. WAL08

ADDRESS: 4 Erin Court, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Condition: Fair-Poor**Integrity:** Moderate-High**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that the condition and integrity of the stables building are confirmed by a site visit (with permission from the owner).

While restoring and adapting the former stables building would be an ideal heritage outcome to ensure its long term viability, there is no expectation for this to occur.

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The former 'Maryville' stables at 4 Erin Court, have significance as a rare known surviving example of farming and agricultural development at Wallace and in the broader western region of the Moorabool Shire constructed in the 1860s. Built in c.1869 for John Carroll, an immigrant Irish farmer, the brick stables formed part of his 'Maryville' property (first established in c.1862) until his death in 1901 when the farm passed to his nephew, Richard Carroll junior, farmer, director of the Wallace and Millbrook Butter Factory and owner of the Maryville Hotel, Wallace. The significant fabric of the Victorian vernacular building includes: elevated single storey height (with attic), gabled roof form clad in

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former 'Maryville' Stables

Place No. WAL08

ADDRESS: 4 Erin Court, Wallace

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corrugated galvanised steel, face brick wall construction, segmentally-arched window and door openings accentuated by three courses of brick voussoirs, two-paned ground floor windows, timber framed ground floor door opening with highlight, and the round-arched timber ventilator openings in the gable ends accentuated by two courses of brick voussoirs.

How is it significant?

The former 'Maryville' stables building at 4 Erin Court, Wallace, has historic and aesthetic significance at a LOCAL level.

Why is it significant?

The former 'Maryville' stables at 4 Erin Court, has historical significance as a tangible legacy of farming and agricultural development at Wallace from the 1860s (Criterion A). Built c.1869 for John Carroll, Irish immigrant farmer, the stables formed part of Carroll's 'Maryville' farm that he first established in c.1862. He lived and farmed the property until his death in 1901. The farm passed to his nephew, Richard Carroll junior and he farmed and lived there until his death in 1949. From the early 20th century, Richard Carroll was also a director of the Wallace and Millbrook Butter Factory and owner of the Maryville Hotel, Wallace.

The former 'Maryville' stables at 4 Erin Court, Wallace, have aesthetic significance as a rare and substantial example of the Victorian vernacular style for a stables building in the town and more broadly, in the western region of the Moorabool Shire (Criteria D & E). The Victorian vernacular design is especially identified in the elevated gabled roof form clad in corrugated galvanized steel, face brick wall construction, and in the segmentally-arched openings distinguished by courses of brick voussoirs. Stylistically, the 'Maryville' stables is comparable to only a few known other stables buildings in this part of the Shire, including the Lal Lal homestead stables, Lal Lal, stables at 9921 Western Highway, Leigh Creek, and police stables at 74 Inglis Street, Ballan.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the small portion of the property as shown in the following aerial image:



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The former brick stables at 4 Erin Court, Wallace, are located on a contextually large and irregularly shaped allotment, a consequence of the subdivision of the originally larger allotment that comprised the 'Maryville' farm. The stables are centrally located on the open grassed site, having a substantial setback from Erin Court, a more recent thoroughfare. In the south-west corner of the site (corner of Bungaree Wallace Road and Erin Court) is a later 20th century gabled brick dwelling.

The elevated single storey, face brick, Victorian vernacular styled former stables building is characterised by a gable roof form clad in corrugated galvanised steel. At the northern end, the roof cladding is missing, exposing the brickwork of the gable infill and the timber roof battens (this has occurred since 2009). Only part of the gutter remains on the west side and it is loose from the fascia.

Early features of the building include the segmentally-arched window and door openings accentuated by three courses of brick voussoirs. There are two-paned windows at ground floor level (the glazing missing) and a single timber framed door opening with highlight. The building has an attic and in the gable ends are round-arched timber ventilator openings also accentuated by two courses of brick voussoirs.

Overall, the building is in fair-poor condition. There is evidence of falling and rising damp in the brickwork, rusted and loose roof cladding, and dilapidated timber work to the windows doors and louvres. However, the building appears to have moderate-high integrity when viewed from outside the property.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former 'Maryville' Stables

ADDRESS: 4 Erin Court, Wallace

Place No. WAL08

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Photo 2: Former stables, 4 Erin Court, west elevation, 2009.



Photo 3: Former stables, 4 Erin Court, west and south elevations, 2014.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

History of the former 'Maryville' Stables

On 11 August 1859, John and Francis Carroll, Irish immigrant farmer brothers, acquired 116 acres and 31 perches of farmland comprising allotment 4 of Section 10 in the Parish of Warrenheip for the consideration of £232.7.9.² It appears that John Carroll took sole ownership of the land soon after.

John Carroll was born in c.1818 in Ireland, the son of Dalton and Catherine (nee Odell) Carroll.³ Possibly lured by the Ballarat goldfields in the 1850s, he emigrated to Victoria. Between 1859 and 1862, it appears that John Carroll rented his land at Wallace (then variously referred to as Bungaree and Warrenheip) to J.P. Smith.⁴ By late 1862, Carroll had established a crop farm at Wallace, and had built a timber dwelling, storehouse, and an outbuilding.⁵ He soon had success in growing wheat, as his crop was responsible for winning first prize in a winter exhibit prepared by a Mr Harrison of Ballarat at the Ballarat Agricultural and Pastoral Society's Grain Show in 1868.⁶ The exhibit was claimed to have been 'one of the heaviest shown for some time.'⁷ It was also in 1868 when Carroll became a trustee of the land for St. John's Anglican Church, Bungaree.⁸

In February 1869, Carroll suffered heavy losses with the destruction of his property by a bushfire. It was reported in *The Argus*:

The whole farm of Mr. John Carroll, with the exception of a corner on which he, happily, has his dwellinghouse, was black from the ground, which was as bare as a well-swept roadway, to a height

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 Crown Grant no. 5525 in Land Application no. 64079W, Land Information Centre, Laverton.

3 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

4 *The Star* (Ballarat), 10 November 1862, p.4 & 5 February 1863, p. 1S.

5 The buildings are mentioned in *The Argus*, 23 December 1868, p.6, 23 February 1869, p.6 and *Ballarat Star*, 25 February 1869, p.2.

6 *The Ballarat Star*, 30 March 1868, p.4.

7 *Ibid.*

8 *The Argus*, 23 December 1868, p.6.

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of forty or fifty feet up the trunk of the trees, which grow very thickly in that locality. Mr. Carroll could not inform us of the amount of his loss, but besides his storehouse and fencing he had 500 bushels of wheat, 400 bushels of oats and eleven or twelve tons of hay in his hayrick.⁹

The damage totalled £300 and Carroll was not insured.¹⁰

It seems that Carroll constructed the existing brick stable in 1869, following the devastating bushfire. He continued to live and farm 'Maryville' until his death in 1901. Valued at £1722.4.0, the property was described as:

All that piece of land being part of Allotment 4 Section 10 Parish of Warrenheip County of Grant containing 101 acres 1 rood and 9 perches or thereabouts on which is erected a 6 roomed Weather Board House with Brick Stable – and Coach House and usual farm outbuildings and fencing.¹¹

Unmarried, John Carroll bequeathed the 'Maryville' property to his nephew, Richard Carroll, as outlined in his Will:

I give to my nephew Richard Carroll all my freehold estate. I request my trustee to send ten pounds to my nephew in Ireland the son of my brother Dalton Carroll with a request that they pay it to such members of the Smith family as are in need of it, money borrowed by me from Fred Smith. The rest I give to Charles Carroll who has suffered from bad eye sight and may not be able to earn a living and if he dies before me then I give it to the aforesaid Richard Carroll. My funeral and testamentary expenses and the expenses of carrying out the trusts of this my will to be paid by my nephew Richard out of his share.¹²

Richard Carroll was born in 1868, the fourth child to Richard and Frances (nee Abernathey) Carroll.¹³ They lived and farmed at Wallace. Richard Carroll senior was also the founding chairman of directors of the Wallace, Millbrook and District Buttery Factory and Creamery Company Ltd at Wallace from 1893.¹⁴ Richard junior also became a director of the Buttery Factory.¹⁵ He married Miss Hannah Patience Smith in 1891 and they had three children: Richard Enoch (born 1892, died 1893 at Inglewood), Vera Hannah (born 1895, registered at Carlton North) and Pearl Irene (born 1904, registered at Bungaree).¹⁶

Richard Carroll junior continued working the farm established by his uncle. In 1913, he sold merinos at the Flemington Fat Stock sales.¹⁷ The following year he suffered 'from the severe attack of pleurisy and pneumonia', confining him to bed for two months.¹⁸ He had also purchased the Harp of Erin Hotel adjoining his farm, which he renamed the Maryville Hotel by 1915, following the name of his property.¹⁹ By 1925, his farm had been decreased to 88 acres, although by 1930 it had increased to

⁹ *The Argus*, 23 February 1869, p.6.

¹⁰ *The Ballarat Star*, 25 February 1869, p.2.

¹¹ John Carroll, Probate Administration files, 1901, VPRS 28/P2 Unit 599 PROV.

¹² Will of John Carroll, Probate Administration files, VPRS 7591/P2 Unit 326 PROV.

¹³ Victorian Births, Deaths and Marriages Indexes, op.cit.

¹⁴ *Ballarat and District in 1901: a concise history of its rise, progress and present prosperity in its mining, engineering, agriculture, art trade and manufactures*, Periodicals Publishing Co., Melbourne, 1901, p.201.

¹⁵ *The Australasian*, 9 September 1916, reported that Richard Carroll had been re-elected a director of the company.

¹⁶ Victorian Births, Deaths and Marriages Indexes, op.cit. & *Ballarat Cemeteries & Crematorium: Indexed transcripts of memorials in the Old & New Cemeteries and burial & cremation registers*, The Genealogical Society of Victoria Inc., Melbourne, 2006.

¹⁷ *The Australasian*, 16 August 1913, p.15.

¹⁸ *Ballarat Star* 9 January 1914.

¹⁹ *Ibid.*, 28 May 1915 & *The Age* 22 April 1915.

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Place No. WAL08

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148 acres (he had acquired part of adjoining allotment 3) and had a net annual value of £190.²⁰ Carroll appears to have continued to live and farm 'Maryville' until his death in 1949.²¹

In 1989, the remaining portion of 'Maryville' was subdivided into 7 allotments.²² The timber dwelling and other buildings had been demolished but the brick stables building was retained on the newly-created allotment 2.

COMPARATIVE²³

The former 'Maryville' stables represents one of very few known surviving stables buildings associated with farming developments in the western region of the Moorabool Shire from the 1860s. Other known examples include:

- Stables, 'Lal Lal Homestead', 313 Yendon Egerton Road, Lal Lal: these gabled, early Victorian vernacular, single storey stables of granite construction were built in 1858 for the pioneer grazier, Archibald Fischen.²⁴ These are in fair-good condition and of moderate-high integrity.
- Stables, 9221 Western Highway, Leigh Creek: this gabled brick building may have been built as early as 1863 for P. Hastings, original crown grantee.²⁵ The building has an attic, with a small projecting gabled dormer on the east roof face. The roof is clad in corrugated galvanised steel. There are slightly elevated door openings on the east elevation, together with a segmentally-arched window opening. There is also a segmentally-arched opening in the gable end. The building appears to be in fair condition and of moderate-high integrity.

Another stables building constructed in brick in 1861 is the former police stables building at the rear of 172-174 Inglis Street, Ballan. It has been altered but the original gabled roof form, brick wall construction and window and door openings survive. Overall, this building is in fair condition and of low-moderate integrity.

²⁰ Bungaree Shire Rate Books, 1925 & 1930, VPRS 16688/P1 Unit 2 & VPRS 16688/P1 Unit 8 PROV (Ballarat).

²¹ Victorian Births, Deaths and Marriages Indexes, op.cit.

²² Certificate of Title, vol. 9862 fol. 822.

²³ Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

²⁴ P.M. Griffiths, *Three Times Blest: A History of Buninyong and District 1837-1901*, Buninyong & District Historical Society, Buninyong, 1988, pp.5-10 & Property Observer online, 2 April 2014 at <http://www.propertyobserver.com.au/finding/location/rural/29840-ballarat-s-lal-lal-homestead-sold-to-chinese-tianyu.html>

²⁵ Warrenheip Parish Plan, sheet 2, 1952 VPRS 16171 PROV.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd Place No. WAL016**ADDRESS:** 10-24 Old Western Highway, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 5.2: Dairy Production

Theme 6.1: Building Towns

Condition: Fair-poor (factory - building 1), good (brick Bungalow – building 2), poor (Late Victorian timber dwelling – building 5), poor (timber Bungalow – building 6), fair (terra cotta tank – building 7)**Integrity:** Moderate (when considering that several of the alterations contribute to the significance of the place)**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (Early brick factory, chimney stack, brick Bungalow and terra cotta block tank only)
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Internal Alteration Controls Should Apply?	No
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Tree Controls Should Apply?	No
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Fences &/or Outbuildings of Note?	No
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Prohibited Uses May be Permitted?	Yes
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Incorporated Document	Yes
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Other Recommendations

It is recommended that the condition and integrity of the dwelling are confirmed by a site visit (with permission from the owner). The site visit should also clarify whether there is any early machinery and fittings in the interior of the early factory building that might highlight the technology employed.

It is also recommended that the site visit clarify opportunities for an Incorporated Plan to provide permit exemptions for alterations and additions (particularly to non-significant fabric), new buildings and works, including fencing.

The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd Place No. WAL016

ADDRESS: 10-24 Old Western Highway, Wallace

Assessment Date: Feb 2016

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former Wallace Millbrook and District Butter Factory and Creamery complex at 10-24 Old Western Highway, Wallace, has significance as a physical legacy of an important landmark industry and employer in the town from the early 1890s until the mid-20th century, being a supplier of dairy products throughout Victoria and overseas. It is the larger of the two remaining butter factories in the Moorabool Shire, the other being the former Dairymen's Co-operative Milk Factory at Myrniong (built c.1877 and later altered). The Wallace Millbrook and District Butter Factory was first established in 1893 by twelve local farmers to provide a commercial dairy enterprise for the benefit of the district. The original gabled timber buildings were designed by the Ballarat architect, G.K. Coutts junior in early 1893 and that factory opened in October that year. The company was driven by a board of directors, being largely farmers and businessmen of Wallace and nearby districts. Influential on the success of the business were the long-serving secretaries and managers, including G.F. Holden MLA (secretary, 1896-1908), M. Neville (secretary 1908-1920), J.F. Kittson (secretary and business manager, 1920-1941, and later director), Arthur A. Foster (manager, 1896-1943). Today, the factory complex is a physical legacy of the development and prosperity of the butter factory and creamery company, and a reflection on the need for continued dairy production expansion to meet export markets in the 1920s-1940s. Consequently, some alterations and additions to the early factory building contribute to its significance. The significant fabric includes:

- Former Butter Factory (Building 1): the fabric includes the central gambrel-roofed portion (built in 1908), with a projecting, post-supported gambrel-roofed porte-cochere on the west side, gambrel roof face on the east side with minor ventilator gable, corrugated sheet metal roof cladding, brick and corrugated sheet metal wall construction, brick chimney at the rear, and rendered lintels and sills to the openings. The early alterations and additions (built in 1922 1928 and 1930s) include the gabled first and attic storey additions of corrugated sheet metal roof and wall cladding, elongated gabled monitor lights on the roof ridgelines with 6 paned timber framed windows, and the broad gabled wing constructed of brick and concrete on the north side (with the western portion of the gable end still discernible with the early lettering "BTR COY"). Also of the 1920s construction appears to be the landmark tapered, brick chimney at the rear of the building. The front parapeted gabled addition with stepped, parapeted flat-roofed bays to the road frontage (built in the 1940s or early 1950s) also contribute to an understanding of the evolution of the factory building.
- Interwar Brick Bungalow (Building 3): the fabric includes the principal gabled roof form that terminates with a hipped roof face at the rear, minor projecting gabled wings at the front and side, and connecting return verandah, face brick wall construction, corrugated sheet metal roof cladding, broad eaves with exposed timber rafters, two face brick chimneys with soldier-coursed cappings, face brick verandah piers with brick cappings and tapered, rendered columns with face brick capitals, timber verandah fascias, concrete lintels to the window and door openings, timber framed front doorway with a sidelight and paneled timber door with a glazed highlight panel, paired timber framed double hung windows, other timber framed double hung windows, timber brackets supporting the minor projecting gabled wings and the gable infill. The rear skillion brick outbuilding also represents significant fabric.
- Late Victorian timber dwelling (Building 5): the fabric includes the hipped roof forms and front hipped bullnosed verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, narrow eaves with decorative timber brackets having roundels between, front timber framed double hung tripartite windows, other timber framed double hung windows, front timber framed doorway, moulded timber window and door architraves, stop-chamfered timber

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd Place No. WAL016

ADDRESS: 10-24 Old Western Highway, Wallace

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verandah posts and cast iron brackets and valances. It is noted that the integrity of the dwelling has been undermined to a degree by its poor condition.

- Interwar Timber Bungalow (Building 6): the fabric includes the main gabled roof form that terminates with a hipped roof face at the rear, projecting minor gabled wing, front hipped roofed post-supported verandah, corrugated sheet metal roof cladding, timber weatherboard wall cladding, face brick chimneys, modest eaves with exposed timber rafters, timber framed front doorway with sidelights and highlights, timber framed double hung windows, moulded timber window and door architraves, timber window sills, strapped cement sheet gable infill, timber ventilator in the main gable end (now blocked up), timber brackets to the gable ends, bracketed timber window hoods and the timber verandah posts with decorative timber brackets. It is noted that the integrity of the dwelling has been undermined to a degree by its poor condition.
- Terra cotta tank (Building 7): the fabric includes the cylindrical form tank constructed of hollow terra cotta blocks near the southern boundary of the factory site.

How is it significant?

The former Wallace Millbrook and District Butter Factory and Creamery complex, 10-24 Old Western Highway, Wallace, has historic significance at a LOCAL level.

The brick interwar Bungalow at the former Wallace Millbrook and District Butter Factory and Creamery complex, 10-24 Old Western Highway, Wallace, has aesthetic significance at a LOCAL level.

The terra cotta tank at the former Wallace Millbrook and District Butter Factory and Creamery complex, 10-24 Old Western Highway, Wallace, has scientific significance at a LOCAL level.

Why is it significant?

The former Wallace Millbrook and District Butter Factory and Creamery complex, 10-24 Old Western Highway has historical significance as a tangible physical legacy of the evolution and prosperity of commercial dairy production at Wallace from the 1890s until the mid-20th century (Criterion A). A landmark building complex and major employer in the small agricultural township, the company was established by twelve local farmers in 1893. The first buildings were constructed at this time and they were replaced with a more substantial brick and concrete gambrel-roofed factory (with projecting porte-cochere) in 1908. Further expansions of the company to meet the requirements of international export markets brought about significant alterations and additions to the factory building in 1922, 1928, 1930s and in the mid-late 1940s or early 1950s. The company was led by a board of directors, most being local farmers and businessmen. The company was also managed by long-serving secretaries and managers, including G.F. Holden MLA (secretary, 1896-1908), M. Neville (secretary 1908-1920), J.F. Kittson (secretary and business manager, 1920-1941, and later director), Arthur A. Foster (manager, 1896-1943) (Criterion H). The success of the Wallace Millbrook and District Butter Factory and Creamery Company was not only confined to the dairy production and as an important local employer, but also in the opportunity for locals of different occupations and socio-economic backgrounds to share in the profits of the business as shareholders. By the mid-1930s, the Wallace factory was claimed to be one of the best in Australia, as an outlet for cream from over 1,500 suppliers, with a yearly output of nearly 1000 tons. In the later 20th century, the business became known as the Wallace Dairy Company. It ceased manufacture of butter and roller dried skim milk in 1980 and was taken over by McMahon International Foods Pty Ltd who leased the property for the manufacture of cheese, cellar door and tourist outlet. The factory closed in 1994. The significance of the factory complex is embodied in the early fabric and additions that reflect the important expansion of the company in the 1920s and 1930s. It has the potential to yield information about Victoria's dairy industry from the late 19th century until the mid-20th century (Criterion C).

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The interwar brick Bungalow at 10-24 Old Western Highway has aesthetic significance as an intact and rare example of its design type in the Wallace area (Criterion D). The other notable interwar Bungalow dwelling in the area is the dwelling at 243 Bungaree Wallace Road, Bungaree, but it is a derivation of the Bungalow type.

The terra cotta tank near the southern boundary of the factory property has scientific significance as an example of a once ubiquitous use of terra cotta hollow block construction now uncommon in the western region of the Moorabool Shire (Criterion F). This was possibly due to hollow terra cotta blocks being readily available from the Eureka Terra Cotta and Tile Company works in Ballarat. The tank is one of only two other known examples of interwar hollow block terra construction in the district, the most comparable being a tank structure off Mahers Road, Warrenheip.

SIGNIFICANCE OF COMPONENTS

Local Significance

The following fabric is considered to reflect the significant period of development of the former butter factory complex between the late 19th and mid-20th centuries at a local level:

- Former Butter Factory (Building 1) – the alterations and additions of the 1920s, 1930s and mid-late 1940s or early 1950s also contribute to its historical significance.
- Brick interwar Bungalow dwelling (Building 3).
- Terra cotta tank (Building 7).

Contributory Significance

The following fabric is considered to contribute to an understanding of the functions of the former butter factory complex during the significant era of development between the late 19th and the mid-20th centuries:

- Skillion outbuilding at the rear of the brick dwelling (Building 2).
- Late Victorian timber dwelling (Building 5) – it is recognised that the poor condition of the dwelling has undermined its integrity.
- Timber interwar Bungalow dwelling (Building 6) – it is recognised that the poor condition of the dwelling has undermined its integrity.

Non Contributory

The following fabric is not considered to contribute to the significance of the site as part of the key phases of development between the late 19th and mid-20th centuries:

- Timber outbuilding at the rear of the brick dwelling (Building 2).
- Former Cheese Factory (Building 2).
- Shed (Building 4).
- Cool Store (Building 8).
- Concrete tanks.
- Other outbuildings on the site.
- Cypress and other trees and other plantings on the site.
- Boundary and internal fencing.

Heritage Overlay Map

It is recommended that the heritage overlay is applied the portion of the property as shown in the following aerial image:

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Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

The former Wallace Millbrook and District Butter Factory and Creamery Company, 10-24 Old Western Highway, Wallace, is set on a substantial irregular, wedge-shaped allotment. The property consists of a number of industrial and residential buildings, namely:

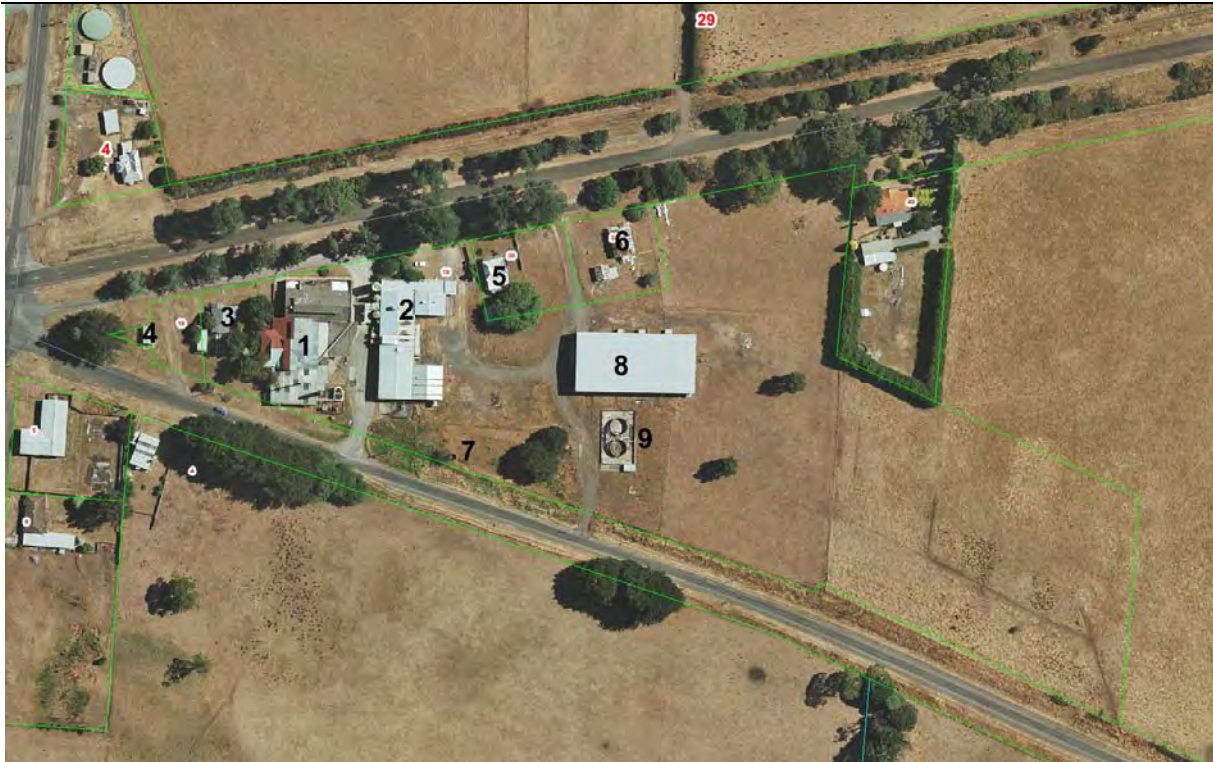
1. Former Butter Factory (west end of site).
2. Former Cheese Factory (central west end of site).
3. Brick interwar Bungalow Dwelling (west end of site).
4. Shed (western end of site).
5. Timber Late Victorian Dwelling (central east end of site).
6. Timber interwar Bungalow (east end of site).
7. Terra cotta Tank (south-central portion of site).
8. Cool Store (centre of site).
9. Concrete tanks (south-central portion of site).

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Aerial image of the butter factory site showing the locations of the buildings.

Source of aerial: Moorabool Shire Council.

The Setting

The site is largely open and grassed, with concrete and gravelled thoroughfares. The front of the factory complex has a modest open grassed setting with some shrubbery. The timber dwellings towards the east end of the site have open grassed front yards with some minimal remnant plantings. The timber Victorian dwelling at 20 Old Western Highway is bound by corrugated sheet metal fencing on the sides and rear (there is no front fence). The timber interwar Bungalow dwelling also has no front fence, and a farm post and wire fence on the east side. At the west end of the site are further open grassed areas, including the front setting to the brick Bungalow and to the west of this dwelling. Between the brick Bungalow and the former butter factory are mature cypress and other trees. There is also a mature cypress tree at the far western end of the site (together with a younger tree) at the road junction. The brick Bungalow is bound by a high timber paling fence on the west side and at the rear (south). Between the brick Bungalow at the western boundary of the site is a single storey, gabled shed. The southern portion of the site is bound by wire fencing.

Former Butter Factory (Building 1)

The former butter factory has been built in stages. The earliest portion (constructed in 1908) is the central core of the building complex, the remnants of a broad gambrel roof clad in corrugated galvanised steel. Constructed of brick, there is an original gambrel-roofed, post-supported porte-cochere on the west side. The façade under the porte-cochere has banks of early window openings, with early rendered lintels and sills, and what appear to be introduced metal framed windows. The timber stairs, deck and balustrading appear to have been introduced, possibly in the mid-20th century. On the south side is an early face brick chimney with a rendered capping, and a small elongated gabled dormer with introduced glazing. On the east side, the original gambrel roof is discernible in the projecting gabled wing (the mid-level wing) and it has paired timber framed 6 paned windows and vertically-oriented corrugated sheet metal infill). There is also an original minor ventilator gable within the main east roof face (the ventilator in the gable end being of timber construction).

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Directly in front (north) of the original gambrel-roofed portion of the building is a broad gabled wing constructed of brick, concrete and galvanised corrugated steel (added in 1922). The west portion of the original front gable end has a rendered concrete infill with remnant signage lettering that reads "B^{TR} C^{OY}". The large vehicular opening at the west end of the front façade of the original gable appears to have been introduced.

Crowning the northern portion of the main gabled roof is an original, narrow, gabled lantern light with broad eaves and exposed timber rafters, and banks of 6 paned windows. There is a similar remnant gabled monitor light on the rear (southern) roof face, with introduced glazing (this glazing has replaced the original timber framed multi-paned windows). Behind the front narrow monitor light are two storey gabled additions that extend towards the rear (south), with a gabled wing also projecting on the east side. They represent the extensions to the factory in the 1930s. The south elevation of the addition has two banks of timber framed 6 paned windows at first and attic floor levels, as well as what appears to be a blocked ventilator opening. The projecting gable end on the east side has a pair of early timber framed 6 paned windows.

Projecting from the rear of the main building is an elongated skillion wing, with corrugated sheet metal roof and wall cladding. It appears to be an early addition. There are large sliding corrugated sheet metal doors on the south and west elevations, and a window opening on the south elevation. The east elevation is punctuated by numerous service pipes and ducts. In the south-east corner is an early, tapered, square, face brick chimney stack and it forms a local landmark in this part of Wallace. An introduced, round metal flue also projects above the roof of the skillion.

At the front of the original main gabled and gambrel-roofed building is a brick addition that appears to have been constructed in the 1940s or early 1950s. It consists of a main gabled roof form (on an east-west axis, perpendicular to the adjoining original gabled factory building), with parapeted brick gable ends on the east and west sides. An elongated, gabled monitor light surmounting most of the roof ridgeline. These roof forms are clad in what appear to be corrugated cement sheeting. At the front are stepped parapeted brick wings with shallow-pitched metal roof cladding. They have long concrete lintels with banks of multi-paned steel framed windows (an early window opening in the east bay of the front façade has been altered, with a smaller bank of highlight windows and single door opening, the remainder of the original opening being bricked up). At the west end at the front is a parapeted brick addition, possibly constructed in the 1980s. At the rear of the front addition is a large skillion wing that appears to have been built in the 1940s or early 1950s. It has a projecting cantilevered canopy on the east façade which is clad in corrugated steel on a face brick base. There are sliding doors on the east façade under the canopy.

Overall, the former butter factory building appears to be in fair-poor condition. The original (1920s) fabric seems to be in poor condition (when viewed from the property boundaries), as evidence in the rusted roof cladding, rotted lantern light windows, missing bargeboards and general dilapidation. The front addition appears to be in fair condition.

The integrity of the factory building cannot be neatly defined given that alterations and additions to the original 1920s building contribute to the significance of the place, as a physical legacy of the prosperity and expansion of the butter factory and creamery operations in the early-mid 20th century.

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Photo 2: Former Butter Factory (Building 1), north elevation, west end, 2014. The front wing (left) is the addition of the 1940-50s, the gable end behind (with concrete infill) is the addition of 1922 and the attic gable is the addition of 1928.



Photo 3: Former Butter Factory (Building 1), north elevation (west end), 2014. The projecting gable end represents the addition of 1922. The roof projecting above is the gambrel-roofed porte-cochere of 1908.



Photo 4: Former Butter Factory, south and east elevations, 2014. The elevated gabled wing behind the chimney stack is the addition of the 1930s, the lower portions (including the lower gabled form on the right side) being the original building of 1908.



Photo 5: Former Butter Factory, south elevation, 2014. The left portion is the porte-cochere of 1908, with original chimney and small lantern light. The elevated gabled wing is the addition of the 1930s.



Photo 6: Former Butter Factory (Building 1), north elevation, 2014, showing the additions of the 1940s-50s at the front.



Photo 7: Former Butter Factory (Building 1), 2014. North elevation of the parapeted wing of the additions of the 1940s-50s.

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Former Cheese Factory (Building 2)

The cheese factory building has two broad, shallow-pitched gabled roof forms with a projecting flat-roofed wing at the front (north). The building was constructed in the early 1980s. The western-most gabled wing extends further southwards, with another gabled addition connected on the east side at the rear. These roof forms are clad in corrugated sheet metal. Apart from the front flat-roofed wing that has face brick wall construction, the remainder of the building has vertically-oriented corrugated sheet metal wall cladding.

The building appears to be in fair-good condition and is of moderate-high integrity.



Photo 8: Former Cheese Factory (Building 2), north elevation, 2014.

Interwar Bungalow Dwelling (Building 3)

The asymmetrical, single storey, face brick, interwar Bungalow styled dwelling appears to have been built in the late 1920s. It has a principal gabled roof form that terminates with a hipped roof face at the rear. There are minor gabled wings that project at the front and west side (at the rear) that are connected by a return verandah. These roof forms are clad in corrugated galvanised steel. There are broad eaves with exposed timber rafters, and two face brick chimneys with soldier-coursed tops are a feature of the roofline. Other early features of the design include the face brick verandah piers with brick cappings and tapered, rendered columns having face brick capitals, timber verandah fascias, concrete lintels to the window and door openings, timber framed front doorway with a sidelight and panelled timber door with a glazed highlight panel, paired timber framed double hung windows, other timber framed double hung windows, timber brackets supporting the minor projecting gables, and the gable infill (horizontal timber boarding simulating shingling and strapped cement sheet in the main gable end, and strapped cement sheet in the minor gable ends). At the rear is an introduced flat-roofed pergola supported by open steel roof trusses and slender round steel posts.

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At the rear of the dwelling on the west side is an early skillion outbuilding having sheet metal roof cladding and face brick wall construction. This outbuilding appears to represent the original wash house and toilet. On the east side in the rear yard is an introduced sleep-out of timber construction.

Overall, the dwelling appears to be in fair-good condition. The overhanging branches of the neighbouring mature Cypress tree appear to have caused some damage to the roof of the skillion outbuilding and there is considerable debris build up and weeds growing in the gutters. The dwelling has moderate-high integrity.



Photo 9: Brick Interwar Bungalow (Building 3), north elevation, 2014.



Photo 10: Brick Interwar Bungalow (Building 3), south elevation with rear early brick skillion outbuilding (right) and introduced timber outbuilding (left), 2014.

Shed (Building 4)

The small shed at the western end of the site has a simple gabled roof. It is clad in corrugated sheet metal. The building appears to have been built in the later 20th century.

The shed appears to be in good condition and of high integrity.

Late Victorian Dwelling (Building 5)

The asymmetrical, single storey, timber weatherboard Late Victorian styled dwelling at 20 Old Western Highway appears to have been relocated to the site in the late 1920s. It has a principal hipped roof form at the front, together with a hipped bullnosed front verandah and rear hipped roof forms. There are also skillion additions at the rear. These roofs are clad in corrugated sheet metal. There are narrow eaves with paired decorative timber brackets having timber roundels between. There are introduced face brick chimneys, with the chimney on the east roof face having an introduced soldier course capping. The symmetry of the design is especially identified in the front façade, with an early central timber framed doorway (with sidelights and highlights and an introduced flush panel timber door) and flanking timber framed double hung tripartite windows. These windows have timber sills supported by timber brackets. Other early features include the moulded timber window and door architraves, other timber framed double hung windows and the front verandah with stop-chamfered timber posts and cast iron brackets and valances. There is an introduced concrete floor and introduced concrete pads supporting the verandah posts. The eastern-most post is missing, as are the moulded timber post capitals and the central bay of cast iron decoration.

There is a small outbuilding in the south-west corner of the site.

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Overall, the dwelling is in poor condition. There is evidence of deterioration in the wall cladding and front verandah. The dwelling appears to be of moderate-high integrity when viewed from the road.



Photo 11: Late Victorian timber dwelling (Building 5), north elevation, 2009.



Photo 12: Late Victorian timber dwelling (Building 5), north and west elevations, 2014.

Interwar Bungalow (Building 6)

The asymmetrical, single storey, timber weatherboard, interwar Bungalow styled dwelling at 24 Old Western Highway seems to have been constructed on the site in the late 1920s. It has a main gabled roof form (which terminates with a hipped roof face at the rear) and a projecting minor gabled wing and hipped roofed post-supported verandah at the front. There is also a rear skillion wing. These roof forms are clad in corrugated sheet metal. The roof also has two early face brick chimneys (the east chimney has original soldier-coursed capping, this capping is missing on the west chimney). There are modest eaves with exposed timber rafters. At the front is an early timber framed doorway with sidelights and highlights, a timber door, early timber framed double hung windows, moulded timber window and door architraves, timber windows, strapped cement sheet gable infill, timber ventilator opening in the main gable end (now blocked up), timber brackets to the gable ends, bracketed timber window hood to the front and side windows and timber verandah posts with decorative timber brackets.

At the rear are the remnants of an early gabled garage outbuilding.

Overall, the dwelling is in poor condition. The roof shows signs of substantial rusting and the weatherboard wall cladding and window openings have deteriorated significantly. The rear outbuilding is almost ruinous.



Photo 13: Timber Interwar Bungalow and gabled outbuilding, north and west elevations, 2009.

Terra cotta Tank (Building 7)

Located near the southern boundary is a round tank constructed of hollow terra cotta blocks. It may have been built in the 1920s, the terra cotta construction suggesting that the structure was required for cool storage.

The structure appears to be in fair-good condition and of moderate-high integrity. There is an introduced rectangular opening on the east side.



Photo 14: Terra cotta tank, south and east elevations, 2014.

Cool Store (Building 8)

Situated in the centre of the site is large shallow-gabled cool store building clad in corrugated sheet metal wall cladding. There are panelled doors on the south façade. This building has been constructed in the early 1980s.

The building appears to be in good condition and of high integrity.

Concrete Tanks (Building 9)

Located to the south of the cool store, these large round concrete tanks are set in a rectangular pond. They appear to have been introduced in the late 20th century. There is a late 20th century modestly scale metal shed adjacent to the tanks.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

History of the Wallace Millbrook & District Butter Factory & Creamery Before the Establishment of the Butter Factory

On 27 December 1877, James Everard, publican, purchased 7 acres comprising allotment 1A of Section 13 in the Parish of Warrenheip.² This triangular parcel of land had two road frontages to the north and south of the site. A four-roomed cottage was built on the site, near the road junction (the far west end of the site).³ Everard also owned the land to the south of lot 1A where he operated the Harp of Erin Hotel.⁴ On Everard's death in 1887, his Estate was held by his executors, Richard Lawless and Jeremiah Hogan.⁵ James Everard's wife, Mrs Mary Everard was bequeathed his property in trust until their eldest

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 Warrenheip Parish Plan, Sheet 1, July 1952, VPRS 16171 PROV. See also Certificate of Title, vol. 1030 fol. 828.

3 The cottage was described in James Everard's Probate in 1887 and listed in the Buninyong Shire Rate Book for 1909-10. See J. Everard, Probate Administration files, 1887, VPRS 28/P0 Unit 439 PROV & Buninyong Shire Rate Book 1909-10, VPRS 13490/P2 Unit 1 PROV (Ballarat).

4 Ibid.

5 Ibid.

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son, Thomas, attained the age of 25 years.⁶ Yet, the hotel property was later owned by Patrick Thomas Everard, publican, who took over the business of the Harp of Erin Hotel. On his death in 1903, administration of his Estate remained unresolved by his wife, Mary.⁷ She married William Charlton in 1909.⁸

The adjoining allotment (lot 1B) to the east of Everard's land had earlier been purchased by Peter Phelan of Gordon on 18 May 1871.⁹ Comprising 39 acres, he sold it to Martin Delahunty in 1884.¹⁰ Delahunty established a farm and built a dwelling on the site.¹¹

Building the Company and Factory

Original Buildings

In 1893, twelve local farmers of the Wallace district came together to form the 'Wallace, Millbrook and District Butter Factory and Creamery Company Limited.'¹² The company charter was to 'deal with and/or purchase from dairymen, farmers and other persons, milk, cream, pigs and other domestic animals, and to sell and dispose of the same.'¹³ The group commenced with £2000 from the sale of common shares.¹⁴ The initial months were fraught with controversy as agreement could not be reached on a suitable site to establish a factory.¹⁵

By mid-1893, a site had been agreed and the eastern half of the late James Everard's land was purchased. On 17 June 1893, George Keith Coutts junior, Ballarat architect, called tenders for the erection of a butter factory on the newly-acquired site.¹⁶ Little is known of Coutts but it is possible that he served his articles with or had been employed by William Brazenor, Ballarat architect, who was friends with Coutts' father.¹⁷ Brazenor had close links to the agricultural sector of Ballarat and district, having designed the Ballarat Saleyards in the 1860s and several buildings for the Ballarat Agricultural and Pastoral Society and other nearby Agricultural and Pastoral Societies between the 1880s and 1900.¹⁸

Messrs Quayle and Williams, contractors of Ballarat, were awarded the contract for building the factory.¹⁹ The cost of the building works was £320.²⁰ In addition, tenders were called by the company secretary, T.J. Lawless, in August 1893 for the supply and erection of a boiler and engines at the

6 See Will of James Everard, 1885, VPRS 7591/P2 Unit 131 PROV.

7 Patrick Thomas Everard, Probate Administration files, 1903, VPRS 28/P3 Unit 384 PROV.

8 Ibid.

9 Certificate of Title, vol. 398 fol. 782.

10 Ibid.

11 The farm and dwelling were described in Martin Delahunty's Probate Administration files, 1917, VPRS 28/P3 Unit 714 PROV.

12 'Congratulations to the Wallace Dairy Company on its Centenary 1893-1993' in *Bungaree & District Historical Society Newsletter*, no. 42, April 2002.

13 Ibid.

14 N. Godbold, *Victoria Cream of the Country: A History of Victorian Dairying*, Dairy Industry Association of Australia Victorian Division, 1989, p.36.

15 *Ballan Times*, 19 October 1893 in *Bungaree & District Historical Society Newsletter*, no. 12, February 1994.

16 *Australasian Builder*, 17 June 1893, State Library of Victoria.

17 See 'William Brazenor (1833-1916)' at <https://brazenor.wordpress.com/profiles-2/william-brazenor-1833-1916/>

18 A short biography on William Brazenor is given in D. Rowe & W. Jacobs, 'Central Victorian Livestock Exchange (Sale Yards), Delacombe heritage citation in 'City of Ballarat Heritage Assessments (Sebastopol & Ballarat Sale Yards)', prepared for the City of Ballarat, September 2013.

19 *Ballan Times*, *op.cit.*

20 Ibid.

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factory.²¹ The contract was subsequently let to Messrs T. Robinson and Co. of Melbourne at a cost of £113.²² A boiler with 8 horse power was provided by Mr. Cawley of Ballarat.²³ Other machinery included an Alexandra separator, rotary pump for the skim milk, pneumatic churn, butter worker, large size printer and weigher and a Babcock tester for the milk.²⁴

The factory was officially opened in October 1893. It was reported in the *Ballan Times*:

The ceremony of starting the butter factory and creamery at Wallace, was performed on Wednesday, under circumstances which may be regarded as indicating a successful existence. The weather had been cold and tempestuous for some days previously moderated somewhat and the attendance at the gathering was very large. The district farmers and their families mustered in force, and visitors were present from Melbourne, Ballarat, Gordon, Egerton, Ballan and other parts of the district.

The guests of the directors included Mr E Murphy, MLA, Mr David Wilson, Government Dairy Expert, Mr Ebby, Dairy Expert for South Australia, Messrs Gray (Melbourne), McGregor (Ballarat), W White (Ballan) and other gentlemen.

The career of the Wallace Millbrook and district butter factory and Creamery Company limited, from its inception to the present date, has not been entirely uneventful. A prosperous and promising start was made when a little difficulty arose with regard to the selection of a site. The history of the unfortunate trouble is still recent, and does not need to be again mentioned. Suffice to say that the land secured at Wallace, on which the factory now stands, while it is hoped and believed that time and good management will entirely remove the soreness which has existed. Once the site was bought, the directors put their energies to the task of erecting the factory in order to commence operations early in the season.

Two of them (Messrs Baird & Colebrook) inspected some of the leading factories in the Western district for the purpose of getting information as to the latest improvements. ... A glance over the building etc reveals the fact that the directors have used a wise discrimination and that the shareholders have been placed in possession of a plant of which they may be justly proud. This was the opinion of the government dairy expert after a critical inspection, who said that he had not a single fault to find. In honor of the opening, the building had been nicely decorated with flowers and evergreens by several young ladies of Wallace.

Milk has been purchased at the factory since Monday, but the formal ceremony of starting the machinery took place yesterday. Two o'clock was the appointed time, but the Melbourne train containing Mr E Murphy, MLA for the district; Mr D Wilson, Government Dairy expert; Mr Ebby, the recently appointed dairy expert for South Australia; Mr Gray, representing the Victorian Creamery Company, and other gentlemen, were late in reaching Wallace. The guests were met at the railway station by Messrs W Baird & T A Colebrook, two of the directors, and were by then taken to the factory, where a large number of shareholders and their friends were assembled. Time was allowed for an inspection of the premises and plant, after which the party made their way to the engine room.

The chairman of directors (Mr W Baird), commenced by stating that the event, to the accomplishment of which many had been looking for some months, had come to pass at last. He thought they would agree with him in asking Miss Ellwood to perform the ceremony by naming the engine they were paying honor to whom honor was due. Mr Ellwood had been in the fore front fighting the battles of the company. From the time he (Mr Baird) became a director of the company,

21 *The Argus*, 22 August 1893.

22 *Ballan Times*, *op.cit.*

23 *Ibid.*

24 *Ibid.*

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Mr Ellwood had been one of the staunchest supporters of the company. On many occasions when he and other directors came to the meetings very faint hearted indeed, because of the difficulties against which they had to contend, that gentleman always met them with a brave heart. It was his energy and confidence that served them many a time to do what had resulted in the completion of their enterprise that day (Cheers). They would agree with him, therefore, that they were doing a graceful act in asking the daughter of the man who had so consistently supported the company throughout to christen the engine. It was noteworthy that as it was an Australian production – the engine and boiler having been made in the colony – it was to be christened in good Australian fashion with a bottle of Australian wine (Cheers).

Miss Ellwood made a neat little speech in which she gratefully acknowledged the compliment to her father. She archly stated that she felt diffident at first of accepting the high honor, but had consented on the urgent pleading of her father, who wished to relieve his more bashful co-directors of a possible anxiety. Miss Ellwood then started the machinery and breaking the bottle of wine over the fly-wheel, named the engine the 'Triumph' amid great cheering. In declaring the factory open, Miss Ellwood hoped the operations would be attended with the greatest possible success. She again thanked the directors for the honor conferred on her and trusted the concern would give them as much satisfaction as it had given her pleasure to be present that day (Cheers).

Cheers were given for Miss Ellwood and the Butter Factory, after which a movement was made towards the large room, where an excellent repast, comprising cold meats, vegetables etc. had been set out. The catering was entrusted to Mr E White, of Bridge St. Ballarat, who discharged his duties well.

The chair was taken by Mr W Baird, chairman of directors, who were supported by Mr E Murphy, MLA; Mr David Wilson; Mr Ebdy; Mr Gray; Mr McGregor and Messrs M Ellwood, T A Colebrook, M Donergan and M Reidy, directors.

... The gathering was of an enjoyable nature and terminated in time to allow of the visitors from Melbourne returning by the last train.²⁵

The original factory buildings largely comprised a gabled timber structure that measured 40 feet by 25 feet.²⁶ There was a skillion wing on one side and a verandah (formed as an extension of the main roof) on the other. The main gable end had a timber finial and painted signage which read "Wallace Millbrook & District Butter Factory & Creamery Coy". Internally, this and other buildings had concrete floors and the walls were lined in timber.²⁷ The site was subdivided into yards bound by timber post and rail fences.

25 *Ibid.*

26 *Ballarat and District in 1901: a concise history of its rise, progress and present prosperity in its mining, engineering, agriculture, art trade and manufactures*, Periodicals Publishing Co., Melbourne, 1901.

27 *Ibid.*



Figure 1: Original gabled and skillion building, Wallace Millbrook & District Butter Factory & Creamery, 1901.

Source: *Ballarat and District in 1901*, plate 325.

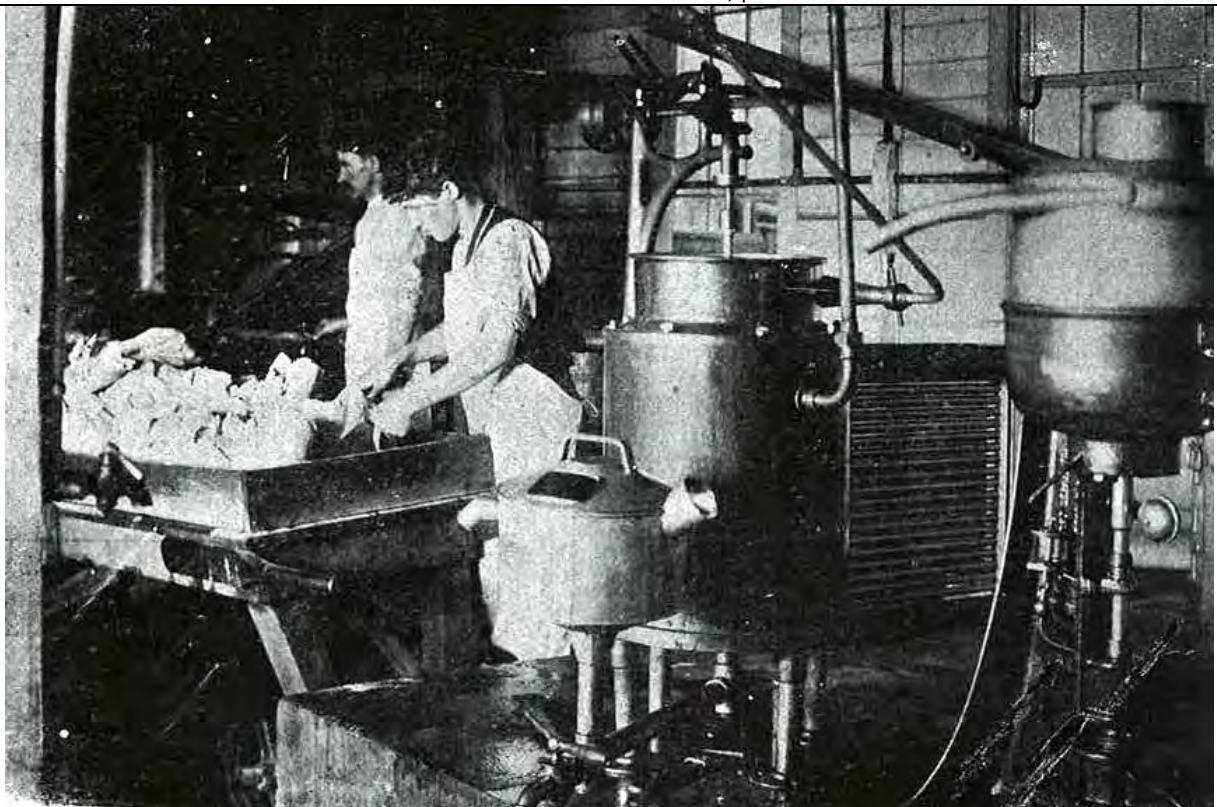


Figure 2: Interior view of separators and pasteurising plant, 1901.

Source: *Ballarat and District in 1901*, plate 326.



Figure 3: Interior view, cheese making room, 1901.

Source: *Ballarat and District in 1901*, plate 327.



Figure 4: Interior view, cheese curing room, 1901.

Source: *Ballarat and District in 1901*, plate 328.

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Although the Wallace Millbrook and District Butter Factory and Creamery had its factory at Wallace, the company's registered office at this time was Corio Cottage, Millbrook.²⁸ In 1894, the registered office relocated to Kelsall's Buildings, Lydiard Street, Ballarat.²⁹ From these earliest years, the business was known as the Wallace Butter Company.³⁰

Although the company experienced some financial difficulties in the early years,³¹ by 1901 it was described as doing 'a very extensive business' in the Wallace and Millbrook district in butter.³² Five years later in 1906, the butter factory directors reported that 'for the ten months just ended the turnover was the best for many years.'³³ By this time, the company had erected creameries at Millbrook, Dunnstown, Moorabool West and Pootilla.³⁴

Additional Land and New Buildings

In 1907, the Wallace Millbrook and District Butter Factory and Creamery Company substantially increased its landholdings with the purchase of the adjoining land to the east that had been held by Patrick Everard's widow, Mary Everard.³⁵ This brought the company's landholdings to 6 acres. At the same time, the company ceased operations at the creamery at Millbrook and the buildings were sold.³⁶

The rapid growth of the butter factory and creamery brought with it the need for larger and improved buildings. In 1908, the *Gordon Advertiser* reported that 'the Company is going to add to their already large factory by building a three-storey brick building which they intend to have erected before the butter season sets in.'³⁷ This large brick building was constructed on the original land acquired by the company, and designed with a gambrel roof, a gabled monitor light surmounting the roof ridgeline and a porte-cochere projecting on the west side. This provided weather protection for deliveries.

In 1914, the balance of allotment 1A (comprising the far west portion) was purchased from the Estate of the late Mrs Mary Charlton (formerly Mrs Everard).³⁸ The land included a small four-roomed timber dwelling.³⁹ By September 1914, the directors of the company had built 'a very fine ten-stable on their newly acquired block of land.'⁴⁰ The building was 'equipped with the latest conveniences' and was built by day labor by Messrs Grigg and Murphy.⁴¹

Production increased at the factory in the ensuing years. In 1916, the *Ballarat Star* reported that:

Large quantities of cream are arriving at the butter factory, and a record season is being experienced ... Upwards of 600 cans arrived by rail for the fortnight, several of them being from districts close on

28 *Victoria Government Gazette*, 10 November 1893, p.4451.

29 *Ibid.*, 10 September 1894, p.3781.

30 *The Age*, 28 July 1894.

31 *The Argus*, 22 July 1896, p.6.

32 *Ballarat and District in 1901*, *op.cit.*

33 *The Age*, 19 May 1906, p.12.

34 *The Argus*, 22 July 1896, p.6.

35 Certificate of Title, vol. 3220 fol. 867.

36 *The Age*, 27 February 1907, p.8.

37 R. Huggins, Transcript of the *Gordon Advertiser*, 3 July 1908 in *Bungaree & District Historical Society Newsletter*, no. 61, April 2009.

38 Certificate of Title, vol. 3205 fol. 870.

39 See earlier footnotes at the beginning of this history.

40 *The Ballarat Star*, 16 September 1914, p.8.

41 *Ibid.*

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the South Australian border. The company has been successful in obtaining contracts to supply all State Government institutions in Victoria with butter for the next nine months.

... Established in the heart of the rich Bungaree district the Wallace Butter Factory is splendidly situated for the convenience of farmers. The company requires an untold quantity of cream, for which it will give the top of the market prices, with returns guaranteed as accurate. Supplies will be received either at the factory or at the depot, Armstrong street north, a few doors from Mair street.⁴²

The volume of production at the factory and the need for further expansion brought with it the purchase of the Newlyn Butter Factory by the Wallace company in 1918.⁴³ Following the First World War, the aim for increased production required additional buildings. In 1922, *The Australasian* reported that:

The Wallace Butter Factory Company is erecting a new brick and concrete building and installing new machinery. This is forced on the directors owing to the increasing trade.⁴⁴

The new building was an addition to the existing gambrel roofed factory constructed in 1908. The additions included the construction of broad gable roof form at the front, built of brick with concrete infill in the gable end. A gabled monitor light crowned the ridgeline while at the front was a broadly projecting, slow-pitched, post-supported hipped roofed verandah. A new ramp appears to have been erected on the west side, to provide vehicular entry to the porte-cochere. Timber post and mesh fencing formed the front and side boundaries to the substantial industrial edifice.

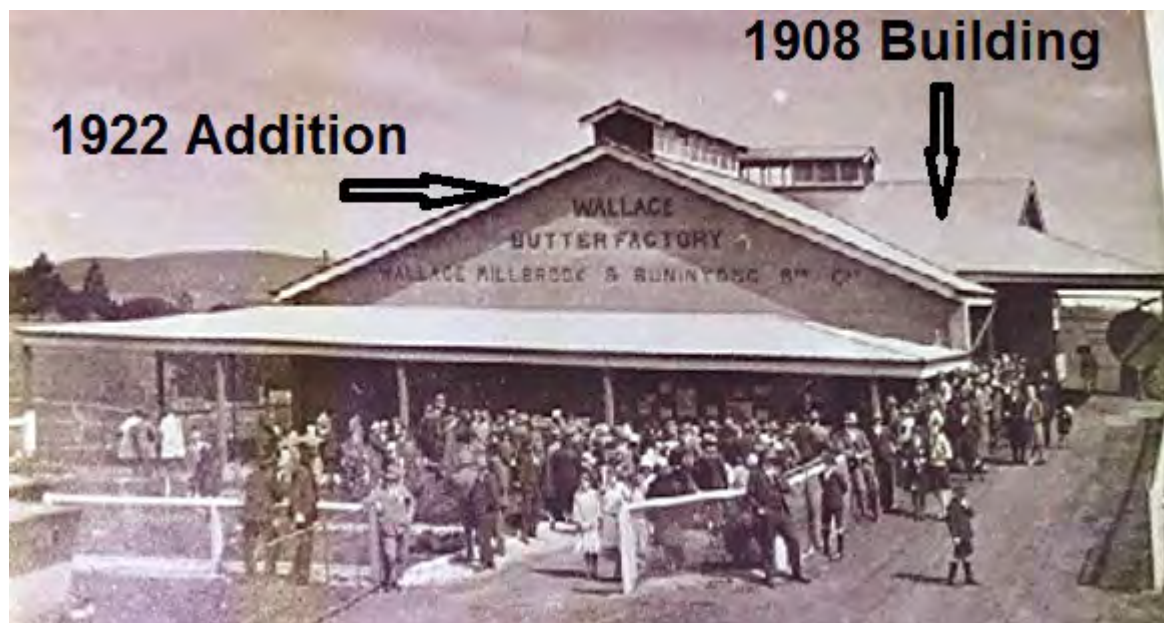


Figure 5: Butter factory, front elevation showing original (1908) gambrel roofed wing at rear (with projecting porte-cochere and monitor light), and broad gabled addition of 1922 with crowning monitor light and the front port-supported verandah, c.1926. Source: Wallace Millbrook & District Butter Factory & Creamery, National Trust of Australia (Victoria), Victorian Heritage Database online, July 2015.

Following 'phenomenal progress and success' in 1925,⁴⁵ the Wallace company took over the Buninyong Butter Factory in 1926.⁴⁶ By winter of that year, the factory at Buninyong was to close, with production

⁴² *Ibid.*, 23 November 1916, p.6 & 21 December 1916, p.3.

⁴³ *Bendigo Advertiser*, 9 July 1918, p.3.

⁴⁴ *The Australasian*, 19 August 1922, p.5.

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being concentrated at Wallace.⁴⁷ The name of the company was changed to reflect the amalgamation, being the Wallace Butter Factory of the Wallace, Millbrook and Buninyong Butter Company. The amalgamation was the result of the realisation that 'only large, sophisticated dairies could take advantage of export markets.'⁴⁸ The amalgamation brought with it further building expansion. In March 1928, *The Age* stated that 'the extension to the Wallace butter factory has been completed.'⁴⁹ This expansion involved the construction of central, single storey parapeted brick bay at the front. A terra cotta tank seems to have been built at this time too.



Figure 6: Butter factory, front elevation, showing the addition of the central parapeted bay at the front, c.1928.

Source: 'Wallace Dairy Company Ltd', image cat. No. 539-1,
Federation University Australia Historical Collection online, July 2015.

The building works also appear to have included the construction of at least four dwellings on the factory land. These dwellings were not listed in the Buninyong Shire Rate Books in 1922-23 but five houses were listed in the Rate Book for 1933-34. They included the existing brick Bungalow immediately west of the factory building and the timber Bungalow to the east, as well as the relocation of the existing timber Victorian dwelling neighbouring the timber Bungalow. The timber cottage (previously owned by the Everard family) may also have formed part of the dwellings on the site. These dwellings were occupied by employees on the factory. It appears that F.J. Kittson, company secretary, occupied the brick dwelling.⁵⁰ Other occupiers in 1933-34 included the following labourers: James Norman, Frederick Loudon, William Lightbody and Francis Grigg.⁵¹

At Ballarat, a new depot had either been acquired or built by August 1933, and 'had proved very beneficial.'⁵²

45 This was how the chairman of the company described the year of production. See *The Age*, 14 August 1925, p.15.

46 Advocate (Burnie, Tasmania), 7 September 1926, p.8.

47 *Ibid.*

48 A. Beggs Sunter, 'Buninyong Butter Factory' in *Buninyong Historical Society April 2005 Newsletter*, sourcing *The Courier*, 5 September 1925, p.7.

49 *The Age*, 20 March 1928, p.9.

50 Buninyong Shire Rate Books (North Riding), 1933-34, op.cit.

51 *Ibid.*

52 *The Argus*, 3 August 1933, p.10.

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In 1935, the factory was claimed to be 'one of the best in Australia'.⁵³ Further additions were constructed in the 1930s with a gabled two storey attic-like addition over the original gambrel-roofed building. In 1939, *The Argus* gave a glowing report on the factory:

The Wallace Butter Factory, situated on the Western Highway, 11 miles from Ballarat, is one of the most up-to-date and best-equipped butter factories in the State. It provides a very important outlet for cream from over 1,500 suppliers within a radius of approximately 50 miles. Established over 45 years ago, the factory has a yearly output of nearly 1,000 tons. In addition to the supplying of the local market, a considerable quantity of butter is exported. The head office and distributing centre are situated in Ballarat, and from there the butter is sent throughout the Wimmera and Mallee.⁵⁴



Figure 7: Butter factory, front elevation, showing two storey gabled attic addition behind the monitor light of the front gabled wing), 1939. Source: *The Argus*, 29 September 1939, p.18.

⁵³ *The Age*, 22 August 1935, p.8.

⁵⁴ *The Argus, Weekend Magazine*, 'Victoria Progresses Afield – No. 16', 2 September 1939, p.18.



Figure 8: Head Office & Distribution Centre of the Wallace Butter Company, corner Webster Street and Creswick Road, Ballarat, 1939. Source: *The Argus*, 29 September 1939, p.18.

In 1940, the Wallace Millbrook and Buninyong Butter Factory purchased a small part of the adjoining allotment 1B from James Joseph Delahunty, farmer and son of the late Martin Delahunty, original owner.⁵⁵ This land was later purchased by Patrick and Evelyn Donegan in 1960, and in 1978 it was acquired by Mr and Mrs O'Neil who had the existing interwar Bungalow relocated there from Essendon.⁵⁶

After the Second World War in 1945 and possibly by the early 1950s, parapeted brick additions were constructed at the front of the factory building. At this time, production trends had been seasonal, the general manager, V. Stafford indicated that dairying was a sideline to agriculture in the district and that it was 'being carried on mainly by wives and children, with very small herds.'⁵⁷ The five dwellings on the site were occupied by F.J. Kittson, secretary, and labourer employees, William Lightbody, Frederick Loudon and James Norman. A fifth dwelling was leased to Leonard Greenwood, farmer.⁵⁸ By 1946-47, just three dwellings were listed under the ownership of the Wallace Butter Factory and they were occupied by: George Jones, farmer, Frederick Loudon, labourer and Harold Eley, labourer.⁵⁹ Eley occupied the timber Bungalow at 24 Old Western Highway and his wife, Olga, operated the local post

⁵⁵ Certificate of Title, vol. 1568 fol. 595.

⁵⁶ Heather Trigg, Bungaree, email to the author, July 2015, following a discussion with Mrs O'Neil. The dwelling was extended on the west at the time it was relocated to Wallace.

⁵⁷ *The Argus*, 19 August 1944, p.6.

⁵⁸ Buninyong Shire Rate Books, 1946-47, op.cit.

⁵⁹ Ibid.

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office there after 1962.⁶⁰ The property had a front timber post and rail and chain mesh fence from which was suspended a timber post box.



Figure 9: Timber Bungalow as the Wallace Post Office, n.d. [c.1950s].
Source: National Archives of Australia online, July 2015, series B5919.

The Wallace Cheesery Era

In 1980, the Wallace Dairy Company (as the company had been retitled) ceased the manufacture of butter and roller dried skim milk due to low production.⁶¹ The factory property was leased to McMahon International Foods Pty Ltd that was led by Bob McMahon.⁶² In 1984, Mathew Papp joined the company to convert production to cheese making under the Dairy Fresh label.⁶³ In 1989, the secretary of the company, Claude Rixon, declared that the 'Wallace factory had peak figures of 1,750 tonnes a year' and that 'bulk cheese would be large revenue spinner in the future.'⁶⁴ At this time, the factory had also become a tourist destination. As advertised in *The Age*:

Visit the Historic Wallace Dairy and sample the Best in Local Cheese, Honey and Wines. View our newly opened Wine Cellar. Light Meals and Snacks Available. THE WALLACE CHEESERY, Butter Factory Rd, Wallace.⁶⁵

On 1 June 1990, United Dairies (Cheese) Pty Ltd acquired McMahon's interest in the Wallace Dairy Company.⁶⁶ The plant was subsequently updated however production was to last only another four years as the company closed in February 1994.⁶⁷

⁶⁰ James Breen was the postmaster at another location between 1941 and 1962. See *Sands and McDougall's Directory of Victoria 1941-1962*. Heather Trigg, email to the author, July 2015, confirmed that the dwelling was at one time occupied by Harold and Olga Elsey and that the post office was operated by Olga Elsey.

⁶¹ See Post Office series B5919, National Archives of Australia online, July 2015.

⁶² *Bungaree & District Historical Society Newsletter* no.42, op.cit.

⁶³ Godbold, op.cit., p.203.

⁶⁴ *Ibid.*

⁶⁵ *The Age*, 18 August 1989, p.45.

⁶⁶ *Bungaree & District Historical Society Newsletter* no. 42, op.cit.

⁶⁷ Beggs Sunter, op.cit.

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Early Significant Figures

Established as a proprietary company, integral to the success and prosperity of the Wallace Millbrook and District Butter Factory and Creamery Company were the early company directors, secretaries and managers. The directors were local farmers and businessmen, and were elected and re-elected on a regular basis. The Chairman was elected on an annual basis. Shareholders were largely local residents, including farmers and farmers' wives, as well as business men and women.⁶⁸

Early Company Directors

The Wallace Millbrook and District Butter Factory and Creamery Company was formed by twelve local farmers in 1893. The inaugural chairman was William Baird.⁶⁹ He remained as a director of the company until 1903.⁷⁰ In 1905, he commenced as farm manager of 'Sparrovale Farm', Marshall, Geelong, a unique irrigated dairy farm owned by the Geelong Harbour Trust.⁷¹ Baird had been chosen for the position 'on account of his previous experience and success in such general farm practice.'⁷²

Other early directors included Mark Ellwood, Thomas .A. Colebrook, M. Donergan, Martin Reidy, Coleman Lee, and Andrew Wade. Further details on some of these and other early directors of the company are as follows:

Mark Ellwood owned a farm at 97 Westcotts Road from c.1892-93 where he grazed sheep, cattle and horses.⁷³ The Ellwood family was a member of the Millbrook Methodist church. Ellwood was a long-serving member of the Agricultural and Pastoral Society, an inaugural member of the Wallace Public Hall Committee in 1898 and an agitator for the annexation of the Wallace area to the Shire of Bungaree. He died in 1931.

Thomas Alexander Colebrook of Gordon was the owner and editor of the Gordon Advertiser newspaper from 1892.⁷⁴ He relocated to Ballan in 1893 following his acquisition of the Ballan Times newspaper business.⁷⁵ He took an active interest in sporting and cultural life, being honorary secretary of the Wallace Caledonian Society, member of the Ballan Mechanics' Institute and as a member of the Ballan Jockey Club.⁷⁶ He appears to have resigned as a director in 1901, following the sale of his newspaper business at this time.⁷⁷ Colebrook entered the ministry of the Church of England, and by 1910 he was Canon at St. Paul's Anglican Church, Ballarat.⁷⁸ He died at Camperdown in 1924.⁷⁹

Coleman Lee was born in 1868, the son of John and Mary (nee Rabett) Lee.⁸⁰ In his adult years he established a farm at Clarkes Hill.⁸¹ On his marriage to Mary, they had nine children. They were

68 The shares of several of the locals of Wallace are listed in the Statements of Assets in their Estates between 1895 and 1925. See Wills and Probates for the deceased of Wallace during this period at PROV online, July 2015.

69 *Ballan Times*, 1893, op.cit.

70 *The Age*, 4 September 1903.

71 J.M. Ferguson, 'Sparrovale Farm Marshall' in the *Investigator: Magazine of the Geelong Historical Society*, vol. 28, no. 3, September 1993, pp.71-81.

72 J.C. McFadzean, 'A Farm in the Making', *The Journal of the Department of Agriculture*, vol. 6, 1908, p.493.

73 See heritage citation (WAL025) for 97 Westcotts Road for further historical details.

74 *Kilmore Free Press*, 26 July 1894, p.3.

75 *The Settler: Official Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 7, no.7, September 2004, p.3. Further details can be found in the heritage citation (BA075) for 50 Inglis Street, Ballan.

76 *Bacchus Marsh Express*, 3 December 1892, p.3, 24 April 1897, p.3 & 26 June 1897, p.3.

77 *Ballan Times*, 24 January 1901.

78 See Church Histories online, July 2015 at www.churchhistories.net.au, *Ballarat Courier*, 26 August 1916.

79 *The Argus*, 15 October 1924 & *The Australasian*, 25 October 1924.

80 *Victorian Births, Deaths and Marriages Indexes*, op.cit.

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members of the Catholic Church, Ormond (Springbank).⁸² Lee made an important contribution to the community in the Wallace and Clarkes Hill areas, becoming a Councillor of the Bungaree Shire, a foundation member of the Wallace Racing Club and inaugural president of the Wallace District Farmers' Association.⁸³ In 1916, he sold his farm at Clarkes Hill and relocated to Wallace. He died prematurely the following year, 1917 at the age of 49 years.⁸⁴ He was noted in the Ballarat Courier for 'his charitable disposition, and took a keen interest in all kinds of sport.'⁸⁵

Richard Carroll senior was another of the early directors of the Butter Factory and Creamery. Born in c.1826 to Dalton and Catherin Carroll, Richard Carroll was a pioneer farmer of Wallace.⁸⁶ He married Miss Frances Abernathy and they had eight children which were raised on their property, 'Laurel Farm'.⁸⁷ Their fourth child, Richard Carroll junior, also became a director of the company and in 1934 he was chairman of directors.⁸⁸ Richard Carroll senior died in 1908 at the age of 86 years.⁸⁹ He was a 'well-known residence of Wallace' having taken 'a leading part in public affairs, and especially in sporting matters.'⁹⁰

Martin Reidy was born in c.1863, the son of Michael and Bridget (nee Lillis) Reidy.⁹¹ He was a local contractor and a Justice of the Peace.⁹² He served as a director of the Butter Factory and Creamery until 1899.⁹³ Reidy made an important contribution to the community as a Councillor with the Bungaree Shire Council (serving as President in 1907),⁹⁴ a prominent member of local Catholic organisations as well as a steward of the Wallace Racing Club.⁹⁵ In 1907, he relocated to Garfield, Gippsland, to establish a new business but by 1916 he was 'doing well' at farming.⁹⁶ He died at Garfield in 1941.⁹⁷

Patrick William Greene, farmer of Millbrook, was born in 1875, the son of Michael and Catherine (Nee Fitzpatrick) Greene. ⁹⁸ He was involved in Catholic circles in the area. He was a prominent member of St. Patrick's Church, Gordon.⁹⁹ He was elected a director of the Butter Factory and Creamery Company

81 *Ballarat Courier*, 20 August 1917, & *Gordon, Egerton & Ballan Advertiser*, 6 October 1916.

82 *Ballarat Courier*, *op.cit.*

83 *Ibid.* & *The Argus*, 5 December 1910.

84 *Ballarat Courier*, *op.cit.*

85 *Ibid.*

86 Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne & *Ballarat Cemeteries & Crematorium: Indexed transcripts of memorials in the Old & New Cemeteries and burial & cremation registers*, The Genealogical Society of Victoria Inc., Melbourne, 2006.

87 The name of the property was given in the death notice for Mrs Carroll in the *Ballarat Star*, 3 April 1916.

88 He was a director by 1916. See the *Ballarat Star*, 30 August 1916, p.4 & *The Argus*, 9 August 1934, p.5.

89 *The Advocate*, 4 July 1908.

90 *Ibid.*

91 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

92 *Ballarat Star*, 3 April 1914, p.8.

93 *The Argus*, 25 August 1899.

94 *The Advocate*, 17 August 1907.

95 *The Ballarat Star*, 21 October 1916, p.3.

96 *The Advocate*, *op.cit.* & *Gordon, Egerton & Ballan Advertiser*, 21 January 1916.

97 *The Advocate*, 23 October 1941, p.28.

98 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

99 *The Advocate*, *op.cit.*

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in 1914¹⁰⁰ and remained on the board of directors until his removal to Gippsland following his retirement in 1941.¹⁰¹ He died at Koo-wee-rup on 23 May 1955.¹⁰²

The Conroy family had a notable involvement with the Wallace Millbrook and District Butter Factory and Creamery Company, and more broadly, with the dairying industry. Cornelius Conroy, a local farmer and pioneer of the district, who married Miss Sarah Doyle in 1875, was an inaugural director.¹⁰³ Cornelius and Sarah had ten children born in the Wallace and Gordon areas.¹⁰⁴ Cornelius died in 1922 at Gordon, aged 81 years.¹⁰⁵ His son, James Conroy later became a director.¹⁰⁶ James Conroy later became a councillor of the Victorian Co-operative Butter and Cheese Factories Association.¹⁰⁷

Andrew Park Wade, local farmer of 'Woodlands' farm, Bungaree, was born in Essex, England, in 1837.¹⁰⁸ He arrived in Melbourne with his parents in 1849, starting work as a butcher's assistant.¹⁰⁹ Lured by the Ballarat gold rush, he made his way to Ballarat in 1852.¹¹⁰ Having some success, he settled at his farm at Bungaree with his parents in 1859.¹¹¹ In 1865, he married Miss Elizabeth Sterritt and they had 13 children.¹¹² Wade made an important contribution to the Bungaree and Wallace communities, serving as a Bungaree Shire Councillor from 1885, including four terms as president.¹¹³ He was also a member of the Agricultural and Pastoral Society's council, the Agricultural High School committee, Bungaree, Lal Lal and Wallace Racing Clubs, and the Catholic Church.¹¹⁴ He died at his farm in 1919 at the age of 80 years.¹¹⁵

Andrew John Forbes replaced Martin Reidy as a director of the Wallace Millbrook and District Butter Factory and Creamery Company Ltd in 1899.¹¹⁶ Born in c.1859, the son of Andrew and Mary (nee Moran) Forbes, he established a farm at Leigh Creek.¹¹⁷ Forbes contributed to public service as a Councillor with the Buninyong Shire, and as a Justice of the Peace.¹¹⁸ Forbes served on the council of the Ballarat Agricultural and Pastoral Society in the early 20th century and he was also Returning Officer for Leigh Creek between 1914 and 1917.¹¹⁹ Forbes was secretary of the Bungaree Racing Club and a member of the Catholic Church.¹²⁰ He died on 13 August 1920.¹²¹

100 *The Argus*, 26 August 1914, p.4.

101 *The Advocate*, *op.cit.*

102 *The Argus*, 24 May 1955.

103 Victorian Births, Deaths and Marriages Indexes, *op.cit.* & *Ballarat Star*, 30 August 1916, p.4.

104 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

105 *Ibid.*

106 *The Age*, 14 August 1925, p.15.

107 *The Advocate*, 23 August 1944, p.21.

108 *Ballarat Courier*, 1 September 1915.

109 *Ibid.*

110 *Ibid.*

111 *Ibid.*

112 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

113 *Ballarat Courier*, *op.cit.* & *The Argus*, 1 August 1919.

114 *Ibid.* & *Ballarat Courier*, *op.cit.*

115 *Ibid.*

116 *The Argus*, 25 August 1899.

117 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

118 *The Advocate*, 10 January 1903, p.18 & 10 August 1907 p.19.

119 See *The Age*, 31 May 1909, p.6 & *The Ballarat Star* 1914-1917.

120 *The Advocate*, 6 January 1900, p.9.

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John Jackson Downey, local farmer, was another long-serving director of the Butter and Creamery Company. Born in Geelong to William and Ann Sinclair Downey, J.J. Downey married Edith Tinney in 1893 and they had two children: Edith and John.¹²² After the death of Edith Tinney in 1904, Downey married Margaret Isabella Kerr in 1908 and they had three children: William Eric, James Arthur and Raymond Sinclair.¹²³ Downey was elected as a director in 1914, the same year became a member of the Wallace State School Committee.¹²⁴ In 1915 he became the inaugural Chief Ruler and Secretary of the Pride of Wallace Tent of the Independent Order of Rechabites.¹²⁵ He was a member of the Millbrook Methodist Church and a founding trustee of the Wallace Methodist Church in 1926.¹²⁶ In the 1930s he served as a Shire Councillor.¹²⁷ J.J. Downey died in 1939.¹²⁸

Company Secretaries

The first secretary of the Wallace Millbrook and District Butter Factory and Creamery Company in early 1893 was Thomas J. Lawless.¹²⁹ He was the only son of Richard and Julia (nee O'Farrell) Lawless of the Gordon and Wallace districts.¹³⁰ Lawless was a founding member of the Wallace Public Hall, and a member and at one time President of the Wallace Hurling Club.¹³¹ He took an active interest in all sporting activities in the district. An Irish Catholic, Lawless was also secretary of the Wallace 'Home Rule committee that demanded governance of Ireland return to a domestic parliament in Ireland from Westminster, Britain.¹³² Lawless' tenure as secretary of the butter company was to be short-lived. By September –October 1893, he had resigned and moved to Ballarat where he purchased McGregor's dairy produce business in Lydiard Street.¹³³ Known as T.J. Lawless and Co.,¹³⁴ Lawless' business retained an association with the Butter Factory at Wallace in the sale of the factory's produce. This relationship soured in 1911 when the Wallace and Millbrook Butter Factory were unsuccessful in suing Lawless to recover the value of 783 butter boxes.¹³⁵ While Acting Judge Neighbour declared that 'the shortage might be a breach of contract', this 'did not amount to keeping the boxes in defiance of the plaintiff.'¹³⁶ The Judge 'dismissed the application, with costs to be fixed.'¹³⁷

Thomas Augustine Carroll of Millbrook had taken up the role as secretary by October 1893.¹³⁸ He was born in c.1859 and he later married Miss Herminia Carolina Romana Dos Reis.¹³⁹ Carroll was Head

121 'Andrew J Forbes', Index to Wills, Probates and Administration Records, 13 August 1920, VPRS 28/P3 Unit 1108 PROV.

122 Victorian Births, Deaths and Marriages Indexes, op.cit. & *Ballarat Cemeteries & Crematorium*, op.cit.

123 *Ibid.*

124 *The Ballarat Star*, 27 June 1914 & *The Argus*, 26 August 1914, p.4.

125 *The Ballarat Star*, 9 January 1915.

126 See Certificates of Title, vol. 2645 fol. 876 & vol. 5200 fol. 933.

127 *The Argus*, 22 November 1935, p.5.

128 Victorian Births, Deaths and Marriages Indexes, op.cit.

129 *The Argus*, 22 August 1893 and the *Ballan Times*, op.cit.

130 *The Advocate*, 1 April 1943, p.18.

131 *Ibid.*

132 *Ibid.*, 28 July 1906, p.13 & www.rte.ie/centuryireland/articles/home-rule-for-ireland-q-a

133 *The Advocate*, op.cit., 1 April 1943. See *Victoria Government Gazette*, 10 November 1893, p.4451, which listed Thomas Carroll as Secretary on 26 October 1893.

134 Lawless' company name is given in various dairy produce market reports in the early 20th century. See for example, *The Advocate*, 28 September 1922, p.34.

135 *The Argus*, 12 July 1911, p.11.

136 *Ibid.*

137 *Ibid.*

138 *Victoria Government Gazette*, op.cit.

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Teacher of the Catholic School at Millbrook, having previously been Head Teacher of the Catholic School at Gordon.¹⁴⁰ He later relocated to Kyneton (where he became Headmaster at St. Mary's Boys' School and secretary of the Kyneton Hospital).¹⁴¹ With his wife, he retired to Geelong in 1925 where he died 10 years later.¹⁴²

Carroll's tenure as company secretary was temporary. By mid 1894, George Ernest Jesse had taken up the role. He advertised for a 'qualified factory manager' in *The Age* at this time.¹⁴³ Born in 1868 in Melbourne, he was the son of John and Annie Elizabeth (nee Hill) Jesse. John Jesse was a bank manager and G.E. Jesse initially followed his father in the banking profession.¹⁴⁴ G.E. Jesse was employed by the London Chartered Bank and between 1888 and 1890 he worked at the Colac branch.¹⁴⁵ G.E. Jesse involved himself in sporting life, as a member of both the Colac Rowing Club and the Colac Tennis Club.¹⁴⁶ On his relocation to the bank at Horsham in 1890, he became a member of the Horsham Tennis Club and he also participated in the Horsham Banks versus Longerenong College football match in 1891.¹⁴⁷

In 1896, the local businessmen, George Frederick Holden took up the position as company secretary.¹⁴⁸ Prior to his appointment, the company held large debts and as a consequence of Holden's energy and efficiency, the company was able to post a small profit in 1896.¹⁴⁹ Holden was the son of Thomas Holden, a produce merchant of Geelong who established a chaff cutting, grain crushing and hydraulic pressing works at Wallace in 1883.¹⁵⁰ G.F. Holden arrived at Wallace in 1885 and from 1889 he managed his father's chaffing milling operations. He took ownership of the business in 1902.¹⁵¹ G.F. Holden also followed his father in contributing to the local and wider community. In 1896, he was elected a Councillor for the North Riding of the Buninyong Shire, serving as President in 1898.¹⁵² It was also in 1896 when Holden became a Director of the Wallace Butter Factory and held the office of secretary for 12 years.¹⁵³ In 1900, he was elected a Member of the Legislative Assembly for the Warrenheip electorate.¹⁵⁴ As a State politician, Holden was instrumental in the establishment of the Wallace State School in 1901, where some of his children were to attend.¹⁵⁵ With his wife, Holden relocated to 'St. Helen's', a mansion house on Corio Bay, North Geelong, in 1902.¹⁵⁶ From this time he worked closely with the Premier, Sir Thomas Bent in creating the bill to establish the Geelong Harbor

139 Victorian Births, Deaths and Marriages Indexes, op.cit.

140 *The Argus*, 4 June 1891, p.6, 26 June 1935, p.12 & *The Advocate*, 2 February 1928, p.25. Carroll was Head Teacher of the Catholic Schools at Gordon and Millbrook for 30 years. By 1912, he had relocated to Kyneton where he was Head Teacher of the Catholic School. With his wife he retired to Geelong where he died in 1935.

141 *The Advocate*, 21 May 1925 & 2 February 1928.

142 *The Argus*, 26 June 1935.

143 *The Age*, 28 July 1894.

144 Victorian Births, Deaths and Marriages Indexes, op.cit., *The Age*, 10 March 1867, i, 19 February 1870, 3 April 1872 & 3 August 1873 & *The Colac Herald*, 21 October 1890, p.2.

145 *Ibid.*

146 *Ibid.*

147 *The Horsham Times*, 9 June 1891, p.3.

148 *Ibid.*, 22 July 1896, p.6.

149 *Ibid.*

150 Certificate of Title, vol. 1033 fol. 498.

151 *Ballarat and District in 1901*, op.cit.

152 *Ibid.* & 'Holden, George Frederick' in *Re-Member*, Parliament of Victoria online, 17 July 2015.

153 *Gordon Advertiser*, 3 July 1908 in *Bungaree & District Historical Society Newsletter*, no. 61, April 2009.

154 'Holden, George Frederick' in *Re-Member*, op.cit.

155 *Gordon Advertiser*, 9 August 1901 in *Bungaree & District Historical Society Newsletter*, no. 39, June 2001.

156 Wynd, op.cit.

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Trust and in 1905 he was appointed its first chairman.¹⁵⁷ He subsequently did not seek re-election as a Councillor with the Buninyong Shire Council in 1904.¹⁵⁸ In 1905, he became chairman of the Geelong Harbor Trust and three years later in 1908, 'owing to pressure of business both commercial and political', he was 'compelled to give up the secretaryship' of the Wallace Millbrook and District Butter Factory and Creamery Company.¹⁵⁹ In 1913 Holden was appointed chairman of the Melbourne Harbor Trust.¹⁶⁰ As a consequence, he relinquished his seat in the Legislative Assembly¹⁶¹ and relocated to South Yarra. Holden was also a Freemason.¹⁶² Described as 'domineering and uncompromising', he was also known for showing 'great organizing ability.'¹⁶³ He died at his home on 15 August 1934.¹⁶⁴

G.F. Holden was succeeded as secretary by Michael Neville in 1909.¹⁶⁵ He was born at Bungaree in 1883, the son of Thomas and Mary (nee Curtain) Neville.¹⁶⁶ During his time at the company, Neville took an interest in the Wallace Racing Club as honorary timekeeper.¹⁶⁷ Neville resigned in early 1920 as he had 'accepted an important appointment in Melbourne.'¹⁶⁸

Neville was replaced by J.F. Kittson in January 1920.¹⁶⁹ Born in Dartmoor in 1892 to 'an early Portland family,' he was 'very much attached to Methodism.'¹⁷⁰ He served as a Corporal in World War One and he was awarded the Military Medal for bravery in France in 1918.¹⁷¹ At Wallace, Kittson remained as secretary and business manager for 22 years.¹⁷² During this time, he became involved in a number of other business concerns, being elected a councillor of the Agricultural and Pastoral Society in Ballarat in 1931 and in 1937 he was appointed a director of the Ballarat Banking Co. Ltd.¹⁷³ Kittson also took a keen involvement in the wider dairy industry. In 1929, he represented the dairy factory managers and secretaries across Victoria in meeting with the Minister for Agriculture to urge an extension of the Dairy Supervision Acts across the whole State.¹⁷⁴ The following year in 1930, he joined the Australian delegation on a visit to New Zealand to study dairy conditions there.¹⁷⁵ Following Kittson's retirement as manager and secretary in 1941, he was retained by the company in an advisory capacity.¹⁷⁶ By 1946 he was a director of the company and the Member of Legislative Council for the seat of Ballarat.¹⁷⁷ In

157 *Ibid.*

158 *Geelong Advertiser*, 11 January 1913.

159 R. Huggins, Transcript of the Gordon Advertiser, 3 July 1908 in the *Bungaree & District Historical Society Newsletter*, no. 61, April 2009.

160 *Geelong Advertiser*, 11 January 1913.

161 *Ibid.*

162 'Holden, George Frederick' in *Re-Member*, *op.cit.*

163 Wynd, *op.cit.*

164 *Ibid.*

165 The earliest reference connecting Neville to the Wallace factory was in 1909 when *The Age*, 17 June 1909, reported that he had attended the Butter Industry Secretaries' Conference for the Wallace and Millbrook Butter Factory.

166 Victorian Births, Deaths and Marriages Indexes, *op.cit.*

167 *Ballarat Courier*, 11 September 1915, p.9 & *Ballarat Star*, 8 October 1917, p.3.

168 *The Advocate*, 10 January 1920.

169 *Ibid.*

170 Rev. S.C. Blainey, 'A Pastor Recalls', typescript in S.C. Blainey Papers, 1894-1980, State Library of Victoria.

171 Victorian Births, Deaths and Marriages Indexes, *op.cit.* & *Numurkah Standard*, 6 February 1918, p.2.

172 *The Argus*, 13 October 1941, p.3.

173 *Ibid.*, 2 April 1937 & *Horsham Times*, 30 June 1931, p.2.

174 *West Gippsland Gazette*, 21 May 1929.

175 *The Argus*, 13 February 1930.

176 *Ibid.*, 13 October 1941, p.3.

177 *Ibid.*, 29 April 1946, p.20 & 3 July 1950, p.11.

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1949, Kittson was appointed a factory owners' representative on the State Executive Council of the Victorian Dairy Produce Board.¹⁷⁸ Kittson died in Ballarat in 1971, aged 79 years.¹⁷⁹

In 1941, William John Walters (son of George and Ellen [nee Sheehan] Walters¹⁸⁰) was appointed secretary and public officer of the Wallace Butter Factory Company (which it was then called).¹⁸¹ He had been an employee with the company for 30 years prior to the appointment.¹⁸² He appears to have served as manager until his death in July 1954 at the age of 65 years.¹⁸³

Company Managers

The first manager of the Wallace Millbrook and District Butter Factory and Creamery Company was Arthur Albert Foster. He commenced his appointment in 1895 and remained in the position for a lengthy 48 years.¹⁸⁴ Born in Broadmeadows in 1871 to William and Mary Foster,¹⁸⁵ Arthur made his life at Wallace. He was a long serving secretary of St. Sidwell's Masonic Lodge (which relocated to Wallace in 1925) and a steward of the Millbrook Methodist Church (which also relocated to Wallace in 1926).¹⁸⁶ In 1898, he married Miss Eleanor Sarah Carroll, the daughter of Richard and Frances Carroll, pioneer farmers of Wallace (with Richard being a director of the butter factory and creamery company).¹⁸⁷ Arthur and Eleanor Foster had five children (with all the births being registered at Millbrook): Ethel (born 1899), Ivy (born 1905, died 1906), Ina (born 1908), Lila (born 1911) and Hurtle Lee (born 1915).¹⁸⁸

In 1908, Foster, along with the secretary, M. Neville, escaped death on the factory floor. As reported in *The Argus*:

Mr. A. Foster, the manager of the Wallan [sic.], Millbrook, and District Butter Factory, had a marvellous escape to-day from being killed. He was, in company with the secretary (Mr. M. Neville), removing some of the refrigerating machinery from one room to another. The condenser, which was standing upright against a wall, commenced to fall on Mr. Neville, when Mr. Foster essayed to stop its progress, but it had too much momentum, crushed Mr. Foster to the ground. Mr. Neville escaped with his coat being torn off his back and some skin off his face. When Mr. Foster was extricated, it was found that his left forearm was broken near the wrist. Dr. Wood, of Egerton, set the broken arm. The condenser that fell on Mr. Foster was a ton weight.¹⁸⁹

In 1926, Foster became a founding trustee of the Wallace Methodist Church.¹⁹⁰ He retired as manager of the Butter Factory and Creamery Company in 1943.¹⁹¹

178 *Ibid.*, 31 August 1949.

179 *Ballarat Cemeteries & Crematorium, op.cit.*

180 Victorian Births, Deaths and Marriages Indexes, op.cit.

181 *The Argus*, 13 October 1941, p.3.

182 *Ibid.*

183 *Ballarat Cemeteries & Crematorium, op.cit.*

184 *The Age*, 26 February 1943, p.2.

185 Victorian Births, Deaths and Marriages Indexes, op.cit.

186 See heritage citation (WAL021) of the former St. Sidwell's Masonic Temple, 12 Westcotts Road, Wallace, for further details.

187 Victorian Births, Deaths and Marriages Indexes, op.cit.

188 *Ibid.*

189 *The Argus*, 13 August 1908, p.5.

190 See Certificates of Title, vol. 2645 fol. 876 & vol. 5200 fol. 933.

191 *The Age*, 26 February 1943, p.2.

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Replacing Arthur Foster as manager in 1943 was Victor Stafford.¹⁹² He was born in 1893 at Meredith, the son of Henry and Margaret (nee Anderson) Stafford).¹⁹³ He married Eleanor Watson and 1923 and it appears that by this time he was manager of the Eskdale Butter Factory Ltd.¹⁹⁴ In 1926, he took the position as manager of the Orbost Butter Factory and Produce Co. Ltd.¹⁹⁵ He remained there until 1931 when he was appointed the General Manager of the Glenormiston Butter and Cheese Factory, a position he held for 10 years.¹⁹⁶ Stafford's previous experience as manager of butter factories held him in good stead for the position at Wallace, having been selected from fifty applicants for the position.¹⁹⁷ He was also a former president of the Terang sub-branch of the Returned Sailors', Soldiers', Airmen's Imperial League of Australia (R.S.S.A.I.L.A.).¹⁹⁸ Stafford died on 9 August 1977 at his residence, 208A Pleasant Street South, Ballarat, aged 84.¹⁹⁹

COMPARATIVE²⁰⁰

Dairy Factories: Contextual Background

Highly influential on the evolution and development of the dairy industry in Victoria was the innovative and entrepreneurial dairy farmer of Mount Egerton, David Wilson. From the 1880s, he transformed dairy farming in Victoria into a recognised, scientifically-controlled and regulated production industry. Keenly interested in improving practices and quality control, he made a systematic study of dairying. He was one of the first to import a De Laval cream separator for farm use, having read in a Scottish newspaper of its success in Denmark and Sweden.

Wilson's product was eagerly sought after by Melbourne grocers. He won major prizes at the Ballarat and Geelong shows and in 1881 he successfully exported butter to Britain. Yet, Wilson's greatest achievement came when he was appointed State dairy expert in 1888. He superintended the Victorian Government's model dairy at the Centennial International Exhibition and in the following year he travelled throughout northern and western Victoria with Alexander Crawford demonstrating the cream separator and instructing farmers in its operation.

Small creameries with separators were subsequently established throughout the western region of the Moorabool Shire in the 1890s as part of a broader, mechanised and regulated system of dairy production connected with butter factories. Local farmers delivered milk to these creameries for separation. At Ballan, a creamery was built in the centre of town in 1895 and operations commenced on 2 October that year. Other creameries were established at Millbrook, Dunnstown and Pootilla. The anticipated success of these small operations was to be short-lived. The introduction of hand-operated cream separators made creameries redundant as the cream could be separated on the farm and sent direct to the butter factory. The Millbrook, Dunnstown and Pootilla creameries were all advertised for sale in 1907. The building at Dunnstown is now used as a hayshed on Kiely's farm.

David Wilson's initiatives facilitated the transition from the hand production of butter to more commercially-driven enterprises. He prepared documentation and articles of association for co-operative factory companies that were originally linked to the small creameries dotted around the countryside. From 1889, Wilson supervised the beginnings of Victoria's butter export industry. This

192 *Ibid.*

193 Victorian Births, Deaths and Marriages Indexes, op.cit.

194 *Ibid.*

195 The Argus, 24 April 1926.

196 *Ibid.*

197 *The Age, op.cit. & Camperdown Chronicle*, 26 February 1943, p.2.

198 *Camperdown Chronicle, op.cit.*

199 *Ballarat Cemeteries & Crematorium, op.cit.*

200 See Rowe, 'Forest, Farmland & Gold', op.cit., for the sources of this information.

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resulted from the Department of Agriculture having approved export of refrigerated butter on fast steamers bound for England. Demand for the product, given the improved methods of co-operative factory dairy production, was the primary reason exportation had been strongly promoted by Wilson.

Based on Wilson's plans and articles of association, co-operative butter factories were formed in Victoria. The first was at Cobden which opened at the end of 1888, followed by factories at Koroit and Allansford. By 1890, 32 factories were operating throughout the state.

Other Dairy Factories in the Moorabool Shire

Butter and cheese factories were opened in the 1870s at Hopetoun and Bacchus Marsh in disused flour mills.²⁰¹ In 1893, Thomas Anderson built a butter factory at Bacchus Marsh that was acquired by the Bacchus Marsh Concentrated Milk Company in 1909.²⁰² The Dairymen's Co-operative Association formed at Bacchus Marsh in 1911 and commenced operations in a new factory off Main Street.²⁰³ The manufacture of butter was soon replaced by the production of fresh pasteurised milk and table cream, given the high demand for these dairy products in Melbourne.²⁰⁴ In c.1915, the Federal Milk Company was formed at Bacchus Marsh and it erected a new factory as an extension of the Co-operative plant off Main Street.²⁰⁵ This and the other factories at Bacchus Marsh and Hopetoun no longer survive.²⁰⁶

At Myrning, Gilman Goodrich Pierce purchased a butcher's shop, store and neighbouring land in 1877 and built a cheese factory.²⁰⁷ In 1892, the factory, store, stables and a four roomed dwelling were purchased by the Myrning Dairymen's Co-Operative.²⁰⁸ New machinery was installed, and production commenced on 24 October 1892 with H.W. Athon as manager.²⁰⁹ In 1909, the manager's house was relocated to higher ground because the adjoining Myrning Creek was prone to flooding.²¹⁰ The Federal Milk Company purchased the Myrning Co-operative Butter Factory in 1922, having leased the site since 1917.²¹¹ The factory closed in 1942.²¹² The building survives today at 61 Main Street. It has a steeply pitched gabled roof form (the front portion possibly being an addition), the ridge being surmounted by an elongated, gabled ventilator at the rear. There are broad skillion additions at the side and gabled additions at the front. The building is timber framed²¹³ with corrugated galvanised steel roof and wall cladding. The early brick chimney stack has been demolished.²¹⁴ Neighbouring the factory is the asymmetrical, Victorian styled dwelling. It has a hipped roof form that traverses the site, with a minor front projecting gable and a front post-supported verandah. Overall, the Myrning factory complex is earlier than that at Wallace but the latter is of larger scale with more early surviving fabric.

201 R. Peterson & D. Catrice, 'Bacchus Marsh Heritage Study Environmental History', prepared for the Shire of Bacchus Marsh, 1995, p.21.

202 H.C. Churches, 'Dairying at Bacchus Marsh' in *Journal of Agriculture*, Victoria, 10 May 1919, p.300. The Bacchus Marsh Concentrated Milk Company had formed in 1890 – see p.299.

203 Ibid., p.300.

204 Ibid.

205 Ibid., p.301.

206 Peterson & Catrice, op.cit.

207 R. Peterson & D. Catrice, 'Dairymen's Co-operative Milk Factory Myrning Branch, Main Street, Myrning' heritage citation (ref. 263) in the 'Bacchus Marsh Heritage Study', prepared for the Shire of Bacchus Marsh, 1995.

208 Ibid.

209 Ibid.

210 Ibid.

211 Ibid.

212 Ibid.

213 Ibid.

214 Ibid. The chimney is shown in an historical photograph included in the heritage citation.

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Both factories have experienced alterations and additions (a legacy of advancements in technology and demand for product).

Other Surviving late 19th and Early 20th Century Butter Factories²¹⁵

Other surviving late 19th and early 20th century butter factories in rural Victoria include:

Former Apollo Bay Butter Factory, 4 Hardy Street, Apollo Bay

Constructed of brick in the 1930s, the complex as a rear gabled wing with typical elongated monitor light along the ridgeline, a front parapeted wing with a projecting, curved Moderne entrance bay and a rear tapered chimney stack that projects above the rooflines. Unlike the Wallace factory, the factory at Apollo Bay is intact to its original design and construction. Architecturally, there are similarities in the composition of the gabled forms with surmounting monitor lights, front parapeted wings and in the towering tapered chimney stacks.

Former Cobden Butter Factory, 129 Curdie Road

The Cobden Butter Factory opened in 1888.²¹⁶ The factory continues to operate today and it houses the largest milk drying plant in Australia as part of the Fonterra Company.²¹⁷ The site is a substantial complex of industrial buildings, most being recent. On the east side is a single storey administration building having gambrel roof forms. This building appears to date from the early 20th century. Architecturally, the Cobden factory is not comparable to the factory at Wallace.

Former Coleraine Butter Factory, 26 Robertson Street, Coleraine

This butter factory was established in 1892²¹⁸ and it features a broad hipped roofed wing at the front, and narrower gabled wings towards the rear. They are clad in corrugated sheet metal roofing. The front wing has an elongated gabled monitor light and there is evidence of another of these monitor lights on the ridgeline of one of the rear wings. Adjacent to the factory building is a timber bungalow constructed in 1943 as the manager's residence. Stylistically, the former Coleraine Butter Factory is similar to the earlier fabric of the Wallace factory: in the broad roof forms with crowning monitor lights typical for late 19th and early 20th century industrial dairy buildings for lighting and especially ventilation. Both factory complexes have landmark brick chimney stacks and they were both established in the 1890s. The provision of residential quarters for staff is another similarity in the two factories.

Former Cowwarr Butter Factory, 2730 Traralgon-Maffra Road, Cowwarr

This highly intact and distinguished, two storey Arts and Crafts designed building of concrete construction was built in 1918 to replace an earlier cheese and butter factory structure. It is characterised by a main gambrel roof form with terra cotta roof tiles, a central projected stepped, parapeted bay and flanking parapeted windows. The main roof is surmounted by a ventilator in the form of dovecote. There is a landmark tapered face brick chimney stack that projects above the roofline. Stylistically, this building is not comparable to the Wallace factory.

Euroa Butter & Ice Factory, corner Boundary Road North Euroa

A three storey gabled brick building with a prominent parapeted tower, the factory was built in 1901 as a replacement for an earlier timber building destroyed by fire. It is one of the most imposing butter factories in Victoria. It was also technologically advanced as one of the most highly regarded factories

215 Historical information taken for the Victorian Heritage Database online, 24 July 2015, unless otherwise referenced.

216 'Cobden Victoria', Wikipedia online, July 2015.

217 Ibid.

218 *The Argus*, 15 October 1892, p.10.

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in the southern hemisphere. It also features a landmark chimney and an attached manager's residence. The building is more intact and substantial than the Wallace factory.

Glenormiston Butter and Cheese Factory, Mortlake Road, Noorat

This substantial complex of gabled brick buildings is one of the most intact in Victoria. It was built in 1924 and has an addition of 1936. The elegant design and detailing of the complex is a legacy of the added importance placed on the industry in the western district then. There is a landmark dichromatic brick chimney. Stylistically, the Glenormiston factory is not comparable to the factory at Wallace.

Leongatha Butter Factory, 1 Yarragon Road, Leongatha

This factory complex was built in 1905 to a design by R. Kerr. Built of brick, it is a moderately intact example of a butter factory, with a parapeted gabled roof form. The site also has later buildings indicating the expansion of the dairy industry in the 20th century. Stylistically, the Leongatha factory is not comparable to the Wallace factory.

Former Maffra Butter Factory, corner Bundalaguh Road & Railway Place, Maffra

Constructed in 1904,²¹⁹ the former Maffra Butter Factory is characterised by complex hipped and gabled roof forms. The central, more elevated wing has a broad gabled roof that is punctuated by a central elevated bay having a gambrel roof. The brick wall construction is articulated with projecting bays. More modest hipped and gabled wings and later additions are located at the front and side. Overall, the Maffra factory is not directly comparable to the factory at Wallace, although the combination of gambrel and gabled roof forms has a passing resemblance.

Former Marcorna Butter Factory, Macorna

Possibly built in the early 20th century, this modest gabled brick factory features a monitor ventilator along the roof ridgeline. This element – common for light and particularly ventilating dairies – is comparable to the Wallace factory.

Former Merino Butter Factory, Coleraine-Merino Road, Merino

The Merino Butter Factory, being the second butter factory in the town, was constructed in 1931. It is comprised of a series of brick gabled wings clad in corrugated sheet metal, with the ridge lines surmounted by gabled monitor lights. These characteristics are similar to the Wallace factory, being typical for industrial dairy buildings in the early 20th century, but the overall character of the Merino factory is different to that at Wallace.

Former Perfect Cheese Company, 523-525 Maroondah Highway, Lilydale

A brick gabled and parapeted building with a front façade comparable in design to the early postwar additions of the Wallace butter factory building, the Perfect Cheese Factory was established in the 1930s, and was one of the few operating in the Yarra Ranges district after World War One. It no longer functions for its original purpose.

Former Shepparton & District Co-operative Butter & Cheese & Ice Factory Ltd, 428-452 Wyndham Street & corner Sobroan Street, Shepparton

The butter and cheese factory was built was constructed in 1934. The broad, elongated gabled brick structure has a parapeted façade at the front, the parapeted being rendered. There is a projecting flat-roofed entrance porch supported by giant tapered columns on squat piers. A monitor light extends along the ridgeline. Architecturally, this building is more intact as a single building entity compared to the factory at Wallace, although both share similar compositional details in the broad roof form, projecting monitor and front parapeted wings.

219 *Maffra Spectator*, 12 December 1904, p.3.

Former Swan Hill Butter Factory, Curlewis Street, Swan Hill

The Swan Hill Butter Factory was built in brick in 1912, during the expansion of the dairy industry in Victoria. The symmetrically designed complex has gabled and hipped factory buildings recognisable for their former dairy use in their appearance and crowning monitor lights. These design features are partly comparable to the Wallace factory, although the Swan Hill factory is most comparable to the factories at Horsham and Maffra.

Warragul Butter Factory and Vermont Casein Factory, 121 Queen Street, Warragul

The Vermont Casein Factory was built in 1923 and the Warragul Buttery Factory was constructed in 1936. The broad gabled brick buildings with monitor ridge ventilators and projecting parapeted wings, having been incorporated within the newer factory complex. In this regard, the incorporation of built forms with later periods of development has a similarity to the Wallace factory.

Warrnambool Cheese and Butter Factory Company Ltd, Allansford Road, Allansford

The Warrnambool Cheese and Butter Factory Company Ltd, commonly known as the ACME factory, was first established on this site in 1896. At this time, simple pasteurising milk processes were established and in 1890 the first steam powered mechanical butter works was developed there. Architecturally, it is not comparable to the Wallace factory, although both sites share a similar history of evolution and expansion as revealed in the industrial vernacular architecture. At Allansford, the most notable building is a parapeted gabled wing at the front.

Former Wodonga Butter Factory, Lincoln Causeway, Wodonga

This brick factory complex was built in the 1920s, the main building have a broad gabled roof form surmounted by a gabled monitor light. There is parapeted wing at the front. These characteristics are directly comparable to the former butter factory at Wallace.

Former Yarram Butter Factory, Commercial Road, Yarram

Built in 1908 to a design by Crawley and Knights, the two storey rendered sandstone building has an elongated parapeted gabled wing, together with a broader and lower gabled wing that traverses the site towards the rear, and a parapeted flat-roofed entrance wing at the front. It has ornate lettering and makes an important visual contribution to the town streetscape. The building appears to be largely intact. Stylistically, it is not comparable to the Wallace factory.

Comparable Dwellings to the Butter Factory Houses in the Wallace District²²⁰

The brick and timber interwar Bungalows represent two of the few dwellings of this stylistic type in the Wallace area. Nearby at 40 Old Western Highway, Wallace, is a timber interwar Bungalow with a gabled roof form that traverses the site and a projecting gabled verandah at the front. A standard State Savings Bank Design of c.1929, the dwelling was relocated to the site from Essendon in 1978 and the western (right) of the dwelling represents an addition that was constructed at this time. There is an interwar Bungalow dwelling at 33 Westcotts Road, which features a principal gabled roof and projecting minor gables linked by a return verandah. The composition is reflective of Federation era design and it has introduced wall cladding and gable infill. This composition is comparable to that of the brick Bungalow at 10 Old Western Highway, although the brick dwelling appears to be more intact. At Bungaree, the dwelling at 243 Bungaree Wallace Road, built in c.1928 for William Henry Chisholm, blacksmith, represents one of the more intact examples of surviving interwar Bungalows in the area. However, compositionally, it is a derivation of the Bungalow type and is therefore not directly comparable to the Bungalows at the butter factory. The timber Bungalow as part of the butter factory

220 See specific heritage citations for further details.

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appears to be less intact than the brick Bungalow on the site and the Bungalow at 243 Bungaree Wallace Road by virtue of its poor condition (dilapidated and loss of early fabric).

The timber Late Victorian styled dwelling at 20 Old Western Highway is comparable architecturally to several similar hipped-roofed dwellings with front post-supported hipped, bullnosed verandahs having cast iron decoration. Some of the more comparable include:

- Dwelling, 231 Bungaree Wallace Road, Bungaree.
- Dwelling, 535 Bungaree Wallace Road, Bungaree.
- Dwelling, 634 Bungaree Wallace Road, Wallace.
- Dwelling, 100 Murphys Road, Bungaree.
- Clare Place, 64 Torpys Road, Bungaree.

All of these other dwellings appear to be in good condition and moderate or moderate-high integrity. They also represent dwellings constructed in situ.

There are some Victorian dwellings that have been relocated to their existing sites and in this regard they are comparable to the dwelling at 20 Old Western Highway. The most comparable are the dwellings at 18 and 20 Lesters Road, Bungaree, and 537 Bungaree Wallace Road. These other dwellings appear to have higher integrity due in part of their fair-good condition. The dwelling at the butter factory site has been diminished as a consequence of its poor condition and the dilapidation and loss of early fabric.

Comparable Structures of Terra Cotta Construction

Historic Background to Terra Cotta Block Construction

The hollow terra cotta block construction of the tank at the former Millbrook, Wallace and District Butter Factory was not a new type of construction during the interwar (c.1920s-30s) period when the tank at Wallace appears to have been constructed. The manufacture of terra cotta lumber in Victoria began as early as the 1880s when the rights for this construction method were acquired by the Victoria Terra Cotta Company.²²¹ More locally, August (Otto) Steinkraus, a German potter, established wood-fired kilns at Ballarat known as Eureka Potteries about this time.²²² In 1914, the Ballarat architect, William Miller, 'discovered practicability of utilising abandoned slum heaps for manufacture locally of terra cotta ware.'²²³ Steinkraus' Eureka Potteries business was sold to the architects, Clegg and Miller, from which the Eureka Terra Cotta and Tile Company was formed.²²⁴

Although it has been claimed that 'much less is heard of terra cotta lumber in the twentieth century', terra cotta lumber and hollow blocks were still advertised by the Eureka Terra Cotta and Tile Company and Hoffman Brick and Potteries Ltd.²²⁵ The benefits and uses of terra cotta construction for agricultural and factory buildings was highlighted in 1919 in an article entitled 'Terra Cotta on the Farm' in the *Construction and Local Government Journal* (Sydney):

We have already described the use of terra cotta blocks specially moulded, applied to silos, but there is a far greater application for this splendid material in farm buildings generally.

221 M. Lewis, 'Terra Cotta Block & Lumber' in *Australian Building: a cultural investigation*, University of Melbourne online, 2015, p. 6.09.12.

222 See Lal Lal Heritage Precinct assessment for further details.

223 M. McCallum, *Ballarat and District 'Citizens and Sports' at Home and Abroad*, McCallum Press and Publishing Company, Ballarat, 1916, p.70.

224 See 'Eureka Terra-Cotta and Tile Co.' in *The Ballarat Courier*, 14 January 1914, p.8.

225 Lewis, op.cit.

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For lasting properties and fire resistance, there is nothing that has ever been devised to equal well burnt clay.

“Brick and Clay Record” calls attention to, and illustrates some of the purposes to which terra cotta blocks are being applied to farm work; thus for barns, dairy stables, milk and ice houses, etc., its non-conductivity, cleanness and strength leaves it without a rival, and simplicity in erection make it of prime importance where unskilled labor has to be employed. A carpenter with a trowel, a saw and the necessary plumbing and levelling instruments can cut, fit and direct the blocks into any required form, the cutting being done with a hand saw. Moreover nails may be driven directly into the material, or a small hole can be directed with a drill and a plug inserted.

For the farm residential buildings, the coolness of the material should form an added attraction to the farmer in the dry hot atmosphere of Australia’s interior.

The foundations of buildings need only be small, as the weight of the hollow block is comparatively light, and only due to the cavity, but to the specific gravity of this tough and leathery material.

One matter which has always militated against the general use of plastic terra cotta for constructional purposes, is the use of lime mortar, which is unsatisfactory and cannot give the supporting bond which is essential for the best result. Set in cement, plastic wall blocks are ideal, and it is time that Australia with its wonderful varieties, and enormous quantities of clay, got to work on cheap production.

... A further ingenious use has been made of the hollow terra cotta silo building in the construction of the top thereof of a windmill, which may operate, either a ventilating system or a water pumping proposition.²²⁶

While the Eureka Terra Cotta Tile and Roofing Company changed its name in 1919 to the Eureka Terra-Cotta Tile Company and held a Melbourne office, terra cotta products continued to be manufactured at Ballarat throughout the 20th century. Although roofing tiles seemed to be the principal product made, hollowware in 3 inches, 4 inches and 6 inches was still advertised for sale in the early 20th century.²²⁷

Other Examples in the western region of the Moorabool Shire

Two other terra cotta block structures, possibly built during the interwar period, are known to survive in the western region of the Moorabool Shire. They include a round water tank of identical design as the tank at the Wallace Butter Factory. It is located off Mahers Road, Warrenheip. In Clarkes Hill Road, Clarkes Hill, is a gabled farm dwelling built in the same material. It is in poor condition.

Conclusions

Historically, the former Millbrook Wallace and District Butter Factory and Creamery is one of the earliest surviving rural dairy complexes in Victoria, the earliest being at Myrning (established in 1877). Like the Wallace factory, the factory at Myrning is no longer operating, the Wallace factory also being the larger complex. One of the most enduring factories still operating is that at Cobden but little (if any) original fabric appears to survive. The other early surviving butter factory complex is the ACME factory, Allansford, Warrnambool, established in 1896. Little early fabric appears to be extant at this site either.

Architecturally, the factory at Wallace is:

226 ‘Terra Cotta on the Farm’ in Construction and Local Government Journal (Sydney), 24 November 1919, p.19.

227 The Argus, 18 June 1919, p.3.

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- One of many early 20th century industrial vernacular dairy factory complexes in Victoria, but the only surviving dairy factory complex in the western region of the Moorabool Shire.
- One of a number of early 20th century dairy complexes that have been altered and extended, reflecting the expansion of the dairy industry in the 1920s and 1930s in an effort to take advantage of export markets.
- Comparable to the former butter factories at Coleraine, Merino and Wodonga, in the broad gabled and/or hipped roof forms surmounted by ventilating monitor lights. The latter was a common functional necessity for late 19th and early 20th century dairy buildings. The Wodonga factory also shares a front parapeted wing. The Wallace factory is distinguished for its early (1908) broadly projecting post-supported gambrel roofed porte-cochere that provided weather protection for deliveries. The Coleraine factory also has a landmark chimney stack, the Wallace factory have similar tall brick chimney.

The interwar Bungalows on the factory site are considered to be some of the few dwellings of this type in the Wallace area. The timber dwellings on the factory site are considered to have lower integrity than other comparable houses due to their poor condition, the dilapidation and loss of early fabric having undermined their integrity.

The terra cotta tank on the factory site is one of only a few known surviving structures in the western region of the Moorabool Shire built of hollow terra cotta blocks. They were possibly manufactured by the Terra Cotta Tile Company of Ballarat during the interwar period.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Wallace Masonic Temple

Place No. WAL21

ADDRESS: 12 Westcotts Road, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 6.1: Building Towns

Theme 8.4: Community Organisations

Condition: Good**Integrity:** Substantially intact**Photograph Date:** 2009 & 2014

2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Westcotts Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former masonic temple, 12 Westcotts Road, Wallace, has significance as the only predominantly intact, purpose-built masonic hall in the Moorabool Shire. Constructed in 1925 for St. Sidwell's Masonic Lodge (the Lodge having been founded in Ballan in 1891 before relocating to Mt Egerton in 1908), it served as the local masonic temple throughout the 20th century. The building appears to have been designed by the Ballarat architect and freemason, W.L. Coltman, and constructed by the contractors, Nolan and Tournier with voluntary labour by the masonic brethren. A gabled supper room was added at the rear of the building in the c.1950s. The significant fabric is the original brick masonic temple including: the parapeted interwar Greek Revival two-bayed front façade defined by rendered Tuscan pilasters. The front façade also has a two-bayed parapeted with fluted pilasters, rendered signage panels and a crowning moulded cornice. There are original small square window openings with concrete lintels. Other significant fabric includes the gabled roof form clad in corrugated galvanized steel, eaves overhangs with exposed timber rafters, brick piers, brick chimneys, door openings with concrete lintels and vertically boarded doors. The rear gabled weatherboard wing represents a later addition. It has contributory significance as a legacy of the progress of St. Sidwell's Lodge after World War Two when there was an increase in membership.

How is it significant?

The former masonic temple, 12 Westcotts Road, Wallace, is historically, aesthetically and socially significant at a LOCAL level.

Why is it significant?

The former masonic temple at 12 Westcotts Road has historical significance for its long term associations with the progress of St. Sidwell's Masonic Lodge from 1924 until c.2012 (Criterion A). Several prominent locals from Wallace, Bungaree, Egerton and Ballarat were members of the lodge and some of the brethren contributed much to the successful progress and development of the Craft, including A.A. Foster, long-time secretary for 21 years until 1941 (Criterion H). The building appears to have been designed by the Ballarat architect and freemason, W.L. Coltman. Membership increased after World War Two, and the rear gabled supper room addition is a legacy of the growth in freemasonry at Wallace. The former masonic temple is the third location of St. Sidwell's Lodge, having first been established in Ballan in 1891 before relocating to Mt Egerton in 1908.

The former masonic temple at 12 Westcotts Road has architectural significance as the most intact surviving masonic hall in the Moorabool Shire, and particularly as a predominantly intact example of the interwar Greek Revival style (Criteria D & E). The design was possibly based on the Buninyong Masonic Lodge (built in 1906). The parapeted front facade of the Temple building at Wallace is a contemporary interpretation of the pedimented temple front of the Buninyong building, and more particularly a modest and streamlined translation of the Masonic Craft's esoteric architectural doctrine.

The former masonic temple at 12 Westcotts Road has social significance as it is recognised by sections of the Wallace, Egerton, Bungaree and neighbouring communities for the role it played in the progress of freemasonry between 1924 and the early 21st century (Criterion G).

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the property as shown in the map:



Source of map: Interactive Mapping online.

DESCRIPTION:

The former Masonic Temple, 12 Westcotts Road, Wallace, is situated on a modest allotment surrounded by an open grassed area. There is a modest front setback and side setbacks to the front portion of the property.

The single storey, face red brick, interwar Greek Revival styled building features a two-bayed front façade defined by rendered Tuscan pilasters with a two-bayed parapeted having fluted pilasters crowned by a moulded rendered cornice and rendered rectangular capping. The main façade including the pilasters are set on a streamlined, rendered plinth. The brick bays are punctuated by two small square timber framed windows with original concrete lintels and sills. The windows have recently been altered (or replaced), with the original decorative stained glass and leadlight having been removed. It has also been in recent times when the original “Masonic Temple” lettering in the parapet bays and the masonic square and compass symbol on the central parapet pilaster have been removed and the parapet and parapet pilaster refaced.

Behind the main façade is a gabled roof form clad in early galvanised corrugated steel. On the north and south sides are modest eaves with exposed timber rafters. Two early face brick chimneys project from the roofline on both sides of the building. The side elevations are comprised of five bays defined by projecting face brick piers. There is also an external brick chimney breast (with rendered coping) and flue on the north elevation. There are original double door openings with concrete lintels and

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vertically boarded doors. Towards the rear on the north side of the main building is a skillion lavatory addition.

At the rear of the main brick building is a gabled addition comprising the supper room. It has corrugated cement sheet roof cladding and timber weatherboard wall cladding (the upper weatherboards having recently replaced strapped cement sheet cladding). There are broad eaves and exposed timber rafters. On the east wall plane of the southern portion of the addition facing Westcotts Road is an early door opening with timer doors.



Photo 2: Masonic Temple, front (east) and side (north) elevations, 2014.



Photo 3: Masonic Temple, front (east) and side (north) elevations, 2009, with original “Masonic Temple” lettering and masonic square and compass symbol on the parapet.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of ‘Gordon’ never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a ‘northern loop’ took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a ‘new’ Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

¹ Taken from D. Rowe, ‘Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire’, draft, prepared for the Moorabool Shire Council, June 2010.

Early Development of St. Sidwell's Masonic Lodge No. 168

The St. Sidwell's Masonic Lodge No. 168 was first established on 17 September 1891 at Ballan.² The name of the Lodge may have derived from the Parish of St. Sidwell, Devon, as several foundation members came from Cornwall and Devon.³ The occasion of the opening of the Lodge at Ballan was reported in the *Bacchus Marsh Express*:

The opening of a Masonic Lodge in Ballan took [place] on Thursday, 17th inst. The ceremony of dedication, consecration, and installation and investiture of officers was conducted by Bro. H. Jebb, P.G.J.W.; Bros. Batten, Miller, Stevenson, Cairns, and Bently, from Ballarat; Bro. Smith, Buninyong; Bros. Peterson, Bonn, Heath, from Bacchus Marsh. There were ten new members initiated, and the following are the officers of the New Lodge: Bro. Revd. J.C. Atkinson, W. M.; Bro. Dr. Day, S.W.; Bro. Hedderwick, J.W.; Bro. Dr. Marr, S.D.; Bro. Wootton, J.D.; Bro. Pung, Sec.; Bro. Elliot, I.G. After the ceremony of dedication a banquet was held in the Mechanics' Hall, which was most tastefully decorated with flowers and evergreens. The sumptuous repast was provided by Mr. Wootton, of Victoria Hotel, in his well-known style. The following toasts were honoured during the evening:- "The Queen and the craft;" "The M.W.G.M. and his officers;" "Success to the St. Sidwell lodge, and the newly installed Master;" "Constituting and Installing Officers;" "Sister Lodges;" "Officers of St. Sidwell's Lodge;" "Newly initiated;" "Tyler's toast." About forty sat down to table, but many more visitors would have been present only for the obstruction in the through line. A most enjoyable evening was spent by all.⁴

Lodge meetings were held in the Church of England Schoolroom at Ballan.⁵

In 1906, Worship Brother Tanner and several brethren proposed that St. Sidwell's Lodge relocate to Egerton.⁶ A special meeting was held and a motion in favour of the relocation was carried fourteen to seven. A dispute ensued between some of the brethren of Ballan and Egerton.⁷ In 1907, agreement was reached in that the brethren of Ballan resign their membership in St. Sidwell's Lodge and apply to the Grand Master for permission to form a new Lodge at Ballan; the brethren of Egerton take the necessary steps to have the meeting place of the Lodge changed to Egerton (to a building approved by the Grand Superintendent of Works); and the assets and property of St. Sidwell's Lodge be sold to the highest tender and the monies divided equally between St. Sidwell's and the new Lodge.

In 1908, the Duke of Abercorn Lodge was formed at Ballan. It was also on 15 January of that year when the first meeting of the St. Sidwell's Lodge was held in the new Lodge Room at Mt. Egerton. This Lodge continued to be the location of St. Sidwell's for the next 17 years.

On 9 February 1921, a special meeting of the Lodge was held to discuss a motion put forward by J.J. Downey, A.A. Foster, C.S. Heading, J.E. Downey, W. Sterritt, W. Ellwood, N.T. Hutchins, J. Shearer and W.J. Howard that St. Sidwell's Lodge relocate to Wallace.⁸ A building committee was formed to investigate the possible relocation of the Lodge.⁹ An alternative to the relocation to Wallace that was proposed was the purchase of the former State School property at Bungaree.¹⁰ Built in 1877, the building had become overcrowded and it was dilapidated.¹¹ While Thomas Hurley of the Education

2 *Bacchus Marsh Express*, 26 September 1891.

3 'St. Sidwells Lodge No. 168 A.F. & A. Masons of Victoria 1891-1991 Centenary and Reconsecration Ceremony', history booklet, 1991, Bungaree & District Historical Society collection.

4 *Bacchus Marsh Express*, *op.cit.*

5 *Ibid.*, 18 January 1908, p.2.

6 'St. Sidwells Lodge', *op.cit.*

7 *Ibid.*

8 *Ibid.*

9 *Ibid.*

10 W. Pearse, correspondent, 14 April 1922, 'Bungaree State School' public building file, VPRS 242/PO Unit 51 PROV.

11 See heritage citation for the former school (BRE021) for further details.

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Department found the offer of St. Sidwell's Lodge to buy the school as reasonable, the sale did not proceed as the majority of the St. Sidwell's brethren did not support the proposal.¹² Consideration then turned to the original idea of relocating the Lodge to Wallace.

History of St. Sidwell's Masonic Temple, 12 Westcotts Road

On 14 May 1924, the building committee reported to the St. Sidwell's brethren that a new building measuring 54 feet by 28 feet with walls 14 feet high could be constructed for no more than £1,000.¹³ The views of Worshipful Brother Graham of the Buninyong Lodge were sought on his experience of recent building works there.¹⁴ It was then decided to construct a new Masonic Temple at Wallace with the support of the majority of the brethren.

On 11 June 1924, plans and specifications for a new building at Wallace were received from the Grand Lodge and W.L. Coltman.¹⁵ It is not known whether Coltman had been engaged to design the Temple or provide details on its construction. Wilfred Coltman was the son of W.F. Coltman, a prosperous timber merchant and home builder of Ballarat, and Worshipful Master of the Ballarat Mark Master Masons for many years.¹⁶ After his death in 1921, Coltman's business was continued by his sons, O.H. Coltman and W.L. Coltman under the name W.F. Coltman Housing and Timber Co. Pty Ltd.¹⁷ Yet, Wilfred Coltman had trained in building construction, drawing, practical geometry and architecture at the Ballarat School of Mines between 1914 and 1918, and it was also during these years that he worked in the office of P.S. Richards, Ballarat architect and friend of W.F. Coltman.¹⁸ In 1914, P.S. Richards called tenders for the construction of the Masonic Temple at Learmonth,¹⁹ which was possibly Coltman's first experience in the design of a Masonic temple. Constructed in face brick and render, the Edwardian Baroque design was contextually elaborate for Learmonth. Between 1918 and 1920 he was employed by Ballantyne and Hare, Melbourne architects,²⁰ before successfully completing a Diploma of Architecture at Melbourne University.²¹ He was also a freemason (being installed as the Worshipful Master of the Hope Lodge at Buninyong in 1929)²² and so it is likely that Coltman was responsible for the design of the building.

12 T. Hurley to the Director, Education Department, 15 June 1922, 'Bungaree State School' public building file, op.cit.

13 'St. Sidwells Lodge', op.cit.

14 Ibid.

15 Ibid. The booklet claims that it was W.F. Coltman who provided the plans. As W.F. Coltman died in 1921, it is therefore likely to have been his son, W.L. Coltman, architect.

16 *The Horsham Times*, 22 March 1921, p.4 & G. Sweeley, 'Historical Information on Federation Architects [Ballarat]', unpublished manuscript, July 1999 (author's collection).

17 *Daily Commercial News and Shipping List* (Sydney), 5 January 1927, p.5.

18 Details on W.L. Coltman's studies at the Ballarat School of Mines are given in *The Ballarat Star*, 1 April 1915, p.6 & *The Ballarat Courier*, 2 January 1916, p.2 & 6, 18 January 1916, p.6, 5 February 1917, p.5, 15 February 1917, p.3 & 13 February 1918, p.1. His employment with P.S. Richards is listed in 'Coltman, Wilfred Lawrence' in Personal files of past members of the Royal Australian Institute of Architects, and the Royal Australian Institute of Architecture, Victorian Chapter, MS9454 box 86, envelope 7, State Library of Victoria. Gay Sweeley in 'Historical Information on Federation Architects', unpublished manuscript, 18 July 1999, author's collection, states that Coltman was a friend of P.S. Richards.

19 *The Ballarat Courier*, 29 May 1914, p.8.

20 'Coltman, Wilfred Lawrence', op.cit.

21 'Golden Alumni: Faculty of Architecture, Building & Planning', list of alumni online, July 2015. According to the *Royal Victorian Institute of Architects Journal*, 1920, p.135, Coltman was elected an Associate of the Royal Victorian Institute of Architects. No other designs by Coltman have been identified. It is possible that he worked in the family firm and provided designs for clients. On 22 December 1914 for example, *The Ballarat Courier* reported that the firm built 'homes, not mere houses' and that 'Plans and specifications are provided free of cost.'

22 *The Argus*, 16 December 1929, p.18.

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At Wallace, a small plot of land comprising part of Crown allotment 3 of Section 11 in the Parish of Warrenheip was acquired from Mrs Eleanor Foster (wife of the Lodge Secretary, Arthur Albert) on 13 August 1924.²³ The first Trustees of the land for St. Sidwell's Lodge at Wallace were William Mark Ellwood, farmer of Wallace; William John Howard, farmer of Bungaree; and Arthur Albert Foster, a manager of Wallace.²⁴

Construction of the Temple commenced from July 1924, prior to the formal transfer of the land. While *The Argus* reported that the contractors for the building were Messrs. Nolan and Tournier,²⁵ it seems that much of the preparatory work was carried out by voluntary labour by the brethren headed up by contractor Brother Ellwood.²⁶ Reports on the building of the Temple were given by the Secretary, Worshipful Brother A.A. Foster:

Contractor Wor. Bro. C. Kelly marked out the ground for the building of the Temple on 20th July 1924, and on the 23rd Wor. Bro. Ellwood and myself (Wor. Bro. A.A. Foster) started digging the trenches for the foundations and arranged for a working bee for the 26th to finish the trenches, and make a culvert in front of the Temple.

Wor. Bro. Ellwood was ill on the 26th, but Wor. Bro. J.J. Downey with an assistant, Bros. I.T. Campbell, R. Linsdell, L.M. Trigg and myself put in the afternoon and finished the trenches. I then tried to arrange for bricks, gravel and sand to arrive here on Friday 1st August and called for volunteers for Saturday 2nd to cart material and mix and lay the foundations. One truck of gravel came three days too soon, and a truck of bricks two days too soon, so Wor. Bro. J.J. Downey with two assistants and myself with three horses and two drays got two trucks and a part of another landed on the ground.

Saturday morning set in very wet with heavy showers of snow in the afternoon. Notwithstanding this, Mr. W. Tinney with his man and two horses and dray and Bro. John Shearer with horse and dray spent the morning carting bricks. Bro. L.M. Trigg with two horses spent the morning carting spalls. Bro. W.W. Chapman came with a horse and dray and carted a couple of loads of posts. Wor. Bro. Heading, Bro. R. I.T. Campbell were assisting in the morning. The weather looked so bad at midday that Mr. Tinney and his man, Bro. Chapman and Bro. Linsdell went home, but the rest of us had dinner and worked all the afternoon at carting, mixing the concrete and laying the foundations.

On Monday 4th August, we had another working bee and put in a hard days work with the following present – Wor. Bro. J. Downey with two horses and dray, Bro. J. Shearer with two horses and dray, Bro. L.M. Trigg with one horse and dray and Master E. Downey and myself. With the assistance of Wor. Bro. C. Kelly we finished the foundations. Bro. Kelly was with us on Saturday also. Wor. Bro. Ellwood had not recovered sufficiently to come and assist but is on his feet again.

On Tuesday 5th, Bros. Linsdell and myself wheeled a truck of sand in off the road.

On Saturday 9th, Bros. J. Shearer, J.J. Downey and assistant and W. Ellwood, each with horse and dray and Bros. W.J. Howard, R. Linsdell and myself carted 8,660 bricks down from the station. It was wet in the evening and as we were all wet through we decided not to have the rehearsal.

On Tuesday 12th, put in half a day repairing the track into the building and I finished stacking the bricks.

23 Certificate of Title, vol. 4066 fol. 168. For biographical details on Arthur and Eleanor Foster, see the Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Mrs Eleanor Foster was the daughter of Richard Carroll, pioneer farmer of Wallace.

24 Ibid., vol. 4888 fol. 506.

25 *The Argus*, 23 October 1924, p.18.

26 'St. Sidwells Lodge', op.cit.

... The brick layers started at the Temple on 19th August and we expected a truck of bricks and one of sand on the 22nd. Bros. L.M. Trigg and R. Linsdell came to unload them but were disappointed as the trucks failed to arrive. On the 23rd, two trucks of bricks and one truck of sand arrived and the following put in a hard half day carting the 8.700 bricks: Bro. J. Shearer with horse and dray; Bro. W. Ellwood and son with horse and dray.

Bros. I.T. Campbell, R. Linsdell, and Wor. Bro. W.J. Howard, Bro. Chapman sent a man, and Bro. J. Shearer lent his man, and Master E. Downey and Alf Bunting. Most of us got wet through and we had to leave the sand until the 25th when I, with Bro. Ellwood, his horse and dray and Bro. J. Shearer with his man and horse and dray, and Bro. Downey with horse and dray carted it down in the rain and tipped it on the road and Bro. R. Linsdell and myself wheeled it in on the 25th.

On Saturday 30th, another 8,700 bricks arrived and were carted down by Bro. J. Shearer and man with horse and dray, Bro. W. Ellwood with horse and dray, Bro. Downey with horse and dray, together with Bros. R. Linsdell, I.T. Campbell, W.J. Howard and myself also Master E. Downey and Alf Bunting.

On 6th September, Wor. Bro. J. Downey with two horses and wagon and Master E. Downey and Bro. I.T. Campbell carted a truck of timber to the Temple.²⁷

At the meeting of 10 September 1924, the building committee reported that the Temple was almost completed.²⁸ The final meeting of St. Sidwell's Lodge at Egerton took place on 5 November 1925.²⁹ A dispute subsequently ensued between the brethren of Egerton and Wallace about the relocation, and that the number of candidates from Ballarat had increased with the prospect of the Lodge being at Wallace.³⁰

Although the first meeting in the new Temple at Wallace took place on December 1924, it was not until 11 March 1925 when the Temple was dedicated and new officers installed.³¹ J. Shearer was the first Worshipful Master, with Bro. A.A. Foster continuing as Secretary and Bro. W. Ellwood, Treasurer.³² The new brick building had been constructed with a gabled roof, the front featuring a parapeted Greek Revival facade following the Masonic Craft's esoteric architectural doctrine.

27 ibid.
28 ibid.
29 ibid.
30 ibid.
31 ibid.
32 ibid.



Figure 1: Flyer of the Dedication of St. Sidwell's Masonic Temple, 25 March 1925.

Source: 'St. Sidwells Lodge No. 168 A.F. & A. Masons of Victoria 1891-1991 Centenary and Reconsecration Ceremony', history booklet, 1991, Bungaree & District Historical Society collection.

Throughout the 20th century, St. Sidwell's had numerous Worshipful Masters. The Secretaries and Treasurers were longer serving. A.A. Foster was Secretary for 21 years until 1941 and on his resignation he was made a life member.³³

Electric light was installed at the Masonic Temple in June 1925. It was sourced from the nearby Wallace Butter Factory plant with an annual charge of £6.10.0.³⁴ In the following year, 1926, an organ was purchased by Bro. Doug Barnes and five other brethren for £20.³⁵ In 1929, consideration was given to the purchase of the Bolwarrah Methodist Church and relocating it to the Temple to serve as a supper room.³⁶ At this time, there was inconvenience in the serving of supper as the carpets had to be rolled up and trestles carried in to the Temple after meetings.³⁷ While this proposal was not supported by the brethren at the time, it was not until the c.1950s when a gabled supper room (known as the south) was added to the west of the Temple.³⁸ It was during these postwar years when the Lodge enjoyed an influx of new members.³⁹

33 Ibid.

34 Ibid.

35 Ibid.

36 Ibid.

37 Ibid.

38 Ibid.

39 Ibid.

West Moorabool Shire Heritage Study Stage 2A: 2014-16

PLACE NAME: Wallace Masonic Temple

Place No. WAL21

ADDRESS: 12 Westcotts Road, Wallace

Assessment Date: Feb 2016

By the early 1970s, membership of St. Sidwell's Lodge appears to have been in decline. In 1974, W.J. Howard was the only surviving trustee and he was replaced with Harry Groves, a builder of Ballarat, Clarence Rumler, a farmer of Pootilla and Sydney Robinson, a retiree of Ballarat.⁴⁰ They were replaced in 1985 with William Rumler of Wattle Flat, Trevor Adams of Ballarat and Robert Trigg of Bungaree.⁴¹ The Temple was reconsecrated as part of the centenary celebration of St. Sidwell's Lodge on 28 September 1991.⁴² St. Sidwell's Lodge closed by 2010⁴³ and the Masonic Temple property was sold in 2012.⁴⁴

COMPARATIVE

Freemasonry: Contextual Background⁴⁵

The development of a Masonic Lodge in Ballan formed part of a long freemasonic history that stretches back thousands of years. In the medieval age, operative masons belonged to a trade and craft organisation that had their special mythical history which emphasised the importance of their craft. Initially, they met in a lean-to workshop on the construction site, but this in time became a separate room or building known as the Lodge. This early period of Masonry contributed important aspects of later, speculative forms of the Craft (as it is called), including social welfare (benevolence), social events, religious and political tolerance and the necessity for high moral standards.

Freemasonry was initially based on the Old Charges, being the Constitutions of Masonry - the historical and regulatory manual of the Craft. They prescribed the seven liberal sciences (Grammar, Rhetoric, Logic, Arithmetic, Geometry, Music and Astronomy) as critical to the development of the Craft. Geometry was especially significant, because it was equated with Freemasonry. The Old Charges provided numerous theories about the origins of masonic-geometric legend. The most recognised is from the Cooke MSS, which claims that the Craft was founded by the sons of Lamech mentioned in Genesis in the Bible. Lamech's eldest son Jabal supposedly founded geometry and he and his brothers scribed their findings on pillars of stone (known as Jachin and Boaz), to withstand fire and flood. One was later thought to have been discovered by Pythagorus, the other by Noah's grandson, Hermes Trismegistus. From these pillars Pythagorus and Hermes educated humankind and so Freemasonry-geometry was spread to other lands, and especially to Egypt where Euclid became the master of all the sciences.

Masons believe that in later years in Jerusalem, King David and his son Solomon had masons build Solomon's Temple. Legend has it that Masons from around the world were involved in the Temple's construction and it became recognised as the first true Lodge of Freemasonry. By the 16th century, Freemasonic organisations accepted honorary members who did not practice the Craft in the physical sense. Speculative Freemasonry was thus established, which continued into the 19th and 20th centuries in the form of Masonic Lodges like St. Sidwell's Lodge, Wallace.

40 Certificate of Title, op.cit.

41 Ibid.

42 Ibid.

43 Heather Trigg, Bungaree, email to the author, 15 July 2015.

44 Certificate of Title, vol. 11347 fol. 741.

45 Information taken from D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997 & J.S. Curl, *The Art and Architecture of Freemasonry: An Introductory Study*, B.T. Batsford Ltd., London, 1991.

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Buninyong Masonic Temple, 604 Warrenheip Street, Buninyong

The Wallace Masonic Temple is partly comparable to the Masonic Lodge at Buninyong. The first wing was built in 1906,⁴⁶ the second wing of similar design being built in 1929 to a design by Clegg, Morrow and Cameron, Ballarat architects.⁴⁷ The face red brick gabled Grecian temple front façade of 1906 appears to have been the progenitor for the more rudimentary design at Wallace given that guidance on the design and construction of the Wallace Temple came from the brethren of the Buninyong Masonic Lodge.

Other Masonic Halls in Moorabool Shire

There are only two other surviving masonic halls in the Moorabool Shire. These are at:

- Bacchus Marsh, 86 Main Street: Built in 1907 by the Duke of Abercorn Lodge, No. 137,⁴⁸ freemasonry is continued in the gabled brick building to the present day. The building has been substantially altered and its integrity and character undermined by a postwar cream brick parapeted addition at the front. The Bacchus Marsh Heritage Study (1995) listed the building as having local interest.
- Ballan, 92 Inglis Street: Built in 1910 as a hay and corn store, the building was converted into a masonic hall in 1927 for the Ballan Lodge No. 205.⁴⁹ They operated from this location until 2009. The Federation era brick building is moderately intact, and features a prominent brick front façade with a stepped parapet having an arched central bay.

⁴⁶ 'Buninyong Freemasons' Lodge. The arrival of Freemasonry in Ballarat and the Goldfields' in Stuart-Buninyong United Lodge online, July 2015.

⁴⁷ Coleman Sutherland Conservation Consultants, 'Buninyong Conservation Study', 1983 in HERMES online, July 2015.

⁴⁸ *Bacchus Marsh Express*, 5 October 1907, p.4.

⁴⁹ See heritage citation BA023 for further details.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** Former Wallace Methodist Church

Place No. WAL22

ADDRESS: 30 Westcotts Road, Wallace

Assessment Date: Feb 2016

Historic Themes:

Theme 8.1: Spiritual Life

Condition: Good**Integrity:** Moderate**Photograph Date:** 2009 & 2015

2015

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes****Other Recommendations**

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (no greater than 10 square metres and no higher than 3 metres above ground level and which is behind the significant dwelling); construction of a rear verandah or pergola not visible from Westcotts Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the building. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former Wallace Methodist Church, 30 Westcotts Road, Wallace, has significance as a rare surviving example of a Late Victorian Carpenter Gothic styled church building associated with the former Methodist Church in the western region of the Moorabool Shire. Built in c.1898 as the Bolwarrah Methodist Church, Bolwarrah, the building was relocated one kilometre further south in 1915, following the commencement of construction of the Bolwarrah Water Reservoir from 1914. The building was relocated to Wallace 1929 and from that time until the 1970s it functioned as the Wallace Methodist Church. The significant fabric includes: elevated single storey height, steeply pitched, gabled roof form and the projecting minor, gabled front entrance porch, corrugated profile sheet metal roof cladding, timber weatherboard wall cladding, strapped cement sheet gable infill, ventilator in the main gable end, pointed-arched timber windows, timber window and door architraves, timber window sills, and the timber framed double door opening with vertically boarded door with upper glazed panels.

How is it significant?

The former Wallace Methodist Church, 30 Westcotts Road, Wallace, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

The former Wallace Methodist Church, 30 Westcotts Road, Wallace, has historical significance for its associations with the established and development of the Methodist Church in the town from 1926, and particularly from 1929 when this building was relocated from Bolwarrah (where it had been built in c.1898 and relocated in c.1915 one kilometre further south) (Criterion A). The church building has associations with a number of key early figures in the life and witness of Methodism at Wallace and the nearby area, most notably the early Trustees, J.J. Downey, P. Shearer, W.A. Dehnert, W.M. Ellwood, A.E. Tinney, and W.B. Norton, farmers of Wallace, Bungaree and Mt Egerton, and A.A. Foster, manager of the Wallace Millbrook and District Butter Factory and Creamery (Criterion H). A number of these early trustees were also involved in other community organisations with affiliations with the Methodist Church including the Pride of Wallace Tent of the Independent Order of Rechabites and St. Sidwell's Masonic Lodge (which relocated from Mt Egerton to Westcotts Road, Wallace, in 1925).

The former Wallace Methodist Church, 30 Westcotts Road, Wallace, has aesthetic significance for demonstrating early (and locally rare) design qualities of a Late Victorian Carpenter Gothic style (Criterion D). While the church building was altered in 1929 (with the construction of the strapped cement sheet gable infill and new porch doors), the composition of the steeply-pitched gabled roof forms, pointed-arched timber framed windows and timber weatherboard wall cladding especially reflect the Victorian Carpenter Gothic style.

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Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the property as shown in the following map:



Source of map: Interactive Mapping online.

DESCRIPTION:

The former Wallace Methodist Church, 30 Westcotts Road, Wallace, is located on a modest allotment having a small front setback. Views of the former church building are partially obscured from the road by a row of deciduous trees. There is a recent timber picket fence and gates along the front boundary that are in keeping with the character of the former church. To the north of the church building is a wide side setback with further trees, and there is a more modest setback on the south side. There is a large open grassed area at the rear with boundary trees in the north-west corner. In the rear yard are introduced outbuildings.

The timber weatherboard, Carpenter Gothic Revival styled former church building is characterised by a steeply pitched, gabled roof form clad in dark green corrugated colorbond. There is a minor gabled entrance porch at the front also clad in dark green corrugated colorbond. The roofs have broad eaves. The gable ends to the main and front porch roofs have early strapped cement sheet cladding. There is a ventilator in the upper main gable end, while the front porch has a modest pointed-arched window as well as a timber framed double door opening with vertically boarded door cladding and upper glazed panels on the north side. Flanking the porch on the main façade are early pointed arched timber framed windows. Similar timber framed pointed arched windows are located on the north and south facades of the building. There is diamond leadlighting and stained glass decoration in the lower sashes that has been introduced. Other early features include in the timber window and door architraves, and the timber window sills.

Overall, the former Wallace Methodist Church appears to be in good condition when viewed from the road. It has moderate integrity as while it has experienced some alterations and additions, they are recessive from the front and the early Carpenter Gothic design is clearly discernible.



Photo 2: Former Wallace Methodist Church, 30 Wallace Road, 2009, showing earlier timber post and woven wire fence (which had been introduced). Source: Wendy Jacobs.

HISTORY:

Early History of Wallace¹

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

Establishment of the Methodist Church in the Steiglitz Circuit

On 18 September 1865, a meeting was held in the Sunday School Hall of the Anglican Church at Steiglitz for the purpose of establishing a Wesleyan Church and chapel.² Soon after, the Steiglitz Circuit was

¹ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

² C.I. Benson, *A century of Victorian Methodism*, Melbourne Spectator, Melbourne, 1935, p.445.

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formed, the area of the circuit being substantial and including Steiglitz, North Steiglitz, Maude, Emily Park, Morrisons, Bacchus Marsh, Ballan, Elaine, Mt. Mercer, Egerton, Gordon and Lal Lal.³

Following discoveries of gold at Mount Egerton and the establishment of a goldfield town in the 1850s and the later gold discoveries there from 1871,⁴ Mount Egerton (or Egerton was it was also called) became the head of the Circuit in 1878.⁵ Founding members of the Methodist Church at Egerton included the Trounce, Cocking, Watkinson, Hoskins, McKenzie, Harrison, Leslie, Yelland, Farrar, Hicks, Barclay, Knuckey, Hickson, Pickford, Tinney, Downey and Norton families.⁶

In c.1877,⁷ Methodist services commenced at Millbrook in the home of Isaac Wescott, 'Lal Lal Gardens'.⁸ In 1884, a timber church was built at Millbrook.⁹ The Victorian Georgian timber building featured a steeply-pitched gabled roof and a projecting gabled front porch, together with round-arched timber framed windows.



Figure 1: Millbrook Methodist Church and congregation, n.d. [c.1920].

Source: Illustrated presentation board to William Weir from the Millbrook Methodist Church Congregation & Pride Tent I.O.R. Members, Wallace, n.d., in the collection of Heather Trigg, Bungaree

3 *Ibid.*

4 Rowe, *op.cit.*

5 Benson, *op.cit.*

6 *Ibid.*

7 The obituary for the late John Tinney of Bungaree in 1917 stated that he was a founding member of the Millbrook Methodist Church '40 years ago' which suggests that the Millbrook Methodist Church was established in 1877. See the *Ballarat Star*, 18 October 1917, p.2.

8 Benson, *op.cit.*

9 *Ibid.*

Following the depression in goldmining at Egerton in the 1890s and the decrease in population, Egerton was reduced to a probationer's Circuit in 1906 and in 1909 it became a home mission station.¹⁰

History of the Wallace Methodist Church

On 19 October 1926, George Frederick Holden, former chaff mill operator of Wallace and Member of the Legislative Assembly for the seat of Warrenheip – and a committed Methodist - transferred a small portion of his land (comprising part of allotment 3 of Section 11 in the Parish of Warrenheip) to the inaugural trustees of the newly established Wallace Methodist Church.¹¹ These trustees were John Jackson Downey, Peter Shearer, William Alfred Dehnert and William Mark Ellwood, Arthur Albert Foster, Albert Edward Tinney, and William Brereton Norton.¹² Apart from Arthur Foster (who was manager of the Wallace Millbrook and District Buttery Factory and Creamery), the trustees were all farmers of Wallace, Bungaree and Egerton.¹³ Four the trustees were members of the Millbrook Methodist Church: J.J. Downey was the Senior Circuit Steward, with Foster and Tinney, Stewards, and Ellwood a Trustee.¹⁴ Peter Shearer belonged to the Bolwarrah Methodist Church¹⁵ and William Norton was choir conductor of the Egerton Methodist Church.¹⁶

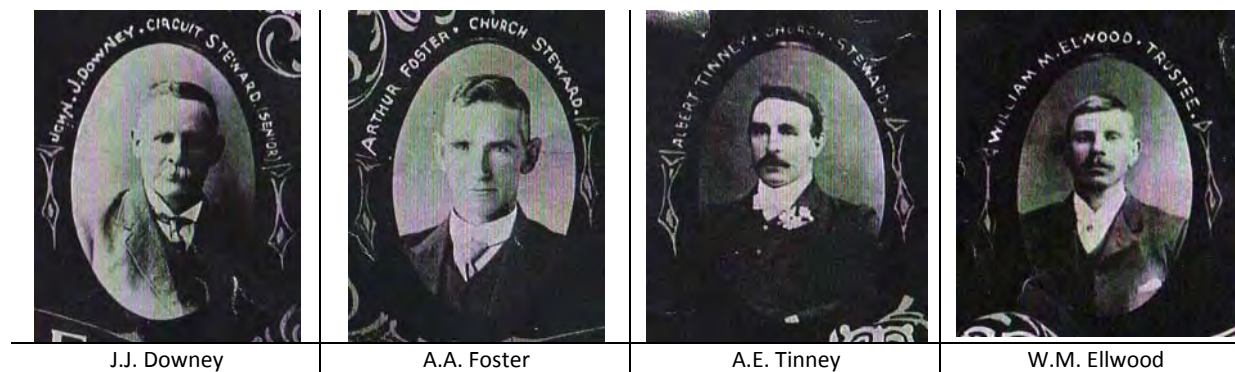


Figure 2: Founding Trustees of the Wallace Methodist Church in 1926. Source: Illustrated presentation board to William Weir from the Millbrook Methodist Church Congregation & Pride Tent I.O.R. Members, Wallace, n.d. [c.1920], in the collection of Heather Trigg, Bungaree

Although there had not previously been a Methodist Church at Wallace, there were direct associations with Methodism and other community organisations in the town. The founding Wallace Methodist Church trustees were involved in these other organisations and this may have been the impetus to establish the Methodist Church at Wallace. In 1915, the Pride of Wallace Tent of the Independent Order of Rechabites was formed.¹⁷ J.J. Downey was the Chief Ruler and Secretary in the new Pride of Wallace Tent and William Ellwood was a foundation member.¹⁸ In 1925, St. Sidwell's Masonic Lodge

¹⁰ *Ibid.*

¹¹ See Certificates of Title, vol. 2645 fol. 876 & vol. 5200 fol. 933. For biographic details on Holden, see heritage citation WAL04, 720 Bungaree Wallace Road, Wallace.

¹² Certificate of Title, vol. 5200 fol. 933.

¹³ *Ibid.*

¹⁴ Details identified on illustrated presentation board to William Weir from the Millbrook Methodist Church Congregation & Pride Tent I.O.R. Members, Wallace, n.d. [c.1920], in the collection of Heather Trigg, Bungaree.

¹⁵ No documentary evidence has been identified that directly associates Shearer with the Bolwarrah Methodist Church. However, *The Argus*, 29 December 1926, p.11, reported on the marriage of his daughter, Miss Doris Shearer, 'who was a leading member of the Bolwarrah Methodist Church'. This suggests that Peter Shearer was a member of this Church. Peter Shearer had previously resided at Bolwarrah, having been appointed a Justice of the Peace for the Southern Bailiwick at Bolwarra in 1919. See *The Argus*, 12 November 1919, p.14.

¹⁶ *Gordon, Egerton & Ballan Advertiser*, 24 April 1914, p.4.

¹⁷ *Ballarat Star*, 9 January 1915.

¹⁸ *Ibid.*

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relocated from Mt Egerton to 10 Westcotts Road, Wallace.¹⁹ Its long-serving secretary was Arthur Foster, and Downey and Ellwood were members.²⁰

It seems that it was the strong associations with the Millbrook Methodist Church that brought about the relocation of the church building at Millbrook to the newly-acquired site at 30 Westcotts Road, Wallace in c.1926-27.

In 1929, *The Argus* announced that the 'Rev. A. Sussex has authorised the sale of the Methodist school hall at Egerton and the Methodist Church building at Bolwarrah [sic.], near Egerton.'²¹ Although the neighbouring St. Sidwell's Masonic Lodge considered acquiring the Bolwarrah Church as a supper room,²² it was purchased by the Wallace Methodist Church²³ and relocated to the south of the old Millbrook Church at 30 Westcotts Road. It seems that the Bolwarrah Methodist Church was constructed in 1898 on part of allotment 52 previously owned by the pioneer settler, Lewis Gabriel.²⁴ The Late Victorian Carpenter Gothic styled church building appears to be shown in a photograph of 1914 in its original rural setting at Bolwarrah.



Figure 3: Bolwarrah, prior to the construction of the water reservoir, 1914. The Bolwarrah Methodist Church appears to be shown on the left in the middle ground (circled). Source: Bungaree & District Historical Society collection.

¹⁹ See heritage citation WAL21, 12 Westcotts Road, Wallace.

²⁰ 'St. Sidwells Lodge No. 168 A.F. & A. Masons of Victoria 1891-1991 Centenary and Reconsecration Ceremony', history booklet, 1991, Bungaree & District Historical Society collection.

²¹ *The Argus*, 29 October 1929, p.14.

²² 'St. Sidwells Lodge No. 168', op.cit.

²³ Bungaree & District Historical Society Newsletter, no.48, May 2004, p.3 & oral information, Bungaree & District Historical Society community consultation, 17 November 2009.

²⁴ *The Colac Herald*, 25 November 1898, p.3 reported that 'improvements had been effected to [Methodist] church properties at Drysdale, Newington, Colac, Queenscliff, Warrions, Barongarook West, Sebastopol, Linton, Newtown, Egerton, Gordons, Bolwarrah, and Ballan at a cost of £300 8s 3d.' See also *The Argus*, 24 June 1902, p.6, which listed the trustees of the Wesleyan Church, Bolwarrah, as owners of allotment 52, and E. Nathan, *Lost Waters: A History of a Troubled Catchment*, Melbourne University Press, Carlton, 2007, p.153.

The original church site at Bolwarrah may have been gifted by Lewis Gabriel who was a trustee of the Bolwarrah Methodist Church.²⁵ He had earlier established his property in 1866, which included 400 fruit trees, a butchery and a store.²⁶ Gabriel's land and the adjoining land totalling 12,891 acres had been temporarily reserved by the Ballarat Water Commission in 1866.²⁷ Although the commission had agreed to relinquish the land in 1873,²⁸ repossession was again negotiated in 1898 when Ballarat's water supply was threatened by drought.²⁹ After a storm of protest by local residents, the local M.L.A. and chaff mill operator of Wallace, George Holden, investigated the compensation claims and prepared a report in 1902, showing the entitlement amounts of compensation he considered were applicable for each of the land occupiers.³⁰ No compensation was offered to the Bolwarrah Methodist Church which was located within the water reservation.³¹ Lewis Gabriel was offered £31.³² The following year in 1915, he placed an advertisement in the *Ballarat Star* for the removal of 'buildings, baker's oven, forge, boiler and rails.'³³

It also appears to have been in early 1915 when the Bolwarrah Methodist Church (including the original gabled timber building) was relocated about one kilometre further south to the re-established Bolwarrah township.³⁴ There, the Methodist Church continued to operate until at least 1926.³⁵

The relocation of the Bolwarrah Methodist Church building to Wallace in 1929 also brought with it alterations to the church. Physical evidence suggests that the gable end was infilled with strapped cement sheeting, as was the interior coved ceiling internally. Strapped sheeting was also used to line the interior walls to dado height.

By 1965, the relocated church building from Bolwarrah had become the place of worship at Wallace.³⁶ The old Millbrook Church was demolished at this time and a single storey skillion rear addition was designed by M.F. Murray of Ballarat.³⁷ It was built by W.F. Feary and Sons, builders.³⁸ At this time, the Wallace Methodist Church was under the charge of the Rev. Longthorn, Minister of the Neil Street Methodist Church, Ballarat.³⁹

25 *Ibid.* Nathan states that Gabriel was a trustee of the Wesleyan church at Bolwarrah that was located on the water reserve.

26 *Ibid.*

27 *The Argus*, 24 June 1902, p.6.

28 Nathan, *op.cit.*, p.148.

29 *Ibid.*, p.150.

30 *The Argus*, *op.cit.*

31 *Ibid.*

32 *Ibid.*

33 *The Ballarat Star*, 11 February 1915, p.5.

34 'Excerpts from the Gordon Advertiser', 1914, illustrated manuscript, Bungaree & District Historical Society collection.

35 The Bolwarrah Methodist Church was still operating in 1926 as *The Argus*, 29 December 1926, p.11 reported on the impending marriage of 'Miss Doris Shearer of the Bolwarrah Methodist Church.'

36 See M.F. Murray, site plan, 'Proposed New Timber Hall for Wallace Methodist Church', Wallace Methodist Hall Public Building file, VPRS 7882/P1 Unit 1693 PROV.

37 *Ibid.*

38 *Ibid.*, 'Application for the Approval of the Commission of Plans and Specifications for the Erection or Alteration of a Public Building, date-stamped 18 May 1965.

39 *Ibid.*

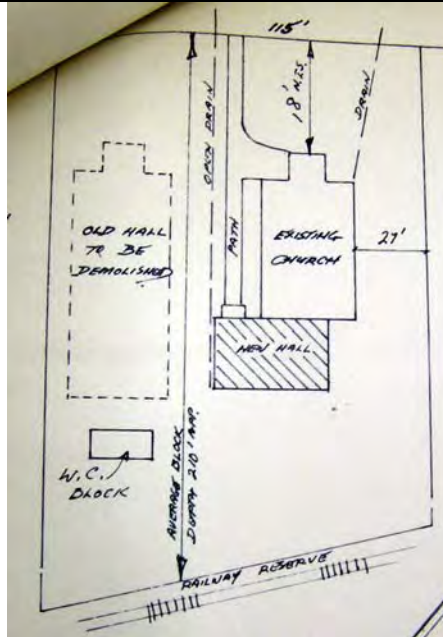


Figure 4: M.F. Murray, Site Plan of the Wallace Methodist Church showing 'old hall' (former Millbrook Methodist Church) proposed for demolition (right) and the rear addition to the Church building (former Bolwarrah Methodist Church), 1965.

Source: Millbrook Methodist Hall Public Building file, VPRS 7882/P1 Unit 1693 PROV.

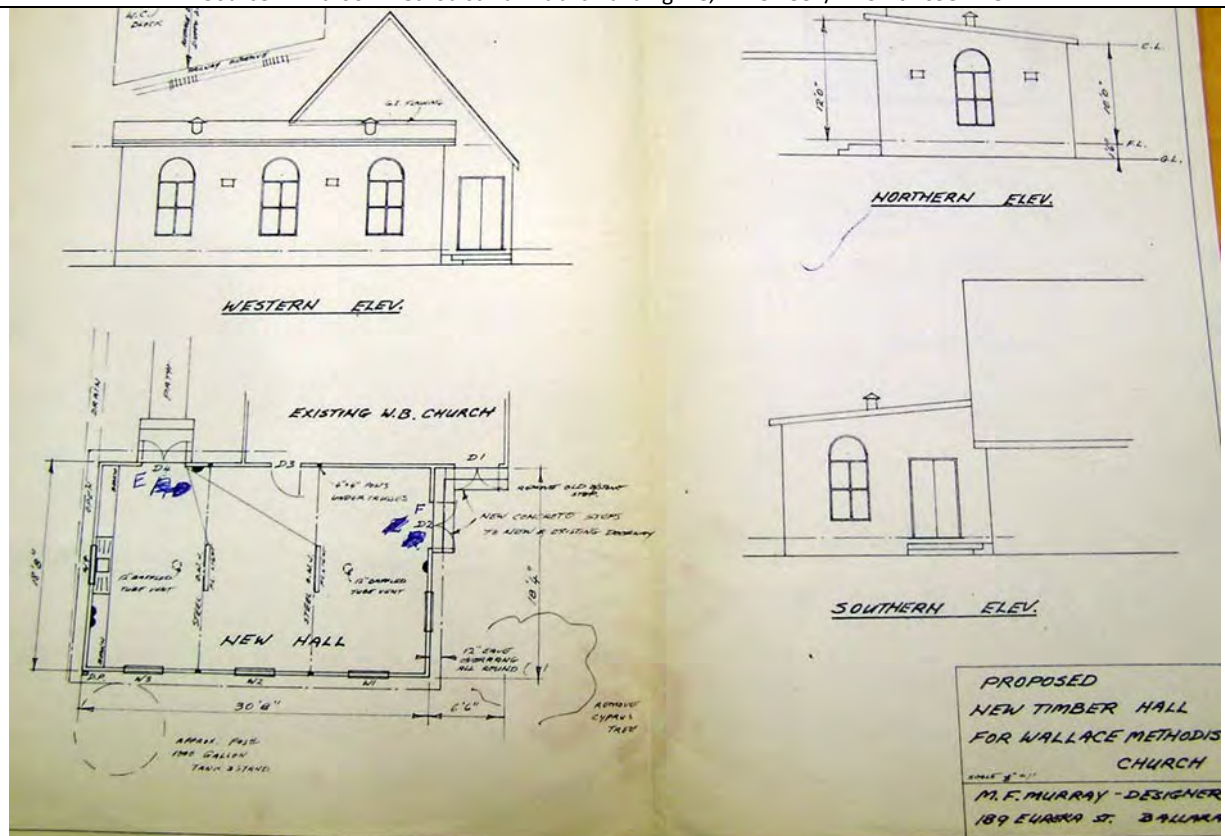


Figure 5: M.F. Murray, Floor Plan & Elevation drawings of the proposed additions to the Wallace Methodist Church, 1965.

Source: Millbrook Methodist Hall Public Building file, VPRS 7882/P1 Unit 1693 PROV.

In 1977, the Uniting Church in Australia was formed from an amalgamation of the Methodist, Presbyterian and Congregational Churches and the Uniting Church in Australia Property Trust became owners of the Wallace Church site. By 1979, the church had closed and the property was sold into

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private ownership.⁴⁰ Extensions were subsequently made to the southern end of the additions that had been built in 1965, and a pergola was constructed on the north side of the church. In 1980, the former church allotment was subdivided into two allotments and the southern portion sold.⁴¹

COMPARATIVE

The former Wallace Methodist Church is one of only two existing Methodist Church buildings in the western region of the Moorabool Shire. The only other Carpenter Gothic church in the study area associated with the Methodist Church is the Blackwood Uniting Church, Blackwood (built in 1866 and enlarged in 1876 as the Barry's Reef Sunday School relocated to the present site as the Wesleyan Church in 1896).⁴² This church is the only surviving timber Methodist Church in the study area still serving its original purpose.

Stylistically, in addition to the former Mt Egerton and Blackwood Methodist Churches, other surviving Victorian Carpenter Gothic buildings (with gabled roof forms and gabled porches) in the Shire include:

- All Saints' Anglican Church, 60 Byres Road, Blackwood (built in 1865).⁴³
- St. Malachy's Catholic Church, 74 Byres Road, Blackwood (built in 1874).⁴⁴
- St. John's Church of England Hall, 309 Bungaree Wallace Road, Bungaree (built as a day school in 1867).⁴⁵
- Former St. Alban's Anglican Church, Elaine (built in 1889 and relocated to its current site at Clarendon in 1981 where it was altered and adapted into a dwelling).⁴⁶
- Former St. Agnes Catholic Chapel (built c.1858, relocated to Old Melbourne Road, Millbrook).⁴⁷
- Former Uniting (Presbyterian) Church, 2 Church Street, Mount Egerton (built 1874-75).⁴⁸
- Scotsburn Union Church, Yuulong Road, Scotsburn (built 1884).⁴⁹

The former Wallace Methodist Church is therefore a representative (albeit partly altered) example of the Victorian Carpenter Gothic type in the west Moorabool region. All Saints' Anglican and St. Malachy's Catholic Church buildings represent two of the more intact and refined examples, but the former Wallace Church is just one of two surviving timber churches associated with the Methodist Church.

40 Certificate of Title, op.cit.

41 Ibid., vol. 9389 fol. 095.

42 Plan of the Parish of Blackwood, sheet 4, VPRS 16171 PROV & *Bacchus Marsh Express*, 20 June 1896

43 See the 'Blackwood Heritage Precinct' heritage citation.

44 Ibid.

45 H. Trigg, 'St. John's Bungaree' in N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan & Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, 1998, pp.87-94.

46 M. Lewis (ed.), *Australian Architectural Index*, University of Melbourne, September 2009 & A. Beggs Sunter, Typescript of places in the Moorabool Shire, Buninyong & District Historical Society, November 2009.

47 Dennis Spielvogel, Bungaree & District Historical Society, February 2010.

48 *Bacchus Marsh Express*, 29 May 1875, p.3.

49 Beggs Sunter, op.cit.

West Moorabool Shire Heritage Study Stage 2A: 2014-16**PLACE NAME:** 'Wellwood'

Place No. WAL025

ADDRESS: 97 Westcotts Road, Wallace

Assessment Date: Feb 2016, Updated Oct 2016

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderately intact**Photograph Date:** 2009**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **Yes****Other Recommendations**

It is recommended that the condition and integrity of the dwelling are confirmed by a site visit (with permission from the owner).

It is recommended that an Incorporated Plan is prepared to provide permit exemptions for: construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction); construction of a rear verandah or pergola not visible from Westcotts Road; construction or extension of a rear deck no higher than 800 mm; demolition of side or rear fences, installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines; and the construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays.

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Wellwood' at 97 Westcotts Road, Wallace, has significance as an intact example of one of the more elaborate examples of the Late Victorian style in the Bungaree, Millbrook and Wallace area, and as an enduring legacy of a successful farming enterprise by three generations of the Ellwood family. Built in 1892-93 for Mark and Elizabeth Ellwood, farmers, the dwelling served as the family home until 1982. The Ellwood family belonged to the Millbrook Methodist Church and they were inaugural members of the Wallace Tent of the Independent Order of Rechabites in 1915. The significant fabric includes: principal hipped roof form at the front, rear hipped wings and the minor projecting hipped wing on the south side, return post-supported bullnosed verandah form, corrugated sheet metal roof cladding, timber weatherboard wall cladding, face brick chimney with a corbelled top, narrow eaves with paired decorative timber brackets with diamond panelling between, central front timber framed doorway, timber framed double hung windows, moulded timber architraves, timber window sills, and the cast iron verandah valances and brackets.

How is it significant?

'Wellwood' at 97 Westcotts Road, Wallace, has historic and aesthetic significance at a LOCAL level.

Why is it significant?

'Wellwood' at 97 Westcotts Road, Wallace, has historical significance for its longstanding associations with farming at Wallace in the late 19th and 20th centuries, reflecting the progress of the area in this period (Criterion A). It was built in 1892-93 for Mark and Elizabeth Ellmore, and Mark Ellmore farmed the land until his death in 1931. The family also contributed to local community life, as members of the Millbrook Methodist Church and foundation members of the Wallace Tent of the Independent Order of Rechabites (Criterion H). The family patriarch, Mark Ellwood, was also a foundation member of the Wallace Butter Factory, while the second owner, his son William Mark Wallace, was a Trustee of the Millbrook Methodist Church and an inaugural Trustee of the Methodist Church in 1926 (Criterion H). He was a freemason with the St. Sidwell's Lodge at Mt. Egerton from 1908. The property is one of a small number of farms owned and worked by successive generations of the one family.

'Wellwood' at 97 Westcotts Road has aesthetic significance as an intact example of the Late Victorian style, and it is one of the more substantial and elaborate examples of its type in the Wallace area (Criteria D & E). It best demonstrates the Late Victorian design qualities in the hipped roof forms, return post-supported bullnosed verandah (with decorative cast iron valances and brackets), narrow eaves with timber brackets and diamond paneling, brick chimney, front timber framed doorway and timber framed double hung windows. It is most comparable with 'Clare Place', 64 Torpys Road, Bungaree, and the dwelling at 634 Bungaree Wallace Road, Wallace.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the property as shown in the following aerial image (the proposed heritage overlay is to exclude the large introduced sheds at the rear of the dwelling):



Source of base aerial: Moorabool Shire Council.

DESCRIPTION:

'Wellwood' at 97 Westcotts Road, Wallace, is situated on a substantial rural site. It has a large front setback characterised by a central open grassed area with perimeter trees of varying species. The front boundary has a high, introduced, treated pine post and wire fence. On the side (north) boundary to Mclvor Street is a row of mature Cypress trees. There are small outbuildings at the rear and side of the dwelling (as well as one outbuilding in front of the dwelling on the north side) and larger introduced agricultural farm buildings at the rear). A gravelled driveway is located on the south side of the dwelling. Most of the property is dominated by plantations of chestnut and walnut trees planted in more recent times.

The asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has a principal hipped roof form at the front, rear hipped wings and a minor projecting hipped wing on the south side. There is also a return post-supported bullnosed verandah. The roofs are clad in corrugated Colorbond. There are narrow eaves with paired decorative timber brackets with diamond panelling between. An early face red brick chimney with a corbelled top projects above the roofline on the south side. Other early features include the central front timber framed doorway and the flanking timber framed double hung windows, other timber framed double hung windows, moulded timber architraves and the timber window sills. A particular feature of the design is the return verandah. It appears that the square timber posts have replaced original square stop chamfered posts with moulded timber capitals and timber pedestals, but the cast iron valance and brackets may be early.

Overall, the dwelling appears to be in good condition when viewed from the road. There only appear to have been minor modifications (as viewed from the road and aerial imagery) and the dwelling seems to have moderate-high integrity.

HISTORY:**Early History of Wallace¹**

The township of Wallace was originally surveyed and proclaimed as the township of Gordon as early as 1858. It was laid out as a grid of streets and avenues abutting the east bank of the western branch of the Moorabool River. The official township of Gordon (now Wallace) was proclaimed in 1862, just two years after tenders had been called to clear the road (old Melbourne Road), apparently from Ballan. This original surveyed township of 'Gordon' never transpired. In 1862 the Geelong to Ballarat Railway line opened and surveying for a railway line between Ballarat and Melbourne had commenced. While the survey was met with howls of protest because it originally bypassed both Bacchus Marsh and Ballan, further surveying took in these towns and a 'northern loop' took in Bungaree and Wallace.

The arrival of the northern railway loop was critical to the development of a 'new' Wallace township 1.5 miles further west of the original survey. A railway siding abutting the Melbourne to Ballarat Road was constructed as part of the Warrenheip to Gordon railway line which opened in 1879. With the Wallace settlement close to the Bullarook forest and an all-weather road from the siding into the heart of the forest completed, Wallace was destined to become one of the premier timber loading centres in Victoria as well as a farming centre. With only a population of 48 people soon after the railway had opened in 1881, this number increased rapidly to a township of 232 people by 1890.

History of the Dwelling at 97 Westcotts Road

On 3 March 1859, a land sale was held at the Survey Office in Sturt Street, Ballarat for country lots in the Parish of Warrenheip.² Crown allotment 3 of Section 13, comprising 159 acres, 1 rood and 13 perches (97 Westcotts Road), was purchased by Samuel Pixton, a farmer.³ He was present at a public meeting at the Junction Hotel, Bungaree, in 1862 for the proposed establishment of the Bungaree Road Board.⁴ Two years later in 1864, Pixton applied for a publican's license 'for a house situated at Moorabool Creek, containing two sitting rooms, four bedrooms' under the sign Spread Eagle.⁵

Pixton's land at 97 Westcotts Road remained unimproved at the time of his death in 1872. It was valued at £318.14.0.⁶ He had also acquired the adjoining allotment 4 that was valued at £289.2.6.⁷ Pixton bequeathed both allotments to his wife, Mary Pixton (who was since deceased) and Isaac Westcott, a farmer, who had established the successful market garden, 'Lal Lal Garden's, at 10 Hennessys Road, Millbrook, in 1861.⁸ In 1879, a portion of Westcott's land was acquired as a railway reserve as part of the construction of the branch railway line between Warrenheip and Gordon.⁹

In 1892, Westcott transferred allotments 3 and 4 in two parcels to the daughters of the late Samuel Pixton: the land west of the railway line (comprising 118 acres, 1 rood and 11 perches) was purchased by Mrs Elizabeth Ellwood (nee Pixton) of Wallace; and the land east of the railway line (comprising 102

1 Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

2 *The Ballarat Star*, 4 March 1859.

3 *Ibid.*

4 *Ibid.*, 3 October 1862.

5 *The Argus*, 25 June 1864.

6 Samuel Pixton, Probate Administration files, 1872, VPRS 28/P2 Unit 13 PROV.

7 *Ibid.*

8 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

9 *Bungaree & District Historical Society Newsletter*, no.40, October 2001.

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PLACE NAME: 'Wellwood'

Place No. WAL025

ADDRESS: 97 Westcotts Road, Wallace

Assessment Date: Feb 2016, Updated Oct 2016

acres, 2 roods and 18 perches) was acquired by Mrs Alice Lanyon (nee Pixton) of Boort.¹⁰ Mrs Lanyon immediately transferred her land to Mark Ellwood (husband of Elizabeth Ellwood) on 6 October 1892.¹¹

A farmer, Mark Ellwood was born at Cumberland, north-west of England, in 1854.¹² He married Miss Elizabeth Pixton (born in 1858 at Mt Egerton) in 1878 and they had seven children, the first two being registered at Warrenheip and the remainder at Millbrook: William Mark (born 1881), Elizabeth Grace (born 1889), John Thomas (born 1893), Allen (born 1895), Olive May (born 1897), Esther (born 1899) and Gladys (born 1902).¹³

The existing dwelling at 97 Westcotts Road was built for Mark and Elizabeth Ellwood as the family home in 1892-93 as Mark Ellwood was listed in the Buninyong Shire Rate Books as the owner of a house and land with a net annual value of £155 at this time.¹⁴ At the property, Mark Ellwood grazed sheep, cattle and horses.¹⁵ Ellwood and his family also contributed to community life in the district. They were members of the Millbrook Methodist Church¹⁶ and from 1915 the children were foundation members of the Pride of Wallace Tent No. 515 for the Independent Order of Rechabites.¹⁷ Mark Ellwood was a long-serving member of the Agricultural and Pastoral Society, a foundation member of the Wallace Butter Factory (in 1893), an inaugural member of the Wallace Public Hall Committee (1898) and an agitator for the annexation of the Wallace area to the Shire of Bungaree.¹⁸ In 1900, his property suffered fire damage that was reported in the *Gordon Advertiser*:

Fire at Wallace

5 stacks destroyed, no insurance. On the property of Mr. Mark Ellwood, farmer of Wallace, 5 large stacks of hay, oats, peas and barley were destroyed. Number of Willing hands quickly on scene with Mr. G.F. Holden's hose reel, but were unable to save anything.¹⁹

In 1917, Ellwood was almost killed by snake bite. As the *Bendigo Advertiser* outlined:

Snakes are prevalent at Wallace and Mr. Mark Ellwood, a leading farmer there, had a narrow escape on Thursday evening. He and his son had been pulling up weeds in the garden, and some time afterwards the lad asked his father a question. Receiving no response, he looked across the garden and saw his father lying down and breathing heavily. The son noticed that his father's right arm was quite black, and concluded that he had been bitten by a snake. The boy ligatured and scarified the area affected. Dr. Corrie, of Egerton, arrived later and the patient is recovering. The doctor discovered two punctures from snakebite on Mr. Ellwood's arm. Today the arm is paralysed.²⁰

¹⁰ Certificates of Title, vol. 2422 fol. 356 & vol. 2452 fol. 373 & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

¹¹ Certificate of Title, vol. 2452 fol. 373.

¹² Victorian Births, Deaths and Marriages Indexes, op.cit.

¹³ Ibid.

¹⁴ Buninyong Shire Rate Book (North Riding), 1892-93, VPRS 13490/P1 Unit 1 PROV (Ballarat).

¹⁵ *Horsham Times*, 4 August 1931.

¹⁶ See illustrated presentation board to William Weir from the Millbrook Methodist Church Congregation & Price Tent I.O.R. Members, Wallace, n.d. [c.1920], in the collection of Heather Trigg, Bungaree.

¹⁷ *Ballarat Star*, 9 January 1915, p.8 & *Gordon, Egerton & Ballan Advertiser*, 26 November 1917, p.4.

¹⁸ *Horsham Times*, op.cit. & *The Ballarat Star*, 28 November 1916.

¹⁹ *Gordon Advertiser*, 10 February 1900, in *Bungaree & District Historical Society Newsletter*, no. 46, September 2003.

²⁰ *Bendigo Advertiser*, 20 January 1917.

Two years later in 1919, Mrs Elizabeth Ellwood passed away at the age of 61 years.²¹ Her Probate described her real estate (valued at £2366.7.6) as follows:

All that piece of land being part of Allotments 3 and 4 Section 13 Parish of Warrenheip County of Grant containing 118 acres 1 rood 11 perches. The improvements consist of fencing post and 4 to 6 wires and draining. The property is occupied by deceased's husband and is used for cultivation and grazing.²²

The late Mrs Ellwood also held 20 shares in the Wallace Millbrook and District Buttery Factory Company valued at £12.10.0.²³ Mrs Ellwood's real and personal estate passed to her husband, Mark Ellwood.²⁴ He continued residing at the family farm until his death in 1931 which was reported in the *Horsham Times*:

The death has occurred of Mr. Mark Ellwood, of Wallace, father of Mrs. R. Watkin, of Rupanyup. Deceased was a colonist of nearly 70 years, and lived practically all his life in the Ballarat district. He was well known in agricultural circles as a breeder of high-class sheep, cattle and horses ...²⁵

Ownership of Ellwood's dwelling appears to have been transferred to his son, William, before his death as it was not listed as part of his Estate.²⁶

In 1949, the late Mark Ellwood's property was subdivided into three allotments and ownership was transferred to his three sons, William Mark, John Thomas and Allan, farmers.²⁷ The northern-most allotment, comprising 101 acres, 2 roods and 6 perches (which traversed the east and west sides of the railway line and which included the family home) was transferred to W.M. Ellwood.²⁸ He had married Miss Annie Eliza Howard (born c.1886) in 1907 and they had two children: Mavis Elizabeth (born 1910) and William Howard (born 1913).²⁹ William Ellwood continued farming the family property throughout the 20th century. He was a foundation member of the Wallace Tent of the Independent Order of Rechabites, a Freemason of St. Sidwell's Masonic Lodge, Mt Egerton, from 1908, a Trustee of the Millbrook Methodist Church and in 1926 an inaugural Trustee of the Wallace Methodist Church.³⁰

21 *The Argus*, May 1919 & Victorian Births, Deaths and Marriages Indexes, op.cit.

22 Elizabeth Ellwood, Probate Administration files, 1919, VPRS 28/P3 Unit 949 PROV.

23 Ibid.

24 Ibid., which includes the Will of Elizabeth Ellwood.

25 *Horsham Times*, op.cit.

26 Mark Ellwood, Probate Administration files, 1931, VPRS 28/P3 Unit 2242 PROV.

27 Certificate of Title, op.cit.

28 Ibid.

29 Victorian Births, Deaths and Marriages Indexes, op.cit.

30 *Ballarat Star*, 9 January 1915, presentation board to William Weir, op.cit., 'St. Sidwells Lodge No. 168 A.F. & A. Masons of Victoria 1891-1991 Centenary and Reconsecration Ceremony', history booklet, 1991, Bungaree & District Historical Society collection & Certificates of Title for the Wallace Methodist Church, 19 October 1926, vol. 2645 fol. 876 & vol. 5200 fol. 933.

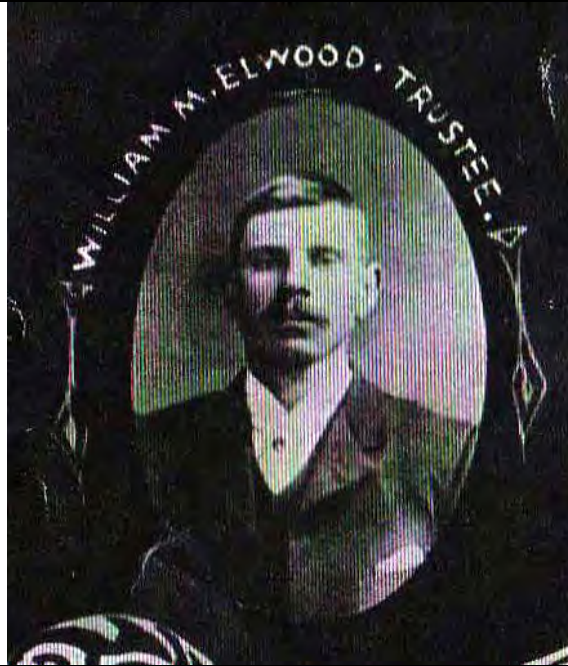


Figure 1: William M. Ellwood in the illustrated presentation board to William Weir from the Millbrook Methodist Church Congregation & Pride Tent I.O.R. Members, Wallace, n.d. [c.1920], in the collection of Heather Trigg, Bungaree

William Ellwood died on 19 June 1953 aged 72 years.³¹ At this time, the property was valued at £5279.19.0 and described as 'a 6 roomed W.B. dwelling, storeroom, dairy and usual outbuildings.'³²

Ellwood's property passed to his son, Howard William Ellwood, who had continued the family occupation tradition as a farmer.³³ Howard pursued farming and lived at the property before retiring to Ballarat in 1982.³⁴ After three generations of the family farming the land, the property was sold outside the family.

In recent times, the original verandah was in disrepair and was replaced to match existing.³⁵ The timber verandah floor is currently in poor condition and requires replacement.³⁶

COMPARATIVE³⁷

Historically, the dwelling at 97 Westcotts Road represents one of a number of surviving farm properties established by pioneering farmers and/or continued by later generation farmers of pioneer families in the Ballan, Bungaree, Millbrook and Wallace areas. Other properties with similar associations to the area include:

- 'Stirling Park', 27 Shaws Road, Ballan: first established in the c.1850s by Jeremiah O'Connor, the existing dwelling was constructed in c.1917 for James Shaw, farmer. Stylistically, 'Stirling Park' is not directly comparable to the dwelling at 97 Westcotts Rad.

31 Victorian Births, Deaths and Marriages Indexes, op.cit.

32 William Mark Ellwood, Probate Administration files, 1953, VPRS 28/P4 Unit 617 PROV.

33 Certificate of Title, vol. 7768 fol 102.

34 Ibid.

35 Information from current owners as part of a submission to the exhibition of the heritage study, 30 June 2016.

36 Ibid.

37 Information taken from heritage citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

- 'Summerhill', 55 Boundary Road, Gordon: first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named 'Glenavon Farm', Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as 'Glengariff'. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed 'Summerhill'. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively. Stylistically, 'Summerhill' is not directly comparable to the dwelling at 97 Westcotts Road.
- 'Llandeilo', 1001 Ballan Gordon Road, Ballan: an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896. The design of 'Llandeilo' is not comparable to the dwelling at 97 Westcotts Road.
- 'Hawthorn Farm', 145 Bungaree Wallace Road, Bungaree: The original dwelling was built in c.1870 but the main hipped roofed dwelling with return verandah was relocated and adapted to this site, possibly in the early 1890s. 'Hawthorn Farm' has some similar characteristics as the dwelling at 97 Westcotts Road, particularly the hipped roof forms, post supported return verandah and timber construction.
- 'Sunny Rise', 447 Bungaree Wallace Road, Bungaree: this property was first established by John James in 1866. It has particular longstanding associations with the Tinney family, farmers, with John and Jane Tinney, Cornish emigrants, having acquired the property in 1869. Their son, Albert Edward Tinney took over the management of the property in the early 20th century and the existing Federation styled timber dwelling was built in 1907. 'Sunny Rise' is not directly comparable stylistically to the dwelling at 97 Westcotts Road.
- Lal Lal Gardens, 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former Lal Lal Gardens established on 154 acres in 1861 by Isaac Westcott.³⁸ The dwelling at Lal Lal Gardens is comparable architecturally to the dwellings at 97 Westcotts Road the similar hipped roof forms, timber construction and post-supported return verandah.
- Dwelling, 91 Ryans Road, Millbrook, built in c.1906 for P.J. Ryan. He was the son of John Ryan, who, with his brother, Patrick, established a large farm at Millbrook in the early 1860s. Stylistically, the hipped roofed dwelling with a post-supported verandah (having decorative cast iron valances and brackets) is comparable to the dwelling at 97 Westcotts Road.
- 'The Pines', 52 Sullivans Road, Millbrook, built c.1896 for James and Minnie Sullivan. James Sullivan was the son of the pioneer Irish Catholic farmers, Edmund and Elizabeth Sullivan. This dwelling is constructed of timber weatherboards and has projecting gabled wing at the rear, the northern gable possibly dating from the interwar era. The main hipped roofed portion with a return post-supported verandah is comparable to 97 Westcotts Road.
- 'Mayfield', 196 Lesters Road, Bungaree: this property was established by the English Quaker, Robert Lester in 1866. A dwelling had been constructed by 1869 but the existing dwelling appears to have been constructed later (it was extant by 1890) and was possibly relocated to the site. The hipped roof forms and post-supported verandah, together with its timber construction, are comparable to the dwelling at 97 Westcotts Road.
- Dwelling, 535 Bungaree Wallace Road, built c.1912 for David Grigg who worked the farm in partnership with his brother, Arthur until the 1950s. The hipped roof dwelling of timber construction with a projecting post-supported verandah is comparable to the dwelling at 97 Westcotts Road, although the latter is a more substantial example.

38 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', op.cit.

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PLACE NAME: 'Wellwood'

Place No. WAL025

ADDRESS: 97 Westcotts Road, Wallace

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- 'Clare Place', 64 Torpys Road, built in 1908 for Thomas Torpy. The land was originally part of a larger farm established by his father, John Torpy, immigrant settler and farmer. 'Clare Place' was continued to be farmed by Thomas Torpy's son, John Gallagher Torpy from 1944. Stylistically, the dwelling is directly comparable to the dwelling at 97 Westcotts Road in the similar hipped roofed forms, proportions, eaves detailing and post-supported return verandah with decorative cast iron brackets and valances.
- Dwelling, 634 Bungaree Wallace Road, built in 1900-01 for James Linane, second generation Irish Catholic farmer of Wallace. Although James Linane died prematurely in 1913, the property remained in Linane family ownership until the later 20th century. This dwelling is one of the most comparable with the dwelling at 97 Westcotts Road, in the similar main hipped roof forms, eaves detailing, and post-supported bullnosed verandah with decorative cast iron valances and brackets.

Architecturally as a type, Victorian and Late Victorian styled dwellings were common to the Bungaree, Millbrook and Wallace areas. There are a number of similar surviving dwellings as the dwelling at 634 Bungaree Wallace Road including:

- 'Hawthorn Farm', 145 Bungaree Wallace Road.
- Dwelling, 231 Bungaree Wallace Road.
- Dwelling, 255 Bungaree Wallace Road.
- Dwelling, 535 Bungaree Wallace Road.
- Dwelling, 537 Bungaree Wallace Road.
- Dwelling, 634 Bungaree Wallace Road
- Dwelling, 720 Bungaree Wallace Road (this dwelling has very similar eaves brackets and diamond panelling as the dwelling at 97 Westcotts Road).
- 'Mayfield', 196 Lesters Road.
- Dwelling, 18 Lesters Road.
- Dwelling, 20 Lesters Road.
- Clare Place, 64 Torpys Road.
- Dwelling, 634 Bungaree Road (this dwelling has very similar eaves brackets and diamond panelling as the dwelling at 97 Westcotts Road).

The most comparable dwellings include 'Clare Place', 64 Torpys Road, Bungaree, and the dwelling at 634 Bungaree Wallace Road, Wallace.